

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) [July 11th, 2024 Planning Commission Meeting Minutes](#)
Motion to adopt the July 11th, 2024 Planning Commission Meeting Minutes.
4. **New Business**
 - 1) [PUBLIC HEARING - SITE PLAN, DESIGN REVIEW, VARIANCE and PLAT - Olive & Second Street Apartments](#)
Open Public Hearing
Motion to the Close Public Hearing
Provide recommendation to the City Council regarding Site Plan, Design Review, Variance and Plat applications for the proposed multi-family and commercial structure.
5. **Old Business**
6. **Other - Staff Update**

Adjourn

Work Session - Discuss Shoreland Flexibility Regulations



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date: August 8, 2024

Item Name: July 11th, 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	
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RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED *(Include motion in proper format.)*

Motion to adopt the July 11th, 2024 Planning Commission Meeting Minutes.

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

Attachments:

1. [July 11 2024 PC Meeting Minutes.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted

_____ Non Budgeted

_____ Amendment Required

CITY OF WACONIA, PLANNING COMMISSION
Thursday, July 11, 2024

- 1) Call meeting to order and roll call

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

Members Present: Polunc, Kamerud, Paulsen, Peterson, Weckman

Members Absent: Genz

City Liaison: Grengs

Staff Present: Braaten, Nelson, Havlik, Stein

- 2) Adopt Agenda

No changes to the agenda.

Braaten noted slight technical difficulties in recording tonight's meeting.

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

- 3) Minutes Approval

- 3.1 June 6th, 2024 Planning Commission Meeting Minutes

[Cover Page](#)

[Planning Commission Minutes for June 6th 2024.docx](#)

Motion by Paulsen, second by Kamerud to approve the minutes as presented. All in favor voted aye. MOTION CARRIED.

- 4) New Business

- 4.1 PUBLIC HEARING - Variance - 343 Lakeview Terrace Boulevard

[Cover Page](#)

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

[Public Hearing Notice \(1 Page\)](#)

[Application & Narrative \(4 Pages\)](#)

[Existing & Proposed Site Plan \(2 Pages\)](#)

[Stormwater Plan \(1 Page\)](#)

[Staff Review Comments \(1 Page\)](#)

[DNR Comments \(1 Page\)](#)

[Site Photos \(5 Pages\)](#)

[Native Plant Guidelines](#)

Nelson presented the variance request submitted by Maxx Williams to allow hardcover improvements up to 27.84% versus the maximum 25% allowed in the Shoreland Overlay District. A map of the area was displayed showing the layout of the house, property, shore impact zone and proposed restoration areas. The site survey shows the proposed house and the landscape improvements. Nelson described the drainage and the emergency overflow.

Polunc mentioned statements in the City Engineer's comments and wondered if the city has concerns with the soil type and the stormwater flow. Nelson explained in detail the City engineer's comments and indicated that the stormwater improvements were acceptable as proposed.

Polunc opened the public hearing.

Eric Robertson, NRD Landscape Design, representing 343 Lakeview Terrace Blvd Maxx Williams and Amanda Williams, property owners - 343 Lakeview Terrace Blvd Comments and Concerns:

Paulson asked for an explanation regarding the portion of the variance application that states: *A variance shall not be granted by the Board unless it conforms to Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and do not result from the action of the petitioner.* Robertson stated that without the extra 2.84% the two walkout doors would not have landings.

Three trees were removed and will need to be replaced.

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

Motion by Paulson, second by Kamerud to approve the Variance with the 4 conditions stated in the staff report with a revision to condition 2 requiring the planting of one 8 foot coniferous tree and two 3 inch caliper deciduous trees to replace the trees removed in the shore impact zone. All in favor voted aye. MOTION CARRIED.

4.2 Site Plan & Design Review - 219 Frontage Road East

[Cover Page](#)

[Location Map.pdf](#)

[Crusher Crossfit_Waconia_Project Narrative.pdf](#)

[Crusher Crossfit_Architectural Drawings.pdf](#)

[Crusher Crossfit_Civil Drawings.pdf](#)

[Crusher Crossfit_Supplemental Drawings.pdf](#)

Braaten presented the Site Plan and Design Review application for 219 Frontage Road East showing a map of the location. The property is zoned B-1, Highway Business District. The applicant has proposed constructing a 680 square foot addition to the Crusher Crossfit building.

All setbacks, parking, hardcover and landscaping requirements have been met. One tree is to be planted. The plan will be reviewed by Public Services due to the utilities in the western portion of the site. A discussion regarding side and rear treatments to be constructed of the same material on all 4 sides. Braaten mentioned the condition of approval to vacate the 5-foot drainage and utility easement. The applicant has already submitted the application to vacate.

Kelsey Jarrett, Project Manager for HTG Architects.1010 Mainstreet, Hopkins, MN
Comments and Concerns:

Jarrett stated the existing stucco would be removed from the existing bathroom addition and it would become an interior wall. Architectural metal panels would be the exterior of the addition.

Motion by Kamerud, second by Weckman to approve the Site Plan and Design Review for Crusher Crossfit with the 10 recommended conditions of approval. All in favor voted aye. MOTION CARRIED.

- 5) Old Business
- 6) Other

STAFF UPDATE:

-Planning Commission meeting will be held August 8th rather than August 1st.

-A redevelopment plan has been submitted for the properties located at 2nd Street and Olive. The project consists of multifamily, commercial and retail space.

-854 Beach Road withdrew their variance application and brought the request to the City Council to allow private improvements on public property. The City Council denied the request.

-Goodwill site plan application was approved.

-71 New Home Construction permits issue so far this year.

Adjourn

Motion by Paulson, seconded by Wickman to adjourn. All in favor voted aye.
MOTION CARRIED.

ATTEST: _____

Brenda Stein, Office Assistant



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:	August 8, 2024
Item Name:	PUBLIC HEARING - SITE PLAN, DESIGN REVIEW, VARIANCE and PLAT - Olive & Second Street Apartments
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 Public Hearing
Motion to the Close Public Hearing
Provide recommendation to the City Council regarding Site Plan, Design Review, Variance and Plat applications for the proposed multi-family and commercial structure.

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

BACKGROUND

Applicant: Olive & Second, LLC

Owner: Olive & Second, LLC

Addresses/PID#s:

1. 125 Olive Street South - PID# 750501511 (southern portion only)
2. 24 2nd Street West - PID# 750501505
3. 16 2nd Street West - PID# 750501480
4. 8 2nd Street West - PID# 750501460
5. 136 Elm Street South - PID# 750501450
6. PID# 750501470 (city owned .04-acre parcel)

Zoning: B-3, Central Business District

Design District: Downtown District

REQUEST

The applicant, Olive & Second, LLC, has submitted applications for Site Plan, Design Review, Variance and Platting for the properties identified above. The applicant is proposing to redevelop the site, which would include the demolition of the existing buildings, the reconfiguration and description of the existing parcels, and the construction of a 5-story mixed use building, which includes 92 apartment units and 4,277 sq. ft. of commercial space on the site. The applications include the following:

1. Site Plan and Design Review for the proposed mixed-use building.
2. Variance to exceed the 45 ft. height maximum allowed in the B-3, Central Business District.
3. OLIVE AND SECOND Preliminary and Final Plat, which would reconfigure and combine all, or portions of, six (6) individual parcels into two (2) parcels zoned B-3, Central Business District.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05 - District Regulations, Subd. 2.H. B-3, Central Business 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
 - Subdivision 4. - Variances

- Subdivision 10. - Site Plan Review
8. Chapter 1000 - Subdivision Ordinance

SITE PLAN REVIEW

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

ZONING

The property is zoned B-3, Central Business District. Mixed-use buildings are a permitted use in the B-3 zoning district.

EXISTING CONDITIONS

The properties currently include the following:

1. 125 Olive Street South - PID# 750501511 (southern portion only) - existing parking lot
2. 24 2nd Street West - PID# 750501505 – improved parking areas associated with a detached accessory/garage structure
3. 16 2nd Street West - PID# 750501480 - single-family home with detached garage
4. 8 2nd Street West - PID# 750501460 - single-family home with attached garage
5. 136 Elm Street South - PID# 750501450 - former Masonic Lodge and residential unit with detached accessory structure
6. PID# 750501470 (city owned .04-acre parcel) - vacant parcel

LOT REQUIREMENTS

The subject properties are in the B-3, Central Business District. Section 900.05, Subd. 2.H of the City Code states “It is intended that this district continue to serve its role as the social, cultural and commercial center of the City and its hinterland and that downtown continue to be redeveloped in a manner that will strengthen it as the market area’s shopping, entertainment and office center.”

Uses in the B-3 District are exempt from all setbacks and lot size requirements except consideration shall be given to providing on-site parking.

Maximum Structure Height: 45 feet.

The proposed building height for the structure is 65 feet 10 inches, which does not conform to the B-3 zoning district maximum structure height requirement. Staff has provided the City Code definition for building height below and the applicant has submitted a variance application to exceed the 45 ft. height maximum.

Building Height means the vertical distance from the average elevation of the adjoining ground level to the top of the highest point of the structure.

SCREENING OF EQUIPMENT

Any rooftop mechanical equipment visible from the street or alley will be required be screened from view by an accent enclosure consistent with the design of the building.

The Roof Plan indicates “screen all rooftop equipment from adjacent properties”. The applicant has indicated that the screening details shall be included with the building permit application drawings. The transformer shown on the Site Plan should also be screened from neighboring properties. The Planning Commission should discuss appropriate screening of the transformer. Due to its close proximity to the public alley fencing and significant landscaping may be challenging from a snow plowing aspect.

OFF-STREET PARKING

The off-street parking requirements stated for multi-family residences are as follows: 1.6 spaces per one bedroom unit, 1.8 spaces per two bedroom unit and 2.25 spaces per three bedroom + units.

City Code states “If, in the application of these provisions, a fractional number is obtained one (1) parking space shall be provided for that fraction.” As such, staff has created additional tables reflecting the bedroom information and identified future restaurant space, which includes the fractional numbers, total numbers required for apartment units and some optional numbers based on the proposed 4,277 square foot retail space.

TYPE	COUNT	REQUIRED SPACES PER UNIT	INITIAL PARKING CALC.	REQUIRED PARKING
1 Bedroom	37	1.6	59	59.2
1 Bedroom +	14	1.6	22	22.4
2 Bedroom	25	1.8	45	45
2 Bedroom+	4	1.8	7	7.2
3 Bedroom	1	2.25	2	2.25
Alcove/Studio+	11	1.6	18	17.6
				153.65/154 spaces RESIDENTIAL TOTAL

TYPE	REQ. SPACES PER SQ. FT.	TYPICALLY REQUIRED PARKING
Retail = 4,277 sq. ft.	4 spaces per 1,000 sq. ft., less storage space.	17.1/18 spaces RETAIL TOTAL

The B-3, Central Business District states “Uses in the B-3 District are exempt from all setback and lot size requirements except consideration shall be given to providing on-site parking.” The applicant is proposing 175 total parking spaces, which is in conformance with the city off-street parking requirements. City code requires 172 parking spaces. Further, the applicant has indicated that at least 21 of the parking spaces will be identified and considered public parking and will be signed as such. If the plan is ultimately approved the city should be granted an easement over the public parking spaces.

Please note that the replatting of what is currently the Yetzer flooring store parcel, and the proposed improvement of the new building, will reduce the existing private parking at the corner of Olive Street South and 2nd Street West by what appears to be 13 spaces, leaving approximately 5-6 non-conforming parking spaces for the existing use. City Code would require two spaces for each 1,000 square feet of floor area, less storage space. Based on a review of the property file for 125 Olive Street South I would offer the following information.

TYPE	EXISTING COUNT	REQ. SPACES PER SQ. FT.	BLDG. SQUARE FOOTAGE	REQUIRED PARKING
Flooring Store	18	2 spaces per 1,000 sq. ft. (less storage area)	Approx. 3,520 Sq. ft. (storage area Removed from this Area)	7.04 or 8 spaces required

No change of use or occupancy of land already dedicated to a parking area, parking spaces, or loading spaces shall be made, nor shall any sale of land, division or subdivision of land be made which reduces area necessary for parking, parking stalls, parking requirements or loading berth requirements below the minimum prescribed by these zoning regulations.

These provisions shall not apply to existing B-3 area uses so long as the general use and purpose for which the property is now used shall be continued...

The applicant has stated “Additional parking spaces will be available on the new surface parking lot at the north side of the proposed building.” The proposed 175 parking spaces conforms to the parking requirements. When allowing for the number of reduced parking spaces at the flooring store and the spaces required for the project, the applicant has provided the minimum number of parking spaces needed per City Code requirements.

LANDSCAPING

Section 900.07, Subd. 2.C of the City Code includes the following landscape requirements for properties zoned B-2, General Business District and B-3, Central Business District:

1. One (1) tree for every one thousand (1,000 sq. ft.) of total building area. If landscaping cannot be accommodated on site the City Council will require the plantings to be placed in a City Park or City right-of-way. Placement of such landscaping shall be approved by the City Council.
2. Any off-street parking areas that serve downtown business district establishments and face or abut a residentially zoned area shall be screened so as to minimize the visual impact of large expanses of asphalt and automobiles. This screening can be accomplished by an earth berm with shrub plantings or by a hedge with various deciduous and coniferous trees or by other combinations approved by the Planning Commission.
3. Loading docks and loading berths that face a residentially zoned area shall be screened so as not to be seen from the residential area. Various deciduous and coniferous trees and/or a fencing or wall approved by the Planning Commission may be used as the screening device.
4. All trash and trash handling equipment shall 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.
5. Light from automobile headlights and other sources shall be screened whenever it may be directed onto adjacent residential windows.

The Landscape Plan L1.01 indicates a total of 25 trees proposed. City Code, based on a building square footage of 24,410, requires a minimum of 25 trees to be planted. The landscape plan indicates a conforming number of trees. The Public Services Department should review the species and location to ensure placement of proposed plantings isn't problematic within the right-of-way or problematic from a species standard.

Additionally, City Code requires the following minimum size of plantings:

- a. Deciduous trees - 2.5 caliper inches
- b. Coniferous trees - 6 ft. in height

The full complement of trees fulfilling the requirements of this policy shall be not less than 25% deciduous and not less than 33% coniferous.

SIGNS

The applicant has provided some draft signage details, including possible sizing and location for said signage. Please note that all signage shall require a sign permit and shall be reviewed individually at a later date. Staff has included the applicable sections of City Code below to inform the future submittal.

B-2 and B-3 districts.

1. *Monument signs.* Where a building does not cover the full area of the property, one monument sign is allowed per premises of record. The sign area of any such monument sign shall not exceed thirty-two (32) square feet. The structure of each such monument sign shall not exceed twelve (12) feet in height or six (6) feet in width.
2. *Wall signs.* For buildings other than multi-tenant buildings, one (1) wall sign is permitted per building face, not to exceed two (2) wall signs per building. For multi-tenant buildings, the number of wall signs located on any building face shall not exceed the number of tenants in a multi-tenant building, subject to the limitations contained in the next two (2) sentences. Wall signs associated with a tenant's use may only be

placed on exterior walls of the tenant's space. A tenant leased space with multiple building faces shall be allowed up to a maximum of two (2) wall signs with each wall sign located on a separate building face. In regard to all buildings, the following requirements apply to wall signs:

- a. A maximum of ten (10) percent of the building face may be used for a wall sign.
 - b. A wall sign shall not project above the roof level.
 - c. The colors and materials of a wall sign shall coordinate with the building facade to which the wall sign is attached.
 - d. Wall signs shall use dimensional letters and logos.
 - e. If the wall sign is back lit or illuminated, it shall use a shielded light source.
3. *Auto service stations.* Signs on gas pump island canopies shall not exceed ten (10) percent of the canopy face.
 4. *Directional signs.* Directional signs shall be allowed at the discretion of the city. The sign area of directional signs shall not exceed four (4) square feet.
 5. *Awning and blade signs.* It shall be unlawful for any person within the city to erect, build, set up, place or keep any sign or wooden awning over any street or sidewalk in the city at a height less than eight (8) feet from and above such street and sidewalk. Further, it shall be unlawful for any person within the City of Waconia to erect, build, place, or keep any cloth awnings over any street or sidewalk at a height less than six and one-half (6.5) feet above such sidewalk. One awning sign is allowed per premises of record, provided the sign area does not exceed eight (8) square feet. The sign area shall reduce, square foot for square foot, the sign area of any permitted wall signs on the same building. Awning signs shall be an integral part of the awning and shall not project above or below the vertical awning face.
 6. *Sidewalk signs.* One (1) sidewalk sign is permitted for each building frontage as a temporary sign. Any such sidewalk sign shall be a maximum of one and one-half (1.5 feet) in width and four (4) feet in height, including support members, with no more than two (2) faces. Plastic letters are not permitted. Sidewalk signs shall not limit pedestrian use of sidewalk and shall be removed at the end of each business day.

LIGHTING

Section 900.08, Subd. 1.C provides standards for exterior lighting. The Lighting Plan drafted by LSI, dated 7/2/2024, Revision 7/31/24, conforms to City Code requirement standards.

City Code states *“Exterior lighting shall be designed and arranged to limit direct illumination and glare in any contiguous parcel of land. Reflected glare or spill light shall not exceed five tenths (0.5) foot candle when the source of light abuts any residential or public use parcel or one (1.0) foot candle when the source of light abuts any commercial or industrial parcel or any public right-of-way...”*

VEHICULAR ACCESS

The applicant is proposing access to parking levels P1 & P2 via the public alley and access to the proposed public parking via Elm Street South. The accesses have been reviewed by the Public Services Director and City Engineer and are acceptable as shown.

PEDESTRIAN ACCESS

A number of pedestrian access and circulation routes have been proposed. The sidewalks along Elm Street South, Olive Street South and 2nd Street will require reconstruction and the applicant should work with the City regarding reconstruction as the City will be working on downtown road and utility reconstruction at the same time this project is under construction (if approved). The sidewalk costs will be the responsibility of the developer but should ultimately be constructed by the City as part of the upcoming project. The sidewalk element will be referenced in the developer's agreement for the project.

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 plan indicates a trash room within the building.

GRADING, DRAINAGE & UTILITIES

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

SEWER AVAILABILITY CHARGE (SAC) AND CITY TRUNK FEES

New construction, a new business, a change in location or change in the use of space in a way that creates more potential demand on the wastewater system will require submission to the Metropolitan Council for a Sewer Availability Charge (SAC) determination. The SAC determination made by the Metropolitan Council informs the City sewer and water trunk fees associated with the potential development, redevelopment and/or remodeling of the subject property, location, or business. City Code requires that for every SAC unit determined by the Metropolitan Council, the project will require the payment of one City sewer trunk fee and one City water trunk fee. The 2024 SAC and City trunk fees are included below for convenience.

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	\$1,6000 per acre

*City Code indicates that the equivalent sewer and water trunk units for multi-family equate to 0.8 units per SAC unit determined by the Metropolitan Council.

Please note that the Metropolitan Council, when completing the SAC determination for the property, will include any credits associated with the subject properties and identify/determine SAC units for the residential units, and the commercial spaces, including outdoor commercial patio space.

DESIGN REVIEW - DOWNTOWN 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. New development can have substantial impacts on this visual and historic character.” City Ordinance requires Design Review to be conducted as part of the Site Plan Review process.

Typically, the Planning Commission and City Council review renovations and/or additions to existing buildings. This application considers the demolition of existing structures and the construction of a mixed-use building consisting of a 92-unit apartment building and commercial spaces. As such, staff has included all the Downtown District Design Standards for review as this is a new development which can have an even more substantial impact on the visual and historic character of our downtown than the remodel and renovation of existing.

The Planning Commission and City Council should review the application based on the Downtown District Standards included below and determine if any plan revisions are necessary.

Building Context and Character

General Objective: The new development should relate to the original design of surrounding storefront buildings in scale and character. This can be achieved by maintaining similar setbacks, building height and proportions, cornice lines, horizontal lines of windows and openings, and compatible building materials and colors. Many of these topics are discussed in detail later in this section.

Architectural Style

Objective: To encourage creativity and diversity within a defined framework.

Standard: No single architectural style or styles are required. The Design Vocabulary is intended to guide in the selection of an overall style or stylistic elements. The contemporary adaptation of elements of historic commercial architectural styles found in downtown Waconia, including Italianate, Neoclassical and Early Twentieth Century Commercial, is encouraged. Where used, such elements should be based upon, and consistent with, an architectural inventory of the existing downtown district. Stylistic details characteristic of other regions of the United States are discouraged. Combining of elements from disparate architectural styles or periods in a single building is discouraged.

Build-To Line

Objective: To maintain a consistent street edge, in keeping with traditional downtown character.

Standard: Buildings shall meet the established building façade line on the block where they are located for at least 65 percent of the length of their front façade. On most downtown blocks, this is the edge of the sidewalk. For corner buildings, this requirement applies to each façade that fronts a public street. The remaining 35 percent of the façade may be set back up to 12 feet to emphasize entries or create outdoor seating and gathering areas.

Building Width and Façade Articulation

Objective: To avoid long building facades with a monolithic or monotonous appearance. To divide longer buildings into modules which reflect proportions similar to traditional buildings.

Standard: A building width of 40 feet or less is encouraged. Buildings of more than 40 feet in width shall be divided into smaller increments (between 20 and 40 feet) through articulation of the façade. This can be achieved through combinations of the following techniques, and others that may meet the objective:

- Façade modulation -- stepping back or extending forward a portion of the façade
- Vertical divisions using different textures or materials (although materials should be drawn from a common palette)
- Division into storefronts, with separate display windows and entrances
- Variation in roof lines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval
- Arcades, awnings, window bays, arched windows and balconies at intervals equal to the articulation interval
- Providing a lighting fixture, trellis, tree, or other landscape feature with each interval.

Ground Level Expression

Objective: To employ building proportions consistent with those of traditional storefronts and to emphasize the importance of the ground floor as the primary retail or service area.

Standard: The ground level of any multi-story structure must be visually distinct from the upper stories. This can be achieved through the use of one or more of the following techniques, and others that may meet the objective.

- An intermediate cornice line
- A sign band
- An awning, arcade or portico
- A change in building materials, texture or detailing
- A change in window shape or treatment.

Building Height

Objective: To encourage two- and three-story buildings within the downtown district. Taller buildings help to define the street edge and provide a sense of enclosure for pedestrians.

Standard: New buildings larger than a single storefront (or a building footprint of 5,000 square feet) shall be at least two stores in height. This requirement does not apply to existing buildings.

Roof Design

Objective: To encourage a variety of roof lines that respond to the existing built environment. To ensure adequate screening of rooftop equipment.

Standard: Flat or pitched roofs, or combinations of these, may be used. Pitched roofs should have a minimum roof pitch of 1 foot of rise to 4 feet of run. Flat roofs should be defined with an ornamental parapet or cornice. Average

parapet height shall not exceed 15 percent of the height of the supporting wall and maximum parapet height at any point shall not exceed one-third the height of the supporting wall.

All rooftop equipment shall be screened from view from adjacent streets, public rights-of-way and adjacent properties. Preferably, rooftop equipment should be screened by the building parapet, provided that the parapet does not exceed building height limits.

Rooftop equipment may also be screened by a smaller accent roof or enclosure. This structure shall be set back a distance of 1-1/2 times its height from any primary façade fronting a public street. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials.

Ground-Floor Windows

Objective: To provide continuity with older existing "main street" retail shop windows and to enhance security by providing views into and out of buildings.

Standard: Windows and doors must comprise at least 50 percent of the length and at least 30 percent of the area of any ground floor façade facing a public street. Windows and doors must comprise at least 10 percent of the ground level side or rear façade facing a public right-of-way, parking area or open space. Qualifying windows or doors shall be transparent, allowing views into and out of the interior, or may include display windows set into the wall. Reflective glass is not permitted.

A minimum of 12 percent of upper story facades shall consist of two or more regularly spaced and symmetrical window openings that are consistent or compatible with those of nearby buildings.

Entries

Objective: To establish the visual importance of the primary street entrance, and to ensure that entries contribute to the visual attractiveness of the building and are readily visible to the customer.

Standard: The main entrance should always face the primary street, with the secondary entrances to the side or rear. In the case of a corner building or a building abutting more than one street, the Planning Commission will determine which street should be considered "primary" based on visibility and access patterns. The main entrance should be placed at sidewalk grade. Entries shall be designed with one or more of the following:

- Canopy, portico, overhang, arcade or arch above the entrance
- Recesses or projections in the building façade surrounding the entrance
- Peaked roof or raised parapet over the door
- Display windows surrounding the entrance
- Architectural detailing such as tile work or ornamental moldings
- Permanent planters or window boxes for landscaping

Architectural Details

Objective: To encourage the use and restoration of traditional architectural details.

Standard: Traditional buildings in downtown Waconia feature architectural details such as cornices, arched windows, decorative brickwork (banding, cornice) transom and display windows, porticos, and awnings over entries. The adaptation of such details to new infill buildings, and their restoration in existing buildings, is encouraged but not required.

Restoration of Traditional Storefronts and Other Downtown Buildings

Objective: Encourage sensitive and appropriate restoration of storefronts and other traditional downtown buildings.

Standard: It is understood that appropriate restoration of traditional storefronts and other historically significant or important commercial buildings involves many issues, including costs and choice of materials. A list of sources is provided as an appendix to this ordinance to guide property owners in the restoration of such buildings.

Building Materials

Objective: To ensure that high-quality, authentic materials typical of traditional downtown buildings are used within the downtown.

Standards: Buildings should be constructed of high-quality materials, including the following:

- Brick
- Natural stone
- Wood, consisting of horizontal lap siding with an exposure no greater than 5 inches or wood shakes; surfaces must be painted
- Precast concrete units and concrete block, provided that surfaces are molded, serrated or treated with a textured material in order to give the wall surface a three-dimensional character
- Stucco
- Jumbo brick may be used on up to 25 percent of any façade, provided that it is used only on the lower third of the building wall.

Prohibited Materials:

- Unadorned plain or painted concrete block
- Tilt-up concrete panels
- Pre-fabricated steel or sheet metal panels
- Reflective glass
- Aluminum, vinyl, fiberglass, asphalt or fiberboard siding
- Pole buildings
- EIFS (exterior insulating finish system) may be used as an accent but not a primary material

Accent materials may be used on up to 15% of the building's façade. These may include metal, glass block, spandrel glass or similar materials as approved by the Planning Commission.

Pitched roofs on new buildings with a footprint of more than 10,000 square feet should be constructed of standing seam metal, slate or wood shingles, but not asphalt shingles.

Other Materials. The Planning Commission may also approve other materials that the Planning Commission, in its discretion, determines are compatible with any permitted materials if it finds that: 1) the quality and appearance of the proposed materials is consistent with the standard that has been set within the Downtown District; and 2) the use of these materials will not have a detrimental effect upon adjacent property values or property values within the City.

Side and Rear Elevations

Objective: To ensure continuity of materials and façade treatments on all visible facades.

Standard: All building facades visible from a public street or walkway shall employ materials and design features similar to those of the front façade.

Building Colors

Objective: To ensure that building colors are aesthetically pleasing and compatible with surrounding buildings.

Standard: Building colors shall consist of subtle, neutral, or muted colors, with low reflectance. Recommended colors include browns, grays, tans (including the typical "Chaska brick" used in Waconia), beiges, and dark or muted greens, blues and reds. No more than two principal colors may be used on a façade. Bright, white or primary colors should be used only as accents, occupying a maximum of 10 percent of building facades. This standard does not apply to murals or other approved public art.

Signs

Objective: Signs should be architecturally compatible with the style, composition, materials, colors and details of the building, and with other signs on nearby buildings. Signs should be an integral part of the building and site design.

Regulations: Regulations for signs in the Downtown District shall be as set forth in Section 900.10 of this Code.

Design standards:

- Signs should be positioned so they are an integral design feature of the building, and to complement and enhance the building's architectural features. Signs should not obscure or destroy architectural details such as stone arches, glass transom panels, or decorative brickwork. Signs may be placed:
 - o In the horizontal lintel above the storefront windows;

- o Within window glass, provided that no more than 25 percent of the window is obscured;
- o Projecting from the building;
- o As part of an awning;
- o In areas where signs were historically attached.
- Shape. Wall signs should generally be rectangular. In most cases, the edges of signs shall include a raised border that sets the sign apart from the building. Individual raised letters set onto the sign area surface are also preferred.
- Colors. Sign colors shall be compatible with the building façade to which the sign is attached. No more than three colors should be used per sign unless part of an illustration. To ensure the legibility of the sign, a high degree of contrast between the background and letters is preferred. A combination of soft/neutral shades and dark/rich shades (see Building Colors standard) are encouraged.
- Materials. Sign materials should be consistent or compatible with the original construction materials and architectural style of the building façade on which they are to be displayed. Natural materials such as wood and metal are more appropriate than plastic. Neon signs may be appropriate for windows.
- Illumination. External illumination of signs is permitted by incandescent, metal halide or fluorescent light that emits a continuous white light. Light shall not shine directly onto the ground or adjacent buildings. Neon signs are permitted. Internally lit box signs and awnings are not permitted, with the exception of theater marquees. Variable electronic message signs are not permitted, with the exception of existing time/temperature signs.

Placement and Screening of Equipment and Loading Areas

Objective: Ensure that equipment and loading docks are not visible from public streets or pedestrian ways.

Standard: If an outdoor storage, service or loading area faces adjacent residential uses or a public street or walkway, it shall be screened by a decorative fence, wall or screen of plant material at least 6 feet in height. Fences and walls shall be architecturally compatible with the primary structure. Loading docks or doors should be located on a side or rear elevation.

Parking

Objective: Ensure that buildings, rather than parking lots, dominate the appearance of the downtown streetscape.

Standard: When off-street parking is provided, it shall be located to the side or rear of the primary building, not between the building and the street. Sites with more than 10 off-street surface parking spaces shall meet the Highway District requirements for parking lot screening and landscaping.

Lighting

Objective: To ensure that lighting levels are not excessively bright and that light standards are compatible with overall site design.

Standard: Exterior lighting should be the minimum necessary for safety and security. Lighting should be designed to coordinate with building architecture and landscaping. Building-mounted fixtures should be compatible with the building facades. Overall lighting levels should be consistent with the character and intensity of the surrounding area. All light fixtures shall be shielded or other directed to ensure that light is not directed onto adjacent properties.

Streetscape Elements

Any streetscape elements included within a development site, including lighting, seating, planters, trees or shrubs, trash receptacles and similar elements, shall be compatible with the City's streetscape improvements to the downtown district. City staff can provide guidance on public streetscape elements.

Site Design, Large Sites

Sites with substantial off-street parking or more than one principal building shall meet the Highway District requirements for parking lot landscaping, pedestrian and bicycle circulation, lighting, and other site design features.

SITE PLAN & DESIGN REVIEW ANALYSIS AND STAFF REVIEW COMMENTS:

1. The proposed site improvements, other than the building height element, appear to be consistent with

Downtown District Design Standards. The Planning Commission should discuss the building height in relation to the ordinance and determine if the stepping back of the building meets the intent of the City Code and if the variance request is appropriate.

2. There is an existing sewer easement that impacts 16 2nd Street West and a driveway easement that impacts 8 2nd Street West. The easements should be vacated if the plan is ultimately approved by the City.
3. The applicant shall coordinate utility, road, sidewalk, and alley improvements with City staff to ensure the construction of the new building and the future City road and utility projects do not impact each other, if at all possible.

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).

PUBLIC NOTICE/COMMENT

The notices were published in the WACONIA PATRIOT on July 25th, 2024 and posted at Waconia City Hall. Individual notices were mailed to all property owners within 350 feet of the subject parcels. As of the date and time of this report no comments have been received.

Attachments:

1. [CONCLUSION RECOMMENDATION.pdf](#)
2. [Location Map_Olive and Second.pdf](#)
3. [Olive & Second Narrative.pdf](#)
4. [Olive and Second Plan Set.pdf](#)
5. [OLIVE AND SECOND Final Plat.pdf](#)
6. [Impervious Exhibit.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
_____ Non Budgeted
_____ Amendment Required

CONCLUSION/RECOMMENDATION

The Planning Commission should review the pertinent information, hold a public hearing, and make a recommendation to the City Council regarding the Site Plan, Design Review, Variance and plat applications for construction of a mixed-use structure on the subject properties. This item will be forwarded to the City Council for review at their upcoming meeting scheduled for August 19th, 2024.

If the Planning Commission chooses to recommend approval of the land use applications stated above, staff has included the following conditions for consideration:

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 work with the City Engineer and Public Services Director to revise the grading, drainage, and utility information to the satisfaction of the City prior to any work commencing on site.
4. The applicant shall provide the City with a letter of credit/ escrow funds to guarantee the proper installation and growth of the approved landscape plan. The letter of credit/escrow funds 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 letter of credit/escrow funds 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.
5. The Public Services Department shall review and approve the landscape plan to ensure the species and placement of proposed plantings isn't problematic within the right-of-way or problematic from a species standard.
6. All indirect costs with the building permit, review, and final plans associated with engineering and administrative costs shall be paid by the applicant/owner.
7. The applicant/property owner shall determine if a Carver County Watershed Management Organization (CCWMO) permit is required. A copy of any approvals or permits required shall be submitted conditional to final approval and issuance of a building permit.
8. The applicant shall submit a copy of the final plan set to the Fire Chief for review and approval prior to building permit issuance.
9. Any future signage shall require a permit and shall conform to Section 900.10 of the City Code and all applicable design standard requirements.
10. The rooftop mechanical screening details shall be submitted with the building permit application drawings and shall be reviewed and approved by City staff prior to building permit issuance.
11. The applicant shall submit an application to vacate the existing sewer easement and driveway easement that impact the site.
12. Execution of a Developer's Agreement.
13. The applicant shall contact the City Planning Department for a final site inspection when all conditions of approval regarding this application have been completed.



OLIVE & SECOND, LLC
332 West 4th Street
Waconia, MN 55387

July 3rd, 2024

Mr. Lane Braaten
Community Development Director
City of Waconia
201 South Vine Street
Waconia, MN 55387

Dear Lane,

Following several months of preliminary design & feasibility work and positive feedback provided at the June 3rd Council Work Session, we are pleased to submit our applications for Site Plan Review, Height Variance, Preliminary Plat, and Final Plat for this transformational proposed addition to downtown Waconia.

This half-block land assembly bounded by Olive Street, 2nd Street, and Elm Street presents a rare opportunity to reimagine a key piece of Waconia that promises to make downtown even more vibrant.

Development vision highlights and benefits include:

- New high-quality housing choices designed at a variety of price points (Studios, 1 BR, 2BR, and 3BR layouts; 92 total units) conveniently located in the heart of downtown Waconia with walkability to dozens of restaurants, shops, services, parks, Lake Waconia, and other amenities. Waconia and Carver County's continued population growth necessitates the creation of new housing stock of all types, including market-rate multifamily that meets the tastes and preferences of today's residents.
- New retail space to activate the corner of Olive and 2nd Street, a prominent gateway to downtown Waconia. We've programmed 3,078 square feet with oversized windows, high ceilings, and dedicated/covered patio seating along Olive Street that we believe will attract a long-term café or restaurant use that complements downtown Waconia's existing offerings.
- New public parking supply conveniently accessible to downtown businesses to help serve Waconia's growing parking needs. The proposed exterior parking lot incorporates 33 stalls, of which 21 will be dedicated to the public at all hours and the remaining to act as "flex" stalls also available to the public. We believe our two levels of underground parking (142 stalls, or 1.54 stalls per unit) will satisfy market demand for the 92 multifamily units. Market data from nearby suburban downtown multifamily buildings consistently show demand of approximately 1 stall per bedroom, which implies demand for only 122 stalls with this project. While the design's 154 multifamily stalls meets the current multifamily parking ordinance, we believe the exterior parking lot's 33 stalls will become 100% public parking at all times. In essence, we're proposing to construct 175 total parking stalls of which the market will only use 122 stalls.
- Contextual architecture with multiple setbacks, façade articulation, and high-quality materials including brick that relates to historic downtown Waconia buildings. Being sensitive to the scale of downtown's historic buildings, the proposed massing steps back four times from Olive Street, allowing the 1st Floor retail to have more prominence and accommodates an expansive indoor/outdoor resident amenity terrace on the 4th Floor featuring panoramic views of downtown and Lake Waconia. At Olive Street, the project's retail space rises 14 feet before stepping back considerably where the apartment floors 2 through 4 rise to 47 feet before stepping back further. At Elm Street, the project rises 47 feet to the top of the 4th floor, with the 5th floor stepped back. The 5th floor includes penthouse-style residential units with oversized private terraces (that utilize the large setbacks), optimizing views of downtown and Lake Waconia.

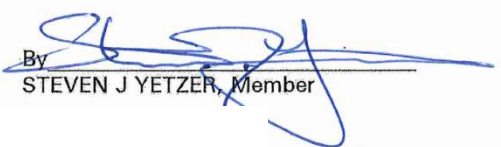
- Aligns with in-place zoning guidance and architectural design standards for the downtown district. The proposed project design and enhanced streetscape elements carefully adhere to the comprehensive plan and the standards outlined for the downtown district. Future residents and visitors will appreciate how the hospitality-inspired lobby at the corner of Elm and 2nd St, access doors near Olive Street and the public parking lot, varied façade architecture featuring Chaska brick and other high-quality materials, and extensive landscaping all connect to the street – encouraging a walkable lifestyle that many area residents desire.

As a Waconia-based ownership group with a long-term vested interest in the community, we are excited to advance this project to its next steps toward becoming a reality. If successful our goal is to close on financing and start construction by late fall 2024 and achieve certificate of occupancy in early spring 2026.

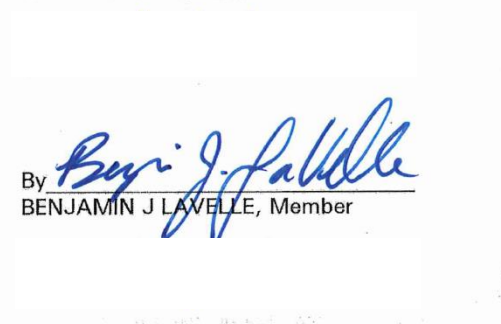
We look forward to addressing any questions or clarifications as our applications are prepared for upcoming public hearings.

Respectfully,

OLIVE & SECOND, LLC

By 
STEVEN J YETZER, Member

By 
CARL J RUNCK, Member

By 
BENJAMIN J LAVELLE, Member

Olive & Second

Waconia, Minnesota



Olive Street

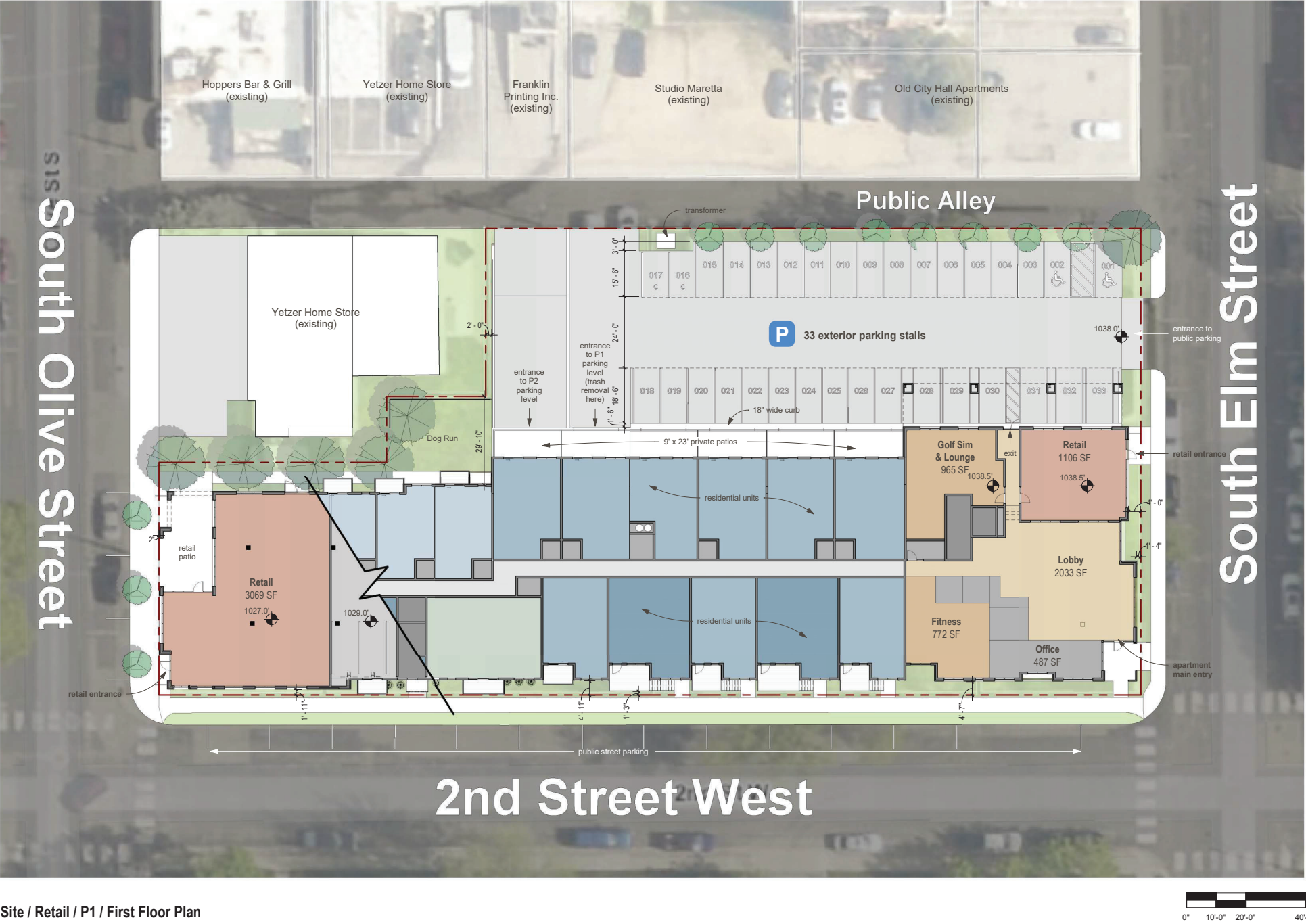


Elm Street and 2nd Street

Site Plan and Design Review

07/30/24 | 001

Concept Design Summary



Site / Retail / P1 / First Floor Plan

GROSS BUILDING AREA BY FLOOR		GROSS BUILDING AREA BY USE	
P2 Lower Floor	24794 SF	Amenity	6048 SF
P1 Floor	24605 SF	Circulation	11061 SF
1st Floor	22923 SF	Garage	44312 SF
2nd Floor	23962 SF	Residential	88328 SF
3rd Floor	23924 SF	Retail	4277 SF
4th Floor	21320 SF	Service	2304 SF
5th Floor (PH)	16604 SF	Storage	1800 SF
Total	158131 SF	Total	158131 SF

BUILDING UNIT MATRIX				
TYPE	COUNT	COUNT %	AVG SIZE	REQ. PARKING
1 BED	37	41%	687 SF ... 923 SF	59
1 BED+	14	14%	854 SF ... 1151 SF	22
2 BED	25	27%	1096 SF ... 1538 SF	45
2 BED+	4	4%	1481 SF ... 1877 SF	7
3 BED	1	1%	1802 SF	2
ALCOVE	11	12%	525 SF ... 587 SF	18
	92			154

UNIT MATRIX BY FLOOR				
TYPE	COUNT	AREA	PCT.	TOTAL SF
1st Floor				
1 BED	9	687 SF ... 773 SF	7.6%	6572 SF
1 BED+	3	854 SF ... 893 SF	3.0%	2640 SF
2 BED	3	1096 SF ... 1279 SF	4.2%	3640 SF
ALCOVE	3	525 SF ... 571 SF	1.9%	1643 SF
1st Floor: 18				
14494 SF				
2nd Floor				
1 BED	11	687 SF ... 923 SF	9.4%	8202 SF
1 BED+	3	854 SF ... 893 SF	3.0%	2640 SF
2 BED	6	1096 SF ... 1538 SF	8.9%	7744 SF
ALCOVE	4	525 SF ... 587 SF	2.6%	2229 SF
2nd Floor: 24				
20815 SF				
3rd Floor				
1 BED	11	687 SF ... 923 SF	9.4%	8202 SF
1 BED+	3	854 SF ... 893 SF	3.0%	2640 SF
2 BED	6	1096 SF ... 1538 SF	8.9%	7744 SF
ALCOVE	4	525 SF ... 587 SF	2.6%	2229 SF
3rd Floor: 24				
20815 SF				
4th Floor				
1 BED	6	706 SF ... 923 SF	5.2%	4539 SF
1 BED+	3	893 SF ... 982 SF	3.2%	2767 SF
2 BED	5	1096 SF ... 1538 SF	7.5%	6511 SF
2 BED+	2	1481 SF ... 1522 SF	3.5%	3003 SF
4th Floor: 16				
16820 SF				
5th Floor (PH)				
1 BED+	2	1151 SF	2.6%	2301 SF
2 BED	5	1187 SF ... 1437 SF	7.5%	6508 SF
2 BED+	2	1501 SF ... 1877 SF	3.9%	3378 SF
3 BED	1	1802 SF	2.1%	1802 SF
5th Floor (PH): 10				
13990 SF				
Total: 92				
86933 SF				

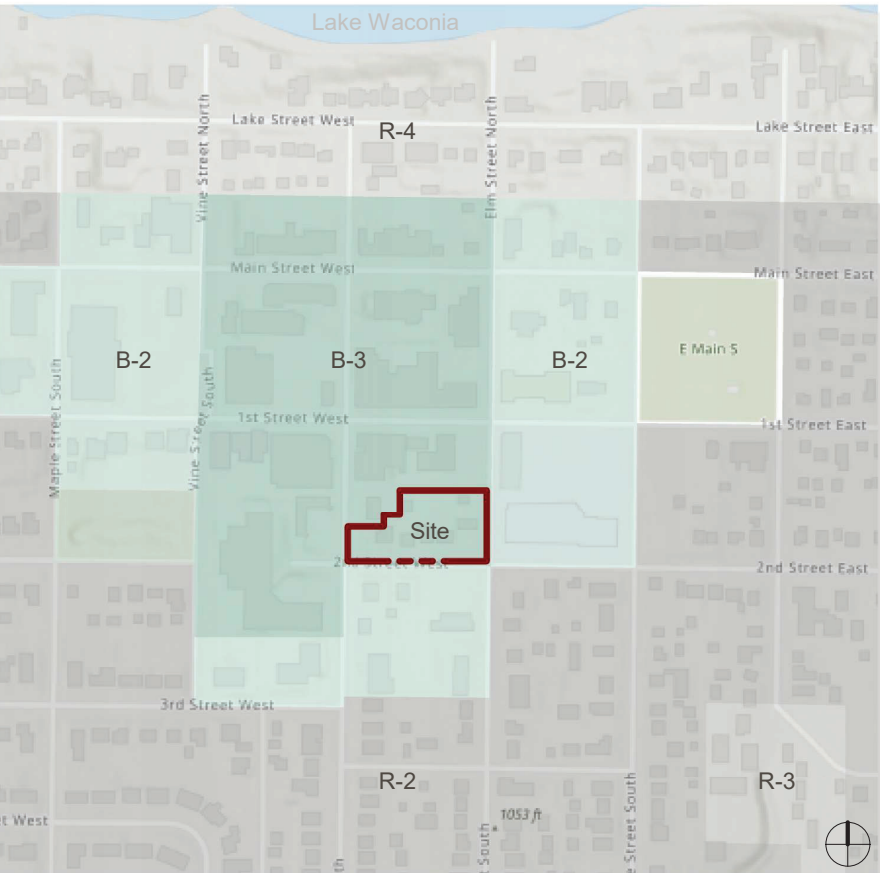
DEVELOPMENT PARKING	
Exterior	
Compact	2
Standard	10
Garage	
Accessible	4
Compact	22
Standard	90
Tandem	26
Total	154

ON-SITE PUBLIC PARKING	
On-Site Exterior Lot	
Accessible	2
Standard	19
Total	21

The development requires 154 stalls to satisfy the current residential parking ordinance. The project proposes to provide 175 total on-site parking stalls creating a surplus of at least 21 stalls for public benefit.

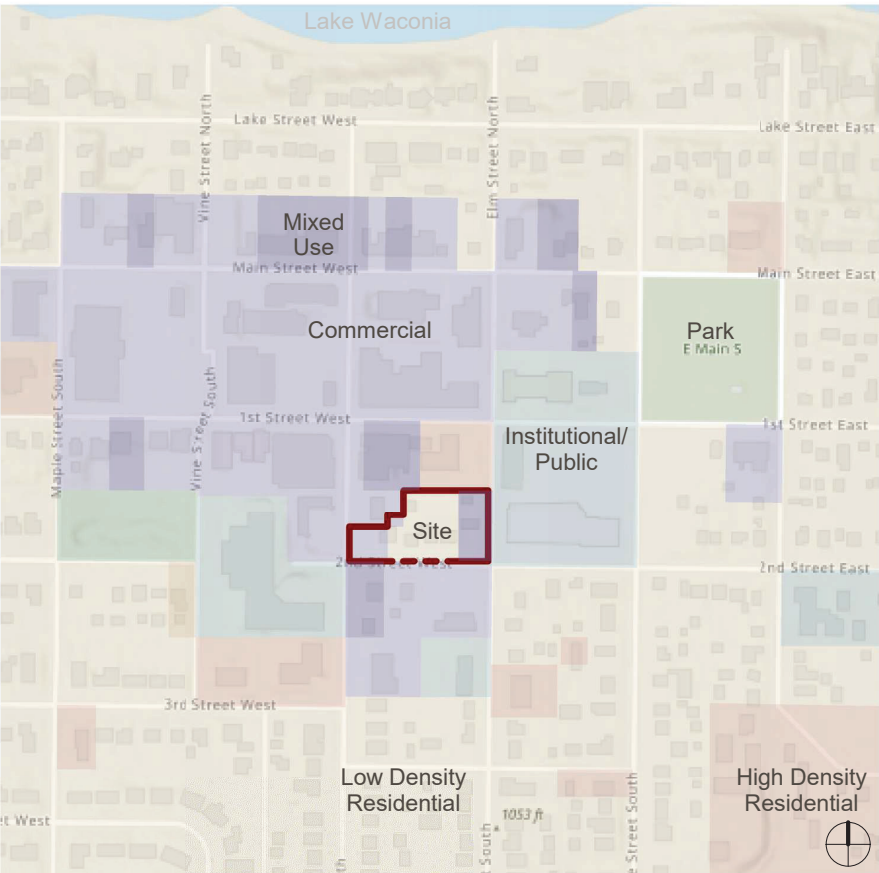


Ordinance Analysis



Current Zoning B-3 Central Business District

The site is located in the B-3 Central Business District. The Central Business District goal is to serve as the social, cultural, and commercial center of the city. Primarily, this district is intended to strengthen the market area's shopping, entertainment, and office center. Small retail, mixed-use buildings, and multi-family dwellings all fall within the permitted uses of this district. The proposed project will include multi-family dwellings with a small retail component aligning with the goal of the Central Business District.



Future Land Use (City of Waconia Comprehensive Plan) C - Commercial, L - Low Density Residential, MU - Mixed Use

The City of Waconia Comprehensive Plan identifies this site as a combination of commercial, mixed use, and low density residential uses. Suggested land uses include commercial retail or service businesses, offices, and high density housing. The comprehensive plan encourages mixed use developments with integrated parking to maximize land development intensity. Park spaces should be small and may occur in the form of plazas.

Site Information

Address: 125 Olive St. S
8,16,& 24 2nd St. W
136 Elm St. S
Waconia, MN, 55387

PID: 750501511, 750501505, 750501480,
750501460, 750501470, 750501450

Site Area: 43,175 SF (1 acre)

Development Summary:

	Existing Ord.	Proposed
Zoning District:	B-3	B-3
Future Land Use:	L, C, & MU	MU
Min. Front Yard Setback:	0 Feet	0 Feet
Min. Side Yard Setback:	0 Feet	0 Feet
Min. Rear Yard Setback:	0 Feet	0 Feet
Max. Height:	4 Stories	5 Stories (Stepped)
Avg. Grade	45 Feet	65 Feet 10 Inches
Olive Street		49 Feet 8 Inches
Elm Street		48 Feet
F.A.R.	-	2.64
Bike Storage	-	92 Racks
Parking	154 Required	175 Provided

Comprehensive Plan

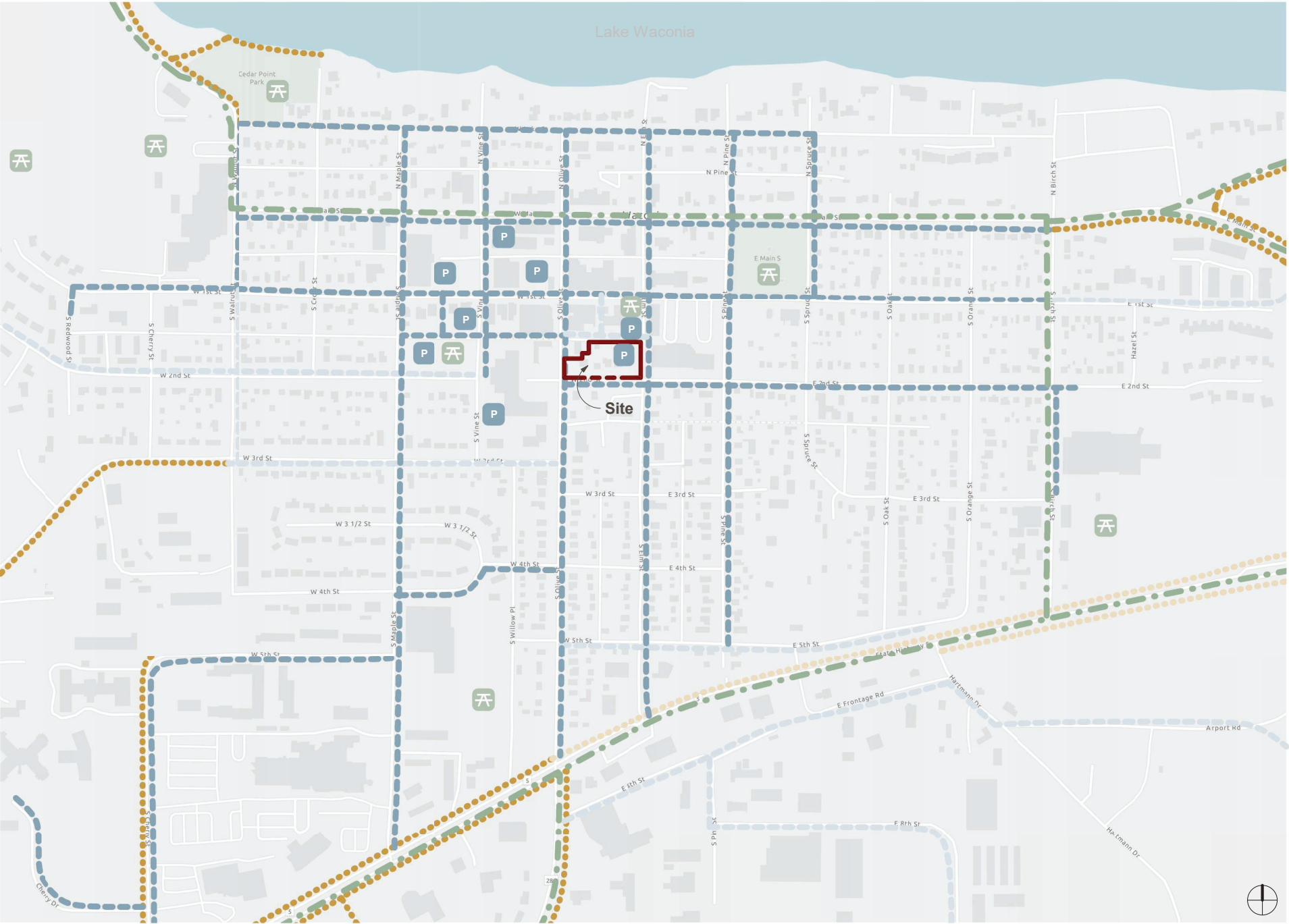
Olive & Second is a mixed use project which seeks to enhance Waconia's existing core by providing high quality homes which are within walkable distance of downtown. Commercial space on both Elm and Olive Streets bring additional businesses to the area, further enhancing the existing core. The project also provides a much needed public parking component to support area businesses.

Olive & Second aligns with multiple objectives outlined in the City of Waconia Comprehensive Plan. The project will support the increasing demand for urban growth and invest in the established downtown activity center aligning with objectives 1, 2, and 3. It will develop an underutilized property and provide commercial and residential opportunities outlined in objectives 9 and 11.

Trash Narrative

Trash storage and collection for all uses on site (Residential and Commercial) is within the P1 level of the parking garage. There will be no exterior storage of trash collection or temporary dumpster staging within this project. The trash truck will access the north side of the building via the alley and will tip dumpsters removed from the building near the P1 entrance door. The alley will not be blocked during this operation.

Site Amenities



Site Amenities

Since the project resides within the heart of Waconia, residents have a wide range of amenities at their doorstep. These include:

Walking - With sidewalk connections on all sides of the site it is woven into the pedestrian fabric of downtown. The sidewalks connect residents, patrons, and the community to trails, parks, the waterfront, and downtown businesses.

Biking - Close proximity (within two blocks) to the bikeway parallel to downtown, provides easy access to a sprawling network of bike trails within the region including the Dakota Rail Regional Trail.

Parks - There are three parks within two blocks of the site providing residents with walkable access to green space. Given the site location is within blocks of Lake Waconia, convenient access is available to Cedar Point Park and Lake Waconia Regional Park.

Transit - The site is adjacent to Olive Street, a major collector, that allows convenient access to Highway 5 and Highway 284.

Amenity Key

- Trail
- Future Trail
- Bikeway
- Sidewalk
- Future Sidewalk
- Public Parking
- Park

Existing Context

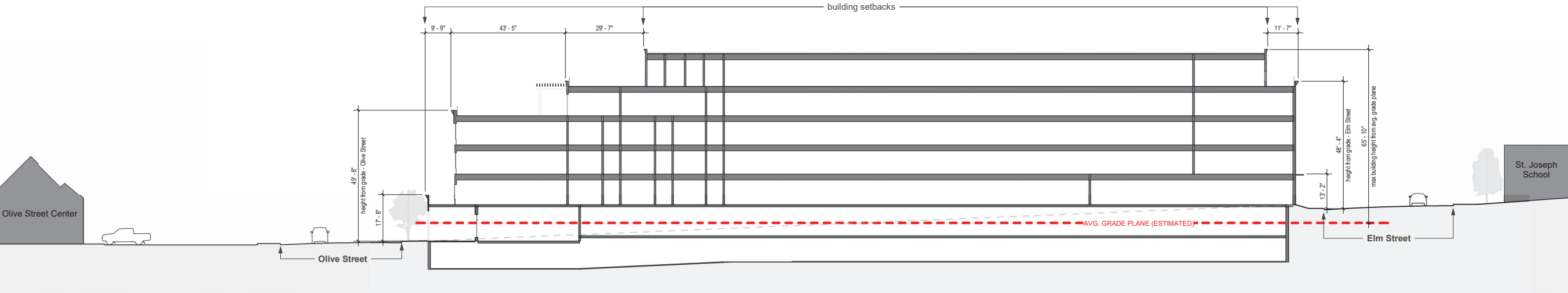


Adjacent Buildings/Material Palette

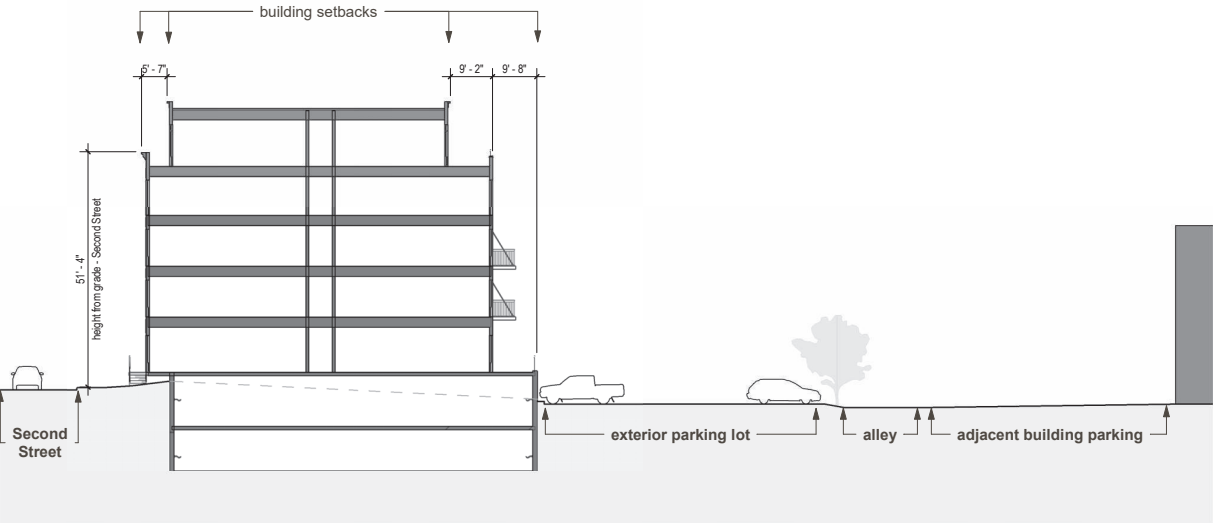
The adjacent buildings use a variety of materials including different forms of masonry, stucco, and lap siding. Consistent themes include red and chaska brick, brick detailing, and arched windows/openings.



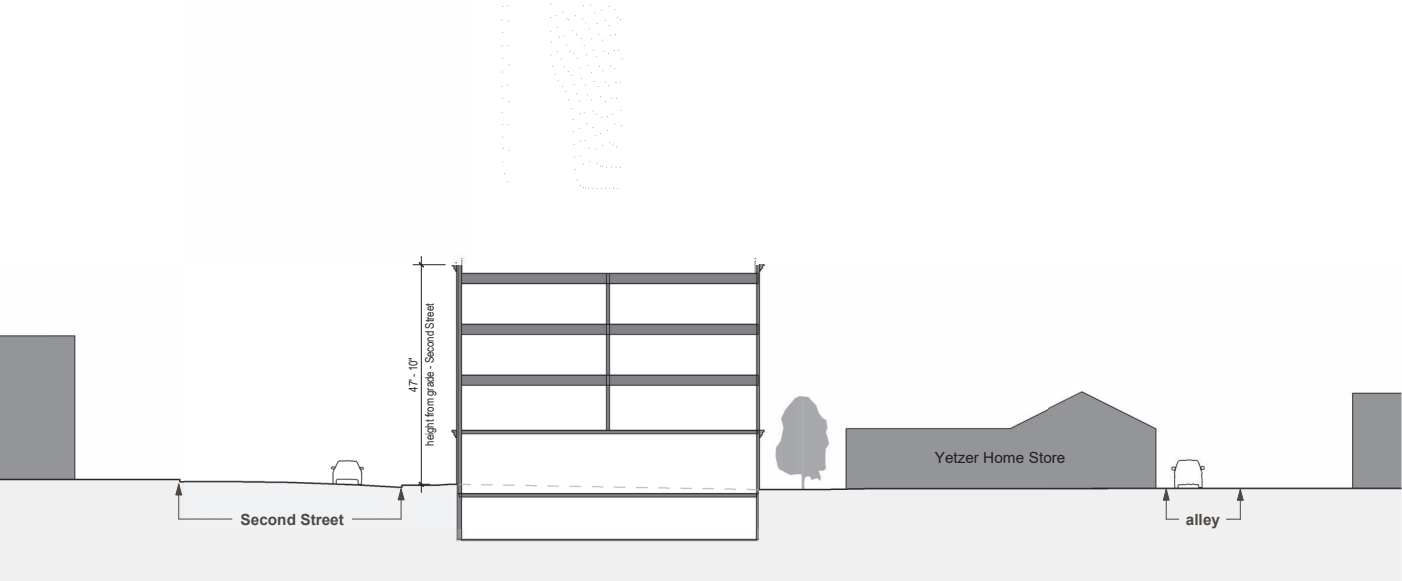
Site Sections



Site Section Looking North



Site Section Looking West 1



Site Section Looking West 2

Plans

- ALCOVE

1 BED

1 BED + DEN

2 BED

2 BED + DEN

3 BED
- VERITCAL CIRCULATION

CIRCULATION

STORAGE

AMENITY

COMMON

SERVICE

GARAGE

RETAIL



1st Floor



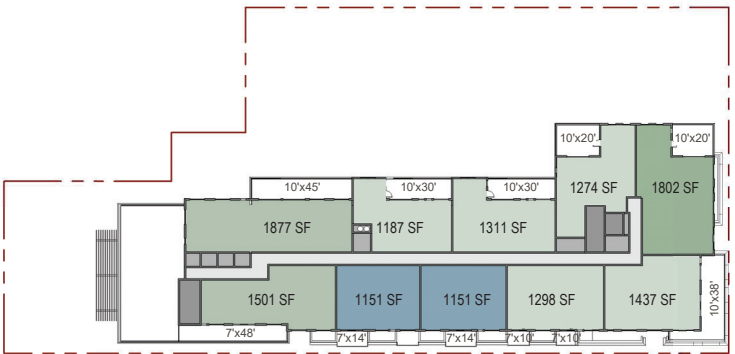
4th Floor



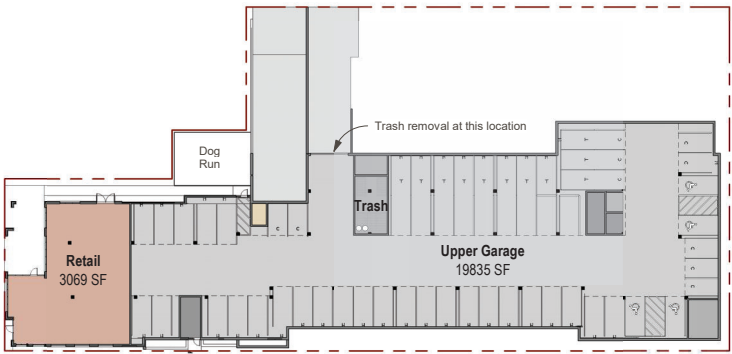
P2 Lower Floor



2nd Floor



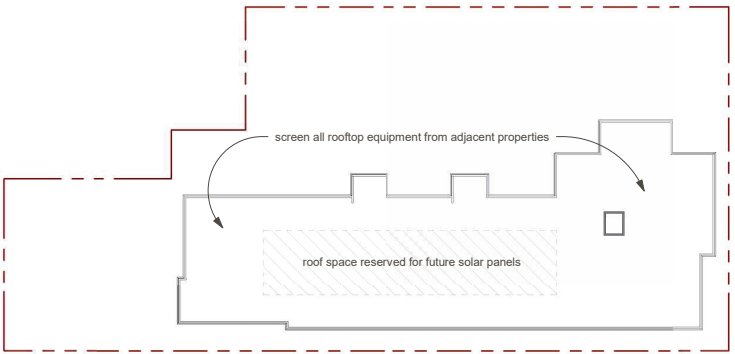
5th Floor (Penthouse Level)



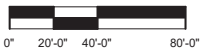
P1 Lower Floor



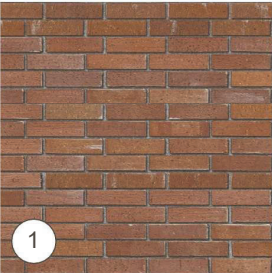
3rd Floor



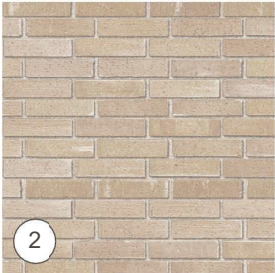
Roof Plan



Exterior Materials



Red Brick



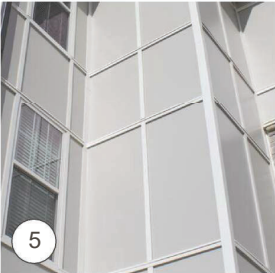
Chaska Brick



Textured Conc. Masonry



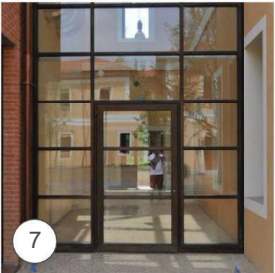
Lap Siding



Panel Siding



Metal Panel Siding



Aluminium Storefront



Aluminium Balcony



Retaining Wall Planter

Concept Elevations



Design Standards, Downtown District Guidelines:

1. Building context and character

Response: The project relates to its surrounding context and scale in a number of ways around the facade. By implementing various components of design such as cornice lines at the second floor, walk up style decks with direct access to the sidewalk, and multiple setbacks at various floors, the building reduces the perceived scale and blends further into surrounding pedestrian context. Large format storefront openings on both the east and west retail ends further complement many existing neighboring structures.

2. Architectural style

Response: Olive and Second is a wonderful blend of classic building organization including a defined base, middle, and top with a modern filter. Historic elements such as a capstone cornice and projected bay windows appear however they have been translated to

a more modern version. This blend is purposeful and intentionally does not try to mimic the beautiful detail of a previous age but rather compliment it.

3. Build-to line

Response: The project responds to the various street fronts in different ways. Along Olive Street, the building maintains a consistent downtown minimal setback against the back of the sidewalk seamlessly blending activity between outside and in. Second Street provides a softer transition between the public sidewalk and private residential areas with landscaping and walk up style units with the Elm Street facade returning closer to the property line while still providing a softening edge of green area.

4. Building width and façade articulation

Response: Early in the design process, the team focused on developing unique yet compatible facade designs intended to reduce scale and provide visual interest as you experience the project from any side. This was achieved using many of the principles listed within the design standards including:

- 1) Façade modulation — stepping back or extending forward a portion of the façade;
- 2) Vertical divisions using different textures or materials
- 3) Division into storefronts, with separate display windows and entrances;
- 4) Variation in roof lines by stepped roofs to reinforce the modulation or articulation interval;
- 5) Window bays and balconies at intervals equal to the articulation interval;
- 6) Providing a lighting fixture, trellis, tree, or other landscape feature with each interval.

5. Ground level expression

Response: Olive and Second provides intermediate cornice lines, story setbacks, and projecting canopies at various locations around the building to ensure the pedestrian zone, which is generally defined as the area between grade and a height of approximately 16 feet, is properly defined and scaled to ensure a comfortable experience.

6. Building height

Response: Given the site's location, additional building height provides the necessary density to support thriving businesses and also remains respectful to the existing character of downtown. While a variance for additional height has been requested, the project responds to significant grade change (approximately 14') across the site with a number of significant steps in height. The result are end facades which more closely follow the height guidelines of the district.

7. Roof design

Response: Various steps in the building contribute to a varied roof level. The parapets surrounding the flat roof will provide screening for any rooftop mounted equipment. Further, this equipment will be mounted toward the center of the roofs.

8. Ground-floor windows

Response: While Olive and Second is exempt from the requirements of this section, significant glazing is provided at each commercial end of the building including within the common areas along Elm Street and the retail space along Olive Street. Second street provides residential eyes on the street further enhancing safety and interaction.

9. Entries

Response: Each entry is identified with either a covering such as a building recess, a canopy which projects, or large glazing areas.

10. Architectural details

Response: As noted previously, the project seeks to compliment, rather than mimic, the beautiful historic details of downtown Waconia.

12. Building materials

Response: Proposed building facade materials include brick, textured concrete units, horizontal lap siding, paneled siding, and glass. No prohibited materials, as defined by the standards, are proposed.

13. Side and rear elevations

Response: Facade materials and general design is consistent on all sides of the project.

14. Building colors

Response: Principal building colors include Chaska brick beige, red brick, classic dark bronze, and soft gray. All of the colors together present a quiet and composed facade.

15. Signs

Response: Signage for the project has been provided within this packet on a conceptual level. Generally, traditional styles such as hanging blade signs and cast aluminum lettering are expected.

16. Placement and screening of equipment

Response: Trash storage is contained within the building with collection activities occurring at the midpoint of the site adjacent to the alley.

17. Parking

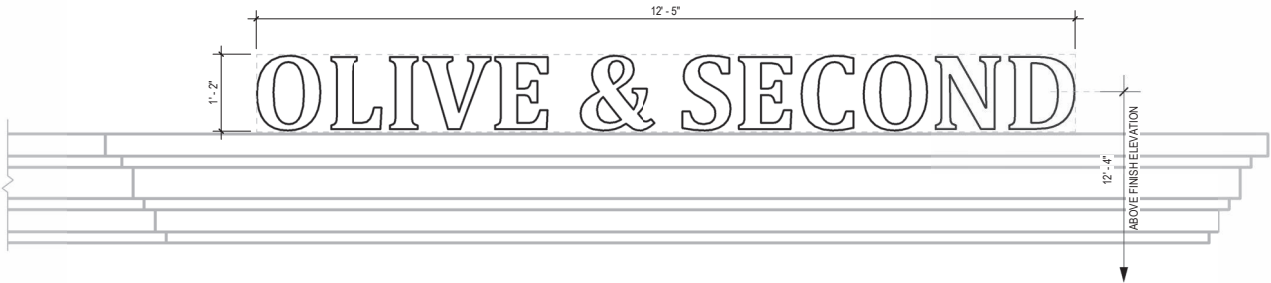
Response: The majority of the parking required for the development is planned within the building. Exterior parking is located to the side of the project with access from both Elm Street and the public alley.

18. Lighting

Response: The lighting has been designed to be respectful of our neighbors and compatible with the surrounding context.

Site Signage

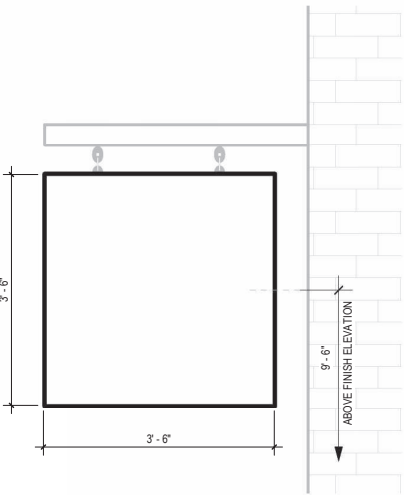
*purpose is to show signage size and height, design is to be determined



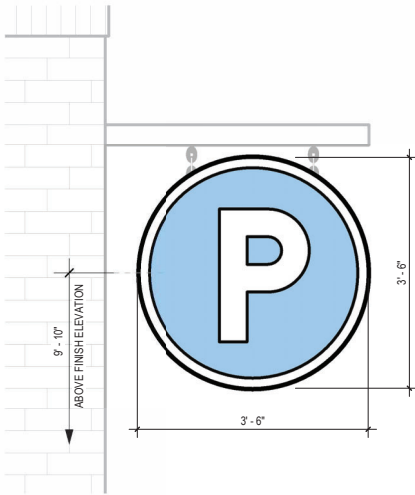
1 - 2nd St. Apartment Signage



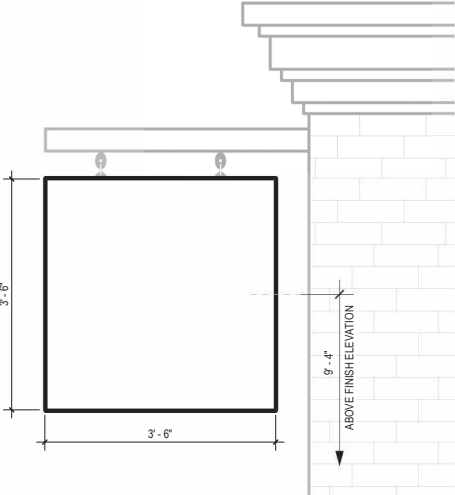
2 - Elm St. Apartment Signage



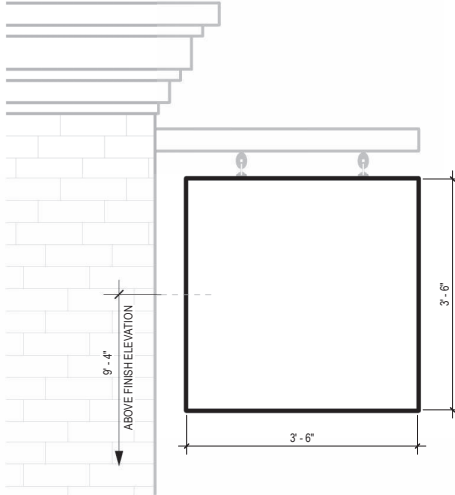
3 - Elm St. Retail Signage



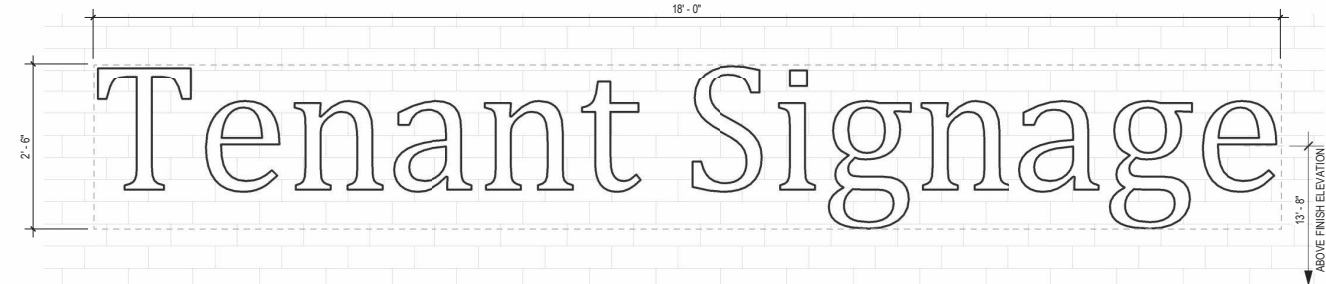
4 - Elm St. Parking Signage



5 - Olive St. Retail Signage



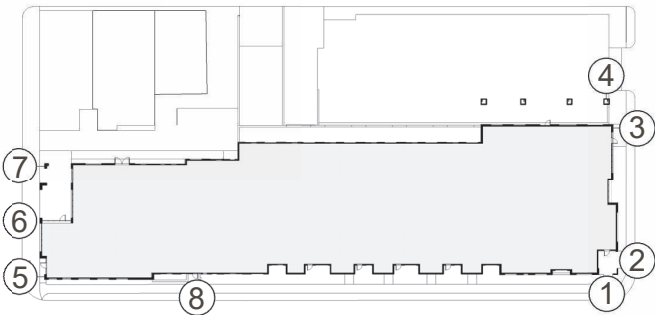
7 - Olive St. Retail Signage



6 - Olive St. Retail Signage

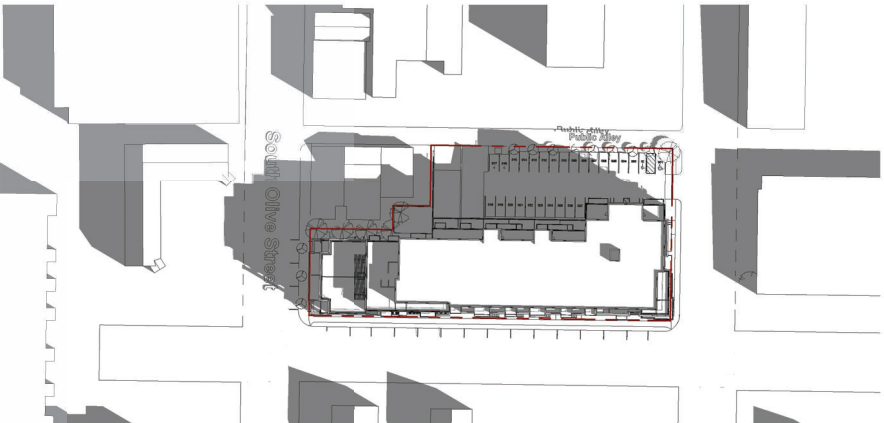


8 - 2nd St. Apartment Signage

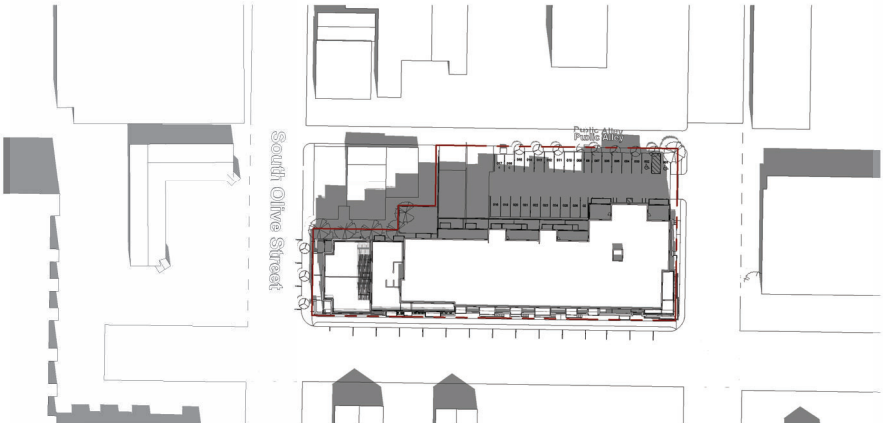


Site Signage Key

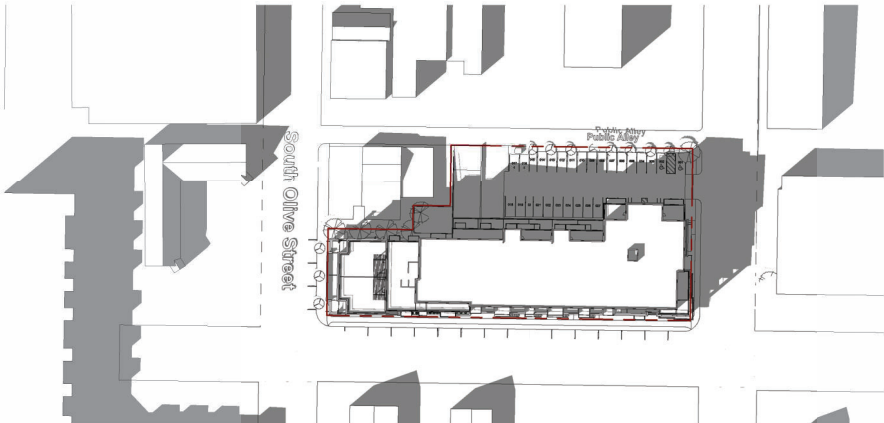
Shadow Studies



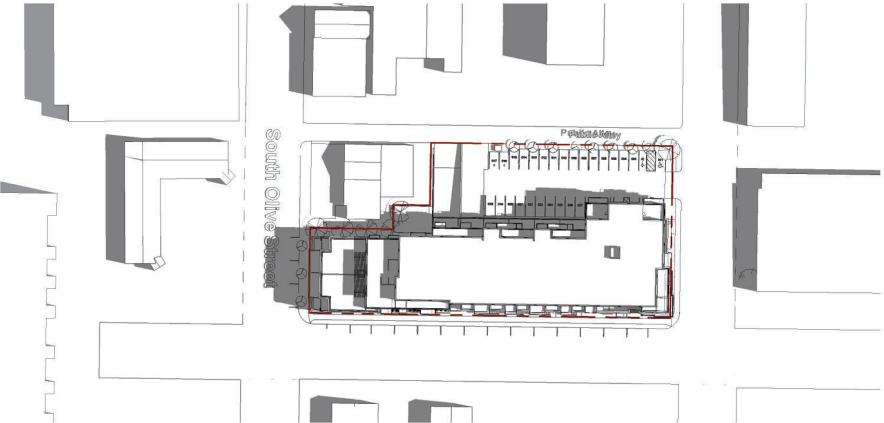
March & September 21, 9am



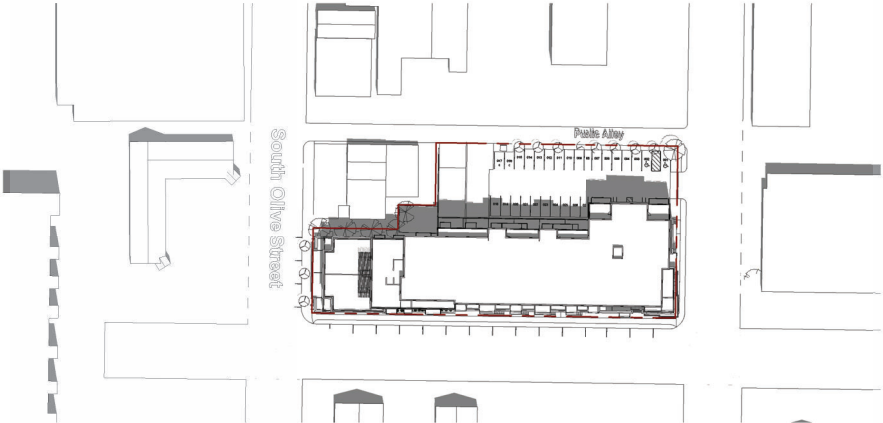
March & September 21, 12pm



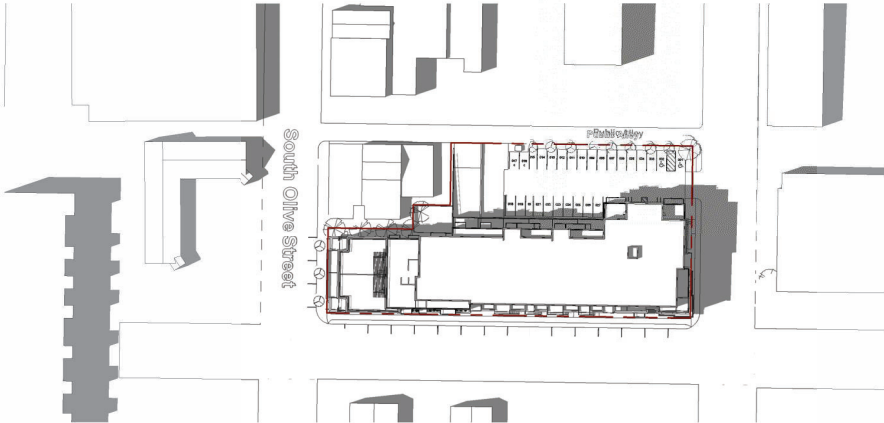
March & September 21, 3pm



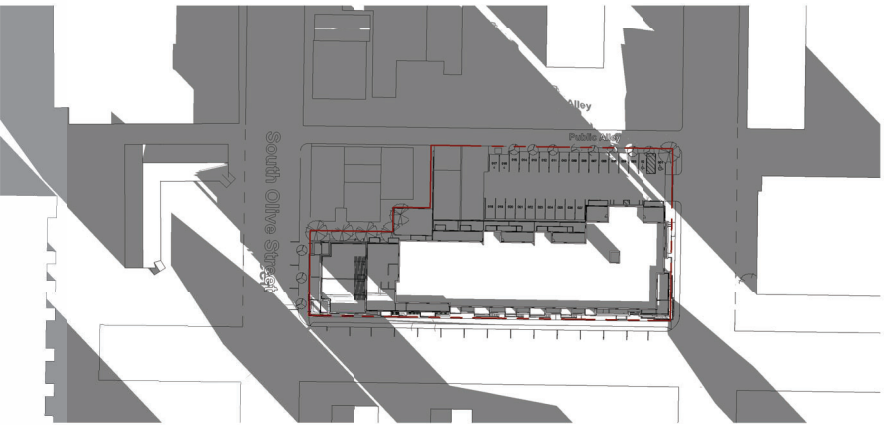
June 21, 9am



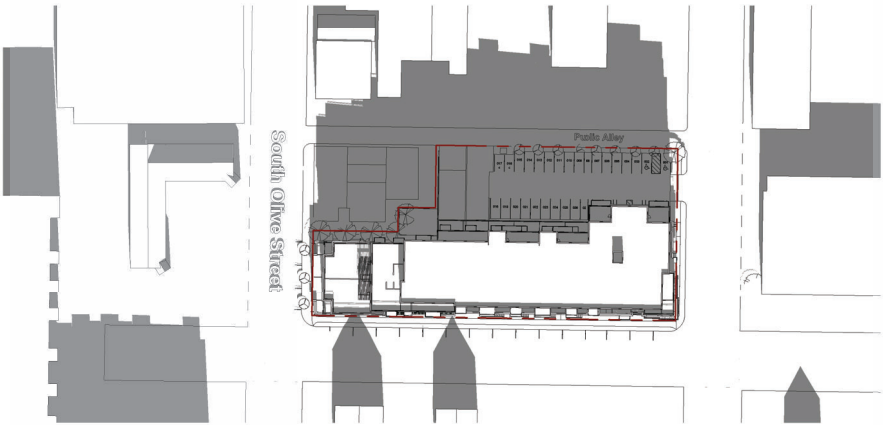
June 21, 12pm



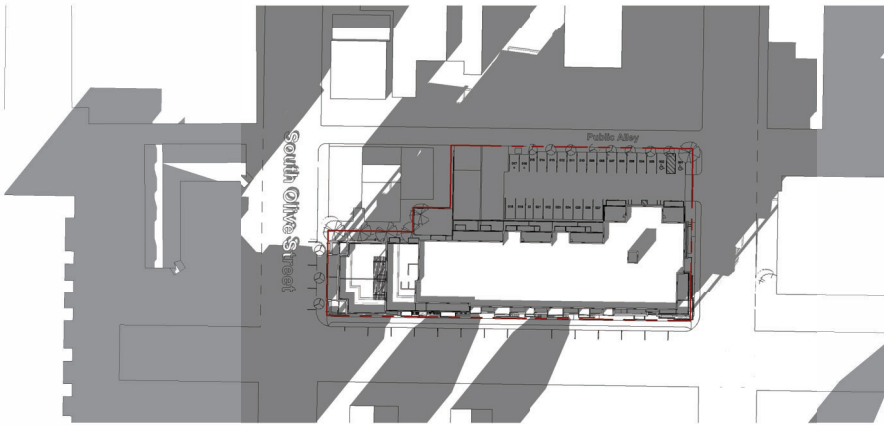
June 21, 3pm



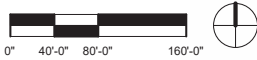
December 21, 9am



December 21, 12pm



December 21, 3pm



24:45 (LMS TECH) | THOMAS KEELEY | 7/3/2024 11:49:57 AM
L:\PROJECTS\52857\CAD\SURVEY\52857 EXCOND.DWG C2.01 EXISTING CONDITIONS

DESCRIPTION

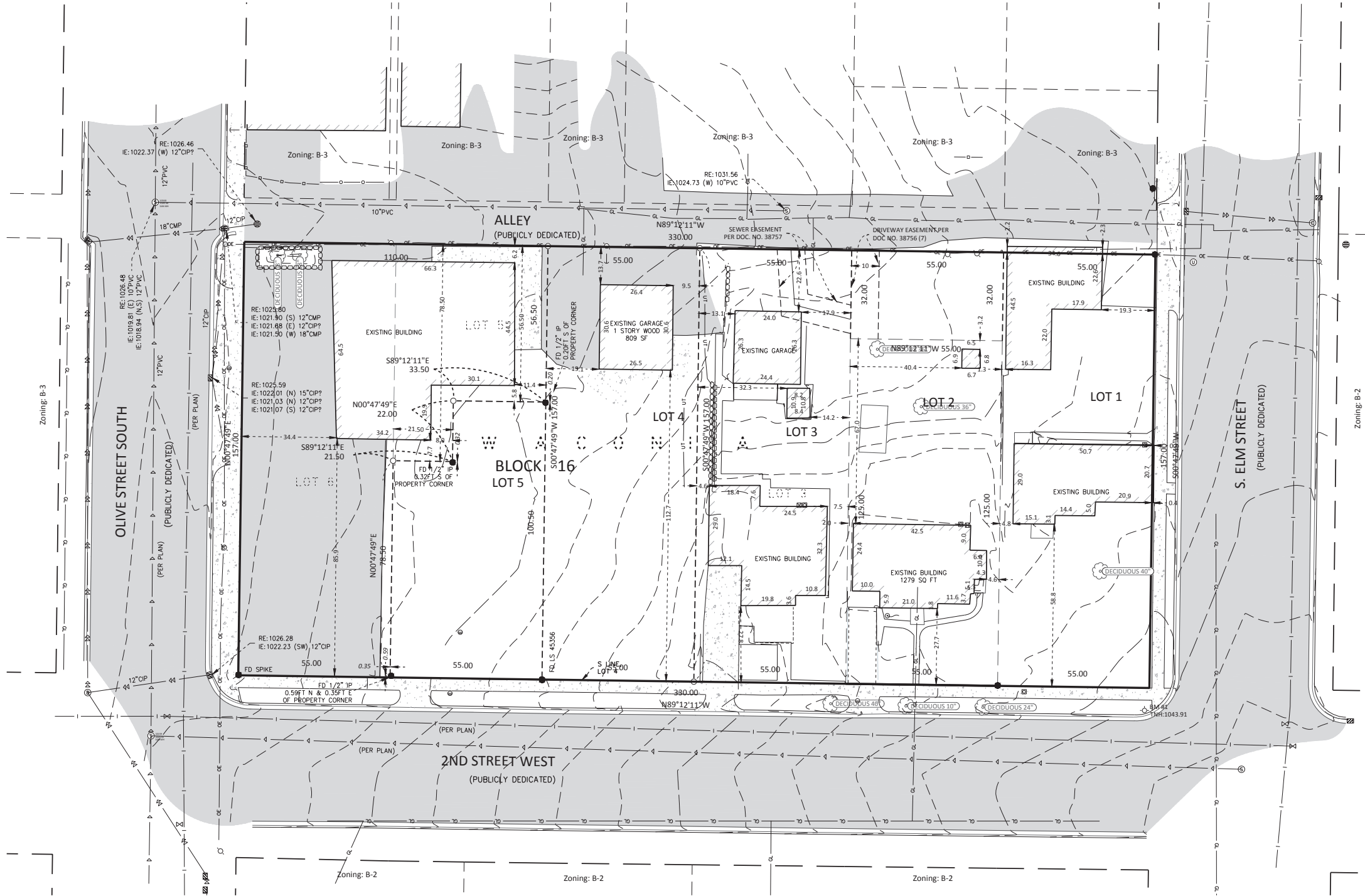
Lot 1, Block 16, CITY OF WACONIA, Carver County, Minnesota.
Lot 2, Block 16, CITY OF WACONIA, Carver County, Minnesota.
Lot 3, Block 16, CITY OF WACONIA, Carver County, Minnesota.
Lot 4, Block 16, CITY OF WACONIA, Carver County, Minnesota.
Lot 5, Block 16, CITY OF WACONIA, Carver County, Minnesota, except the North 56.50 feet lying east of the West 21.50 feet of said Lot 5 and except the North 78.50 feet of the West 21.50 feet of said Lot 5.
The North 56.50 feet lying east of the West 21.50 feet of Lot 5, Block 16, CITY OF WACONIA, Carver County, Minnesota..
Lot 6, and the North 78.50 feeyt of the West21.50 feet of Lot 5, Block 16, CITY OF WACONIA, Carver County, Minnesota
(Abstract property)

The following notes correspond to the reference numbers listed in Schedule B, Section 2 of the title commitment.

7. Driveway easement(s) over the North 32 feet of Lot 2 as evidenced by Document No. 38756. Said easement affects the survey property over the west 10 feet of the north 32 feet of Lot 2 as shown hereon.
8. Sewer easement voer the land in favor of the City of Waconia, as created in Document No. 38757. Said easement affects Lot 3 as shown hereon.

SURVEY NOTES

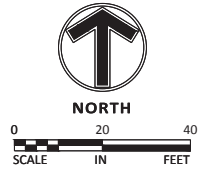
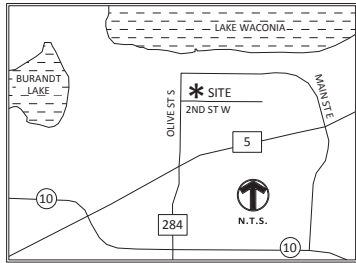
1. This survey was prepared utilizing Title Commitment No. 67950 by Guaranty Commerical Title Inc. , bearing a commitment date of 03/25/2024.
2. The bearing system is based on the Carver County coordinate system, NAD83 (1986 Adjust), with an assumed bearing of N 89°12'11" W for the South line of Block 16, City of Waconia.
3. Benchmarks:
BM #1: TNH SW side of block 1026.91
BM #2: TNH NW side of block 1026.48
4. Site Area: 51,811 s.f. or 1.19 acres
5. Existing Zoning: B-3
6. Utilities are a combination of data collected by Sambatek and from data provided by others.



LEGEND

- FOUND MONUMENT
- ⊙ FOUND CAST IRON MONUMENT
- SET MONUMENT MARKED LS XXXXX
- ⛶ GATE VALVE / HYDRANT
- ⊙ SANITARY MANHOLE
- ⊙ CLEAN OUT
- ⊙ STORM MANHOLE
- ⊙ STORM CATCH BASIN
- ▶ FLARED END SECTION
- ⚡ TRANSFORMER
- ⚡ LIGHT
- GUY ANCHOR
- ⌵ UTILITY POLE
- GUARD POST
- ⊠ SIGN
- ⊠ GAS METER
- ⊙ GAS MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊠ ELECTRIC METER
- ⊠ TELEPHONE PEDESTAL
- ⊠ CABLE TV BOX
- ⊙ COMMUNICATIONS MANHOLE
- 800 x SPOT ELEVATIONS
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ## REGULAR PARKING STALL COUNT
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- BOUNDARY LINE
- EASEMENT LINE
- (100.00) DEED DISTANCE
- FEMA FLOOD ZONE LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- SETBACK LINE
- TIE LINE
- UNDERLYING / ADJACENT LOT
- RESTRICTED ACCESS
- BUILDING CANOPY
- /// BUILDING LINE
- CONCRETE CURB
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- IRON FENCE
- 902 CONTOUR
- WETLAND LIMITS
- RETAINING WALL
- STONE RETAINING WALL
- POND / WATER LINE
- OVERHEAD WIRE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC WIRE

VICINITY MAP



NO	DATE	BY	CKD	APPR	COMMENT
	07/29/2024	TPK	MCA	MCA	REVISIONS PER CITY COMMENTS

I hereby certify that this plan, survey, 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.

Print Name: Mark R. Salo

Date 7/02/2024 License # 43933

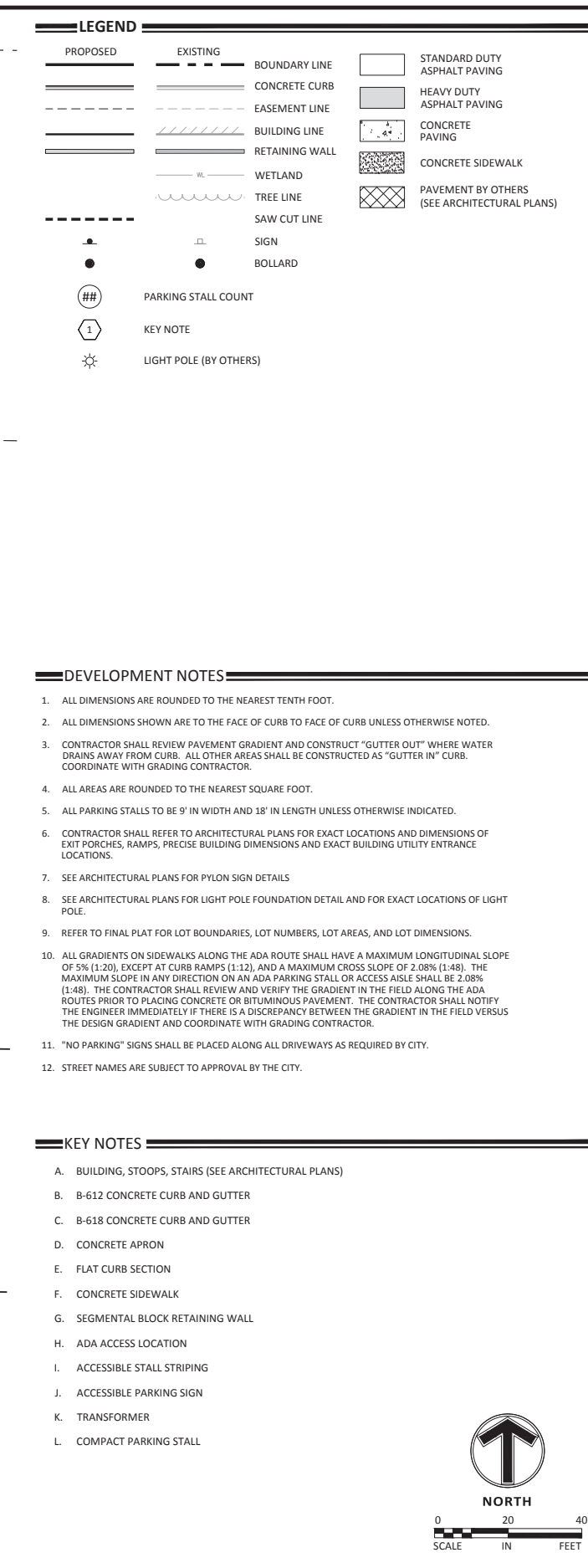
PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY MS
DESIGNED BY
CHECKED BY MA
PROJECT NO. 52857



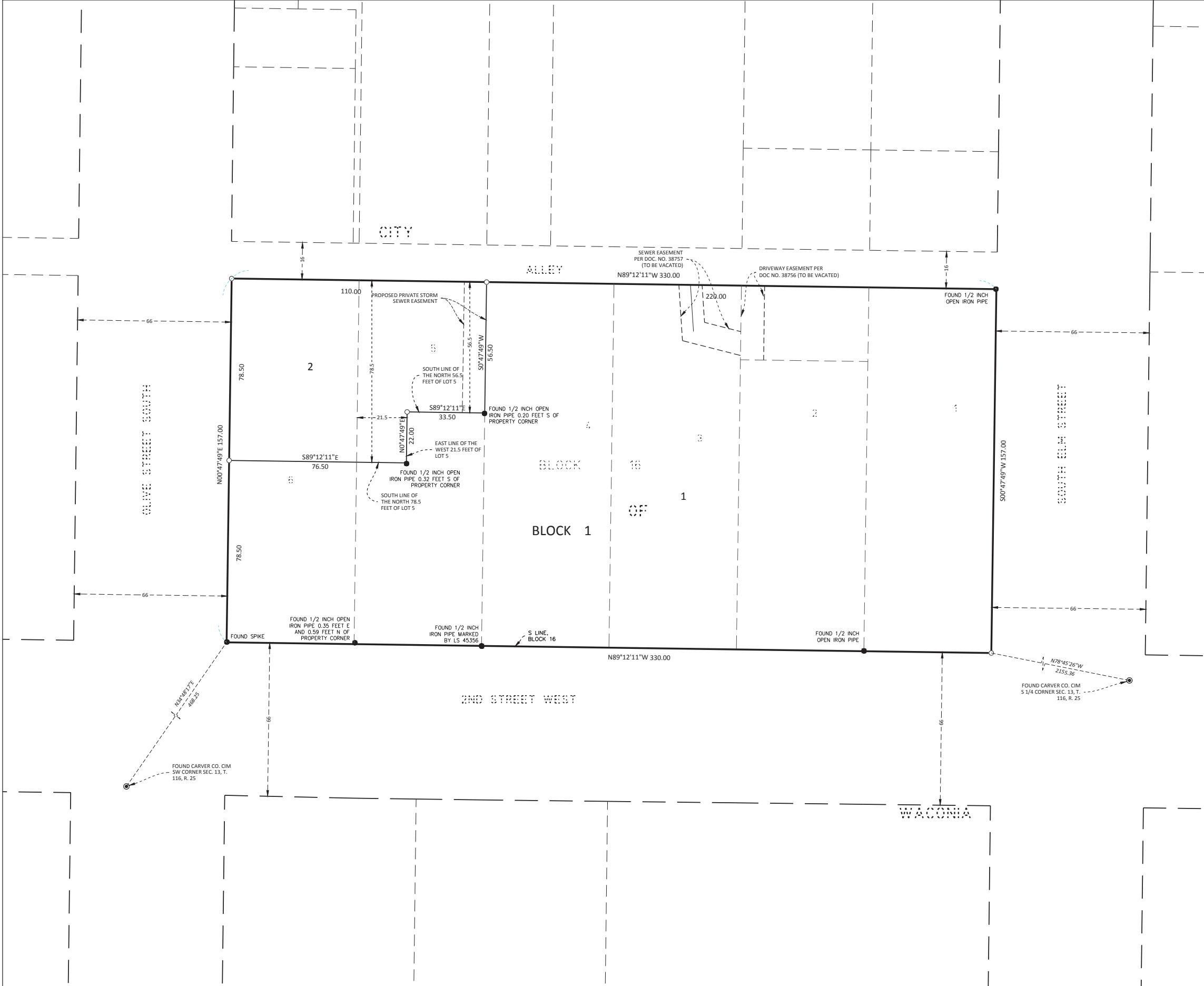
EXISTING CONDITIONS SURVEY
MOMENTUM DESIGN GROUP
OLIVE STREET APARTMENTS
CONCEPT PLANS
WACONIA, MINNESOTA

SHEET
C2.01
OF ##
REV. ##



NO	DATE	BY	CKD	APPR	COMMENT	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. Print Name: _____ Date _____ License # _____	PRELIMINARY	DRAWN BY TPK	 Sambatek www.sambatek.com Engineering Surveying Planning Environmental	SITE PLAN MOMENTUM DESIGN GROUP OLIVE STREET APARTMENTS CONCEPT PLANS WACONIA, MINNESOTA	SHEET C3.01 ## OF ## REV. ##
	07/29/2024	TPK	MCA	MCA	REVISIONS PER CITY COMMENTS		DESIGN REVIEW	DESIGNED BY GDA			
							PERMIT SUBMITTAL	CHECKED BY MCA			
							CONSTRUCTION DOCUMENTS	PROJECT NO. 52857			
© 2021 Sambatek											

24:45 (LMS TECH) | THOMAS KEELEY | 7/26/2024 7:03:58 AM
L:\PROJECTS\52857\CAD\CIVIL\SHEETS\52857-C3.02-PRELIM\PLAT.DWG C3.02 PRELIMINARY PLAT



OLIVE AND SECOND

DESCRIPTION

Lot 1, Block 16, CITY OF WACONIA, Carver County, Minnesota.
Lot 2, Block 16, CITY OF WACONIA, Carver County, Minnesota.
Lot 3, Block 16, CITY OF WACONIA, Carver County, Minnesota.
Lot 4, Block 16, CITY OF WACONIA, Carver County, Minnesota.
Lot 5, Block 16, CITY OF WACONIA, Carver County, Minnesota, except the North 56.50 feet lying east of the West 21.50 feet of said Lot 5 and except the North 78.50 feet of the West 21.50 feet of said Lot 5.
The North 56.50 feet lying east of the West 21.50 feet of Lot 5, Block 16, CITY OF WACONIA, Carver County, Minnesota..
Lot 6, and the North 78.50 feeyt of the West 21.50 feet of Lot 5, Block 16, CITY OF WACONIA, Carver County, Minnesota
(Abstract property)

PROPERTY SUMMARY

TOTAL SITE AREA: 51,811 S.F.
LOT 1: 43,913 S.F.
LOT 2: 7,898 S.F.

SITE SETBACKS

ZONE: B-3 (Central Business District)
FRONT YARD: 0'
REAR YARD: 0'
SIDE YARD: 0'
ARTERIAL STREET: 0'

DEVELOPMENT NOTES

1. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.

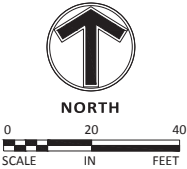
DEVELOPMENT TEAM

OWNER/DEVELOPER:
Olive & Second, LLC
Attn: Carl Runk
332 West 4th Street
Waconia, Mn 55387

ARCHITECT:
Momentum Design Group
Attn: Craig Hartman
755 Prior Ave N., Suite 301A
St. Paul, Mn 55104

CIVIL ENGINEER:
Sambatek, LLC
Attn: Mark Anderson
12800 Whitewater Drive
Minnetonka, Mn 55343

LAND SURVEYOR:
Sambatek, LLC
Attn: Mark Salo
12800 Whitewater Drive
Minnetonka, Mn 55343



NO	DATE	BY	CKD	APPR	COMMENT
	07/29/2024	TPK	MCA	MCA	REVISIONS PER CITY COMMENTS

I hereby certify that this plan, survey, 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.

Print Name: Mark R. Salo

Date 7/02/2024 License # 43933

PRELIMINARY

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY

MS

DESIGNED BY

CHECKED BY

MA

PROJECT NO.

52857

www.sambatek.com

Engineering | Surveying | Planning | Environmental

PRELIMINARY PLAT

MOMENTUM DESIGN GROUP

OLIVE STREET APARTMENTS

CONCEPT PLANS

WACONIA, MINNESOTA

SHEET

C3.02

OF

REV. ##

24:JS (LMS TECH) | THOMAS KEELY | 7/25/2024 3:44:29 PM
24:PROJECTS\32857\C4.01-GRADING\DWG\C4.01-GRADING PLAN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CKD	APPR	COMMENT
	07/29/2024	TPK	MCA	MCA	REVISIONS PER CITY COMMENTS

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.

Print Name: _____

Date _____ License # _____

PRELIMINARY

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
TPK

DESIGNED BY
GDA

CHECKED BY
MCA

PROJECT NO.
52857



GRADING PLAN

MOMENTUM DESIGN GROUP

OLIVE STREET APARTMENTS

CONCEPT PLANS

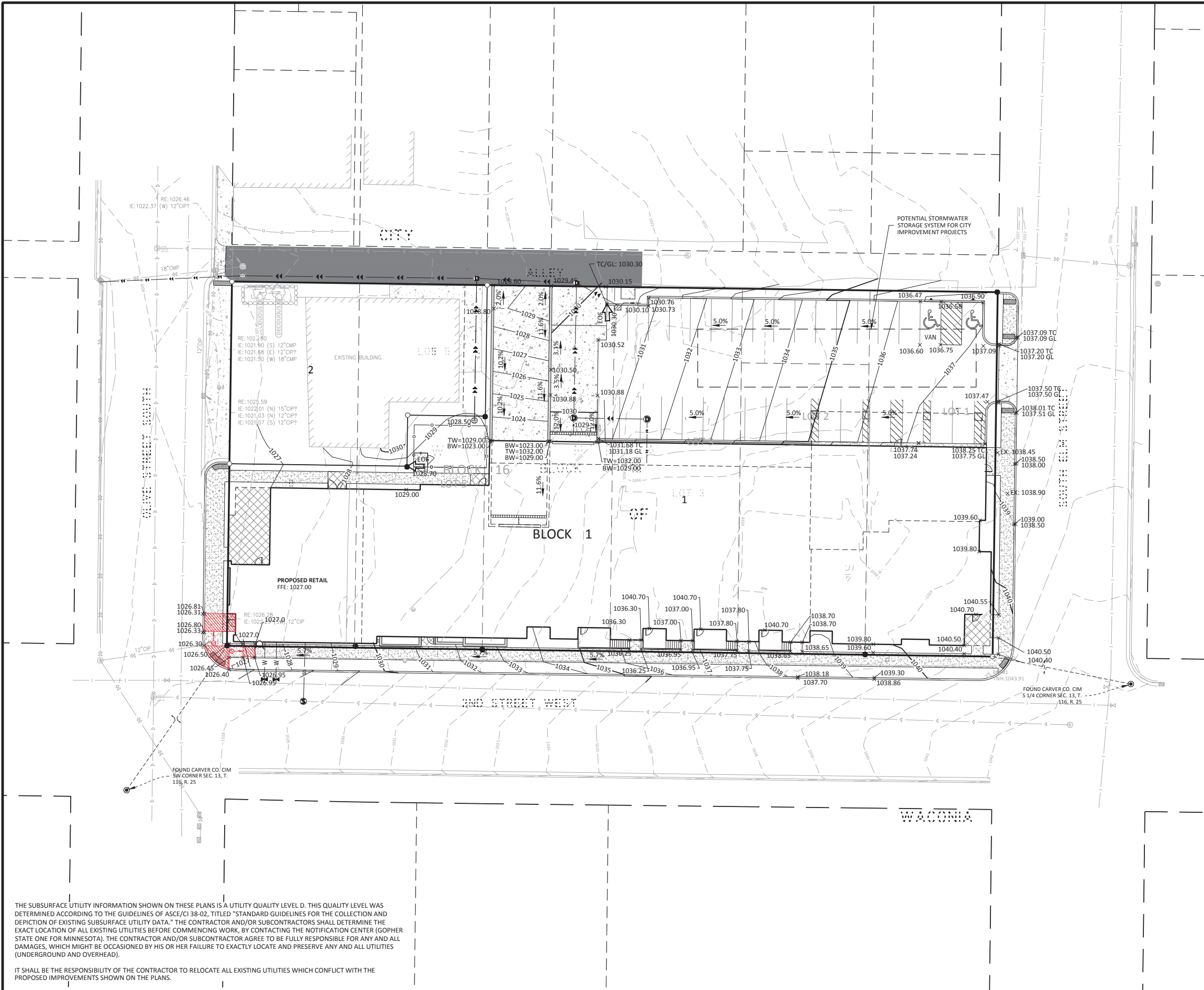
WACONIA, MINNESOTA

SHEET

C4.01

OF

REV. ##



PROPOSED

EXISTING

BOUNDARY LINE

CONCRETE CURB

STORM SEWER

DRAINTILE

BUILDING LINE

RETAINING WALL

CONTOUR

WETLAND

TREE LINE

SPOT ELEVATIONS

RIPRAP

OVERFLOW ELEV.

SOIL BORING

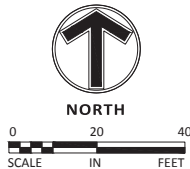
CONCRETE PAVING

CONCRETE SIDEWALK

PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PAR.





2ND STREET WEST
(PUBLICLY DEDICATED)

WACONIA LANDSCAPE CODE

Sec. 900.07
C. ONE (1) TREE FOR EVERY 1000 SF OF TOTAL BUILDING AREA.

THE FULL COMPLEMENT OF TREES FULFILLING THE REQUIREMENTS SHALL NOT BE LESS THAN 25%
DECIDUOUS AND NOT LESS THAN 33% CONIFEROUS.

CALCULATIONS	REQUIRED	PROPOSED
BUILDING AREA: 24,410 SF	25 TREES	25 TREES
TREE MITIGATION (FROM L0.01):		
101 INCHES*, MINIMUM 2.5" CAL TREE:	41 TREES	25 TREES

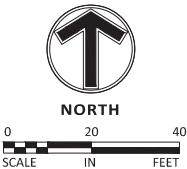
*MITIGATION TREES MAY COUNT TOWARDS LANDSCAPING REQUIREMENTS. FEE-IN-LIEU OF \$125 PER INCH MAY BE SUBSTITUTED IF SUITABLE AREA IS NOT AVAILABLE ON SITE

<u>SPECIES DIVERSITY CALCULATIONS</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
DECIDUOUS	7 TREES	16 TREES
CONIFEROUS	9 TREES	9 TREES

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	WIDTH	QTY
TREES						
	AB	Acer freemantli 'Autumn Blaze' / Autumn Blaze Maple	B & B	2.5"Cal		2
	DP	Betula platyphylla 'Fargo' TM / Dakota Pinnacle Birch	B & B	2.5"Cal		6
	IH	Gleditsia tricanthos 'Imperial' / Imperial Honeylocust	B & B	2.5"Cal		2
	RP	Quercus robur x warei Long / Regal Prince Oak	B & B	2.5"Cal		6
CONIFERS						
	JSM	Juniperus scopulorum 'Medora' / Medora Juniper	B & B		6'	5
	TOA	Thuja occidentalis 'Art Boe' / North Pole® Arborvitae	B & B		6'	4
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	WIDTH	QTY
SHRUBS						
	BC	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	5 gal			38
	AMG	Aronia melanocarpa 'UCONNMM012' / Round Hug® Black Chokeberry	5 gal			6
	CDG	Cotinus x dummeri 'Grace' / Smoke Tree	5 gal			2
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal			37
	UH	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal			9
	POD	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5 gal			10
	POM	Physocarpus opulifolius 'Monro' / Diablo® Purple Ninebark	5 gal			4
	FS	Sorbaria sorbifolia 'Sem' / Sem Ash Leaf Spirea	5 gal			11
	TS	Spiraea betulifolia 'Tor' / Birchleaf Spirea	5 gal			10
GRASSES						
	CBR	Calamagrostis brachytricha / Korean Feather Reed Grass	1 gal			20
	FGB	Festuca glauca 'Elijah Blue' / Elijah Blue Fescue	1 gal			9
PERENNIALS						
	SBA	Allium x 'Summer Beauty' / Summer Beauty Allium	1 gal			38
	HSS	Heimericallis x 'Stella Supreme' / Stella Supreme Daylily	1 gal			7
	PTR	Parthenocissus tricuspidata / Boston Ivy	1 gal			6
	LRS	Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage	1 gal			34
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT			
GROUND COVERS						
	PET	Artificial Turf / Pet Area Turf	Seed			
	TUR HIG	Turf Sod Highland Sod / Sod	Sod			

CONTACT PUBLIC SERVICES; 952-442-2615 TO COMPLETE FINAL GRADE AND TOPSOIL INSPECTION PRIOR TO INSTALLATION OF LANDSCAPING, IRRIGATION, AND SOD.



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 Landscape Architect under the laws of the State of Minnesota.

Print Name:

Date _____ License # _____

DRAWN BY

DESIGNED BY

CHECKED BY

PROJECT NO.
52857

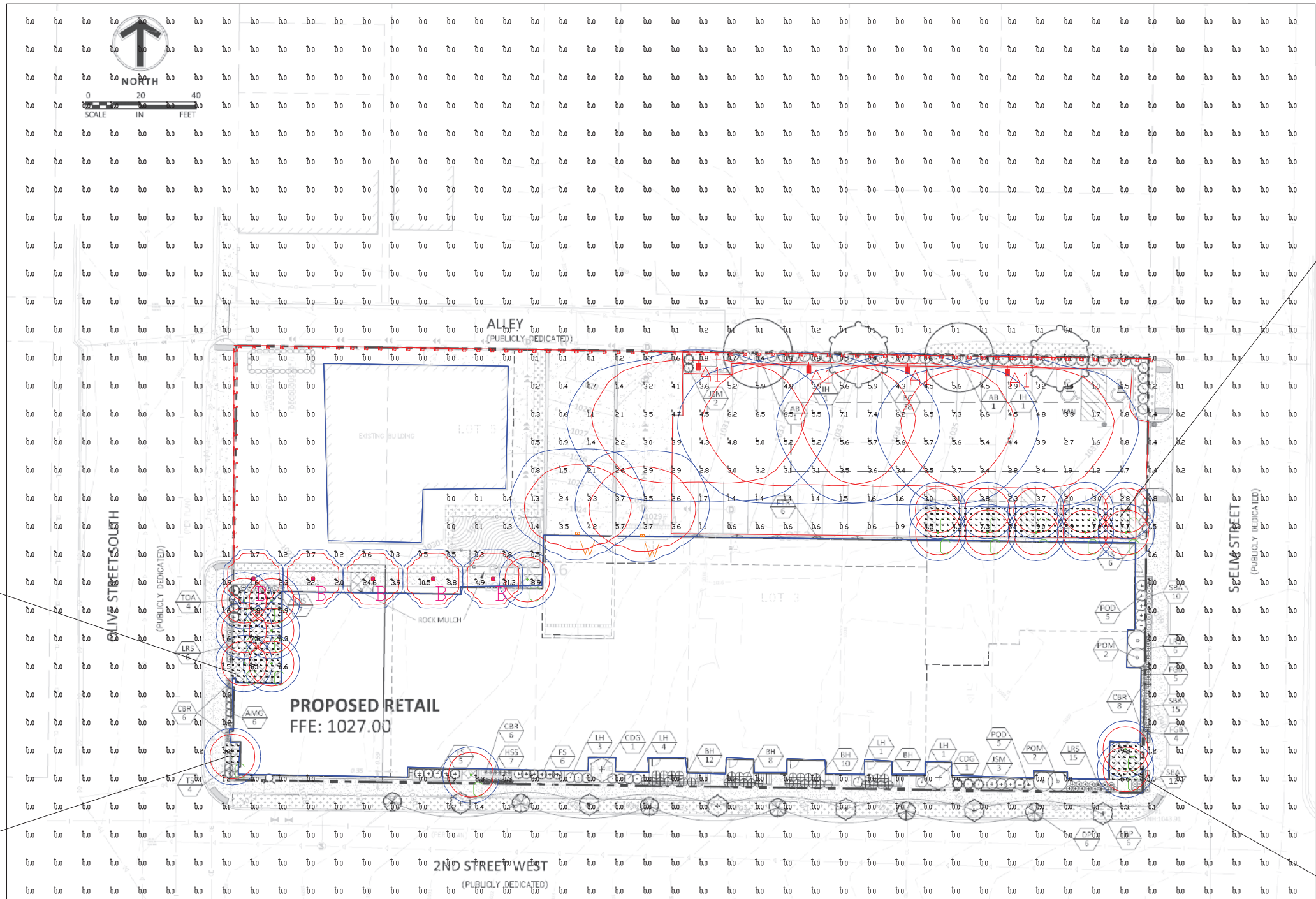


LANDSCAPE PLAN

MOMENTUM DESIGN GROUP
OLIVE STREET APARTMENTS
CONCEPT PLANS
WACONIA, MINNESOTA

SHEET
L1.01
----OF
REV. #

Drawing scaled or converted from PDF file or scanned / submitted image. Dimensions are approximate.

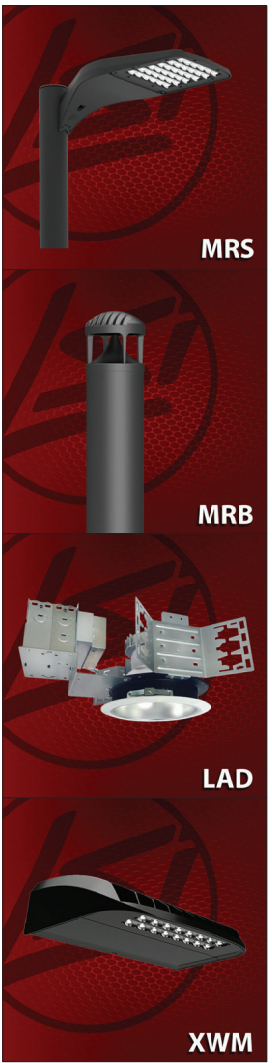


PATIO CANOPY

SIDE CANOPY-TYP

FRONT CANOPY AT GRADE

REAR CANOPY



PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS AT GRADE	Illuminance	Fc	0.54	24.6	0.0	N.A.	N.A.
FRONT CANOPY AT GRADE	Illuminance	Fc	6.33	16.6	2.2	2.88	7.55
PATIO CANOPY	Illuminance	Fc	7.00	18.2	1.8	3.89	10.11
PROPERTY LINE AT ALLEY- 1' AFF	Illuminance	Fc	0.00	0.3	0.0	N.A.	N.A.
PROPERTY LINE AT OLVE ST- 1' AFF	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.
REAR CANOPY	Illuminance	Fc	6.31	15.2	2.0	3.16	7.60
SIDE CANOPY-TYP	Illuminance	Fc	6.64	16.4	3.1	2.14	5.29
PARKING LOT	Illuminance	Fc	5.50	16.6	0.5	11.00	33.20

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	4	A1	Single	MRS-LED-15L-SIL-4-50-70CRI-IL-SINGLE	20'	1.000	0.950	9329	111
	5	B	Single	MRB-LED-25L-ACR-S-50	3.5'	1.000	0.980	2485	30.5
	21	C	Single	LAD6-LED-14L-40-WF-TR6RL-HAZ	10'	1.000	0.900	976	14
	2	W	Single	XWM-4-LED-03L-50	10'	1.000	0.950	3294	23

Total Project Watts
Total Watts = 9365

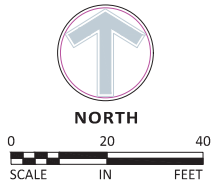


LIGHTING PROPOSAL LD-160495-1
OLIVE STREET APARTMENTS
WACONIA, MN

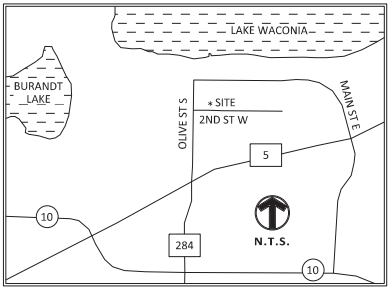
BY:RANK DATE:07/02/24 REV:07/31/24 SHEET 1 OF 1
SCALE: 1"=20' 0 20

- DENOTES A FOUND SECTION CORNER
- DENOTES A 1/2 INCH BY 16 INCH SET IRON MONUMENT MARKED BY LICENSE NUMBER 43933
- DENOTES A 1/2 INCH FOUND IRON MONUMENT AS NOTED

THE SOUTH LINE OF BLOCK 16, CITY OF WACONIA HAS AN ASSUMED BEARING OF NORTH 89 DEGREES 12 MINUTES 11 SECONDS WEST



VICINITY MAP



OLIVE AND SECOND

PLAT FILE NO.

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That Olive & Second LLC, a Minnesota limited liability company, are owners of the following described property:

Lot 1, Block 16, CITY OF WACONIA, Carver County, Minnesota.
Lot 2, Block 16, CITY OF WACONIA, Carver County, Minnesota.
Lot 3, Block 16, CITY OF WACONIA, Carver County, Minnesota.
Lot 4, Block 16, CITY OF WACONIA, Carver County, Minnesota.
Lot 5, Block 16, CITY OF WACONIA, Carver County, Minnesota, except the North 56.50 feet lying east of the West 21.50 feet of said Lot 5 and except the North 78.50 feet of the West 21.50 feet of said Lot 5.
The North 56.50 feet lying east of the West 21.50 feet of Lot 5, Block 16, CITY OF WACONIA, Carver County, Minnesota..
Lot 6, and the North 78.50 feeyt of the West 21.50 feet of Lot 5, Block 16, CITY OF WACONIA, Carver County, Minnesota
(Abstract property)

Has caused the same to be surveyed and platted as OLIVE AND SECOND.

In witness whereof said Olive & Second, LLC, a Minnesota limited liability company has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

SIGNED: Olive & Second, LLC, a Minnesota limited liability company

By: _____,

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by _____, _____ of Olive & Second, LLC, a Minnesota limited liability company, on behalf of the company.

Signature _____ Notary Printed Name _____

Notary Public, _____ County, _____
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I Mark R. Salo do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Mark R. Salo, Licensed Land Surveyor,
Minnesota License No. 43933

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Mark R. Salo.

Signature _____ Notary Printed Name _____
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF WACONIA, MINNESOTA

This plat of OLIVE AND SECOND was approved and accepted by the City Council of the City of Waconika, Minnesota at a regular meeting thereof held this _____ day of 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Waconia, Minnesota
_____, Mayor _____, Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been reviewed and approved this _____ day of _____, 20____.

Brain E. Praske, County Surveyor

By: _____

COUNTY AUDITOR, CARVER COUNTY, MINNESOTA

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20____.

Crystal Campos, County Auditor

By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

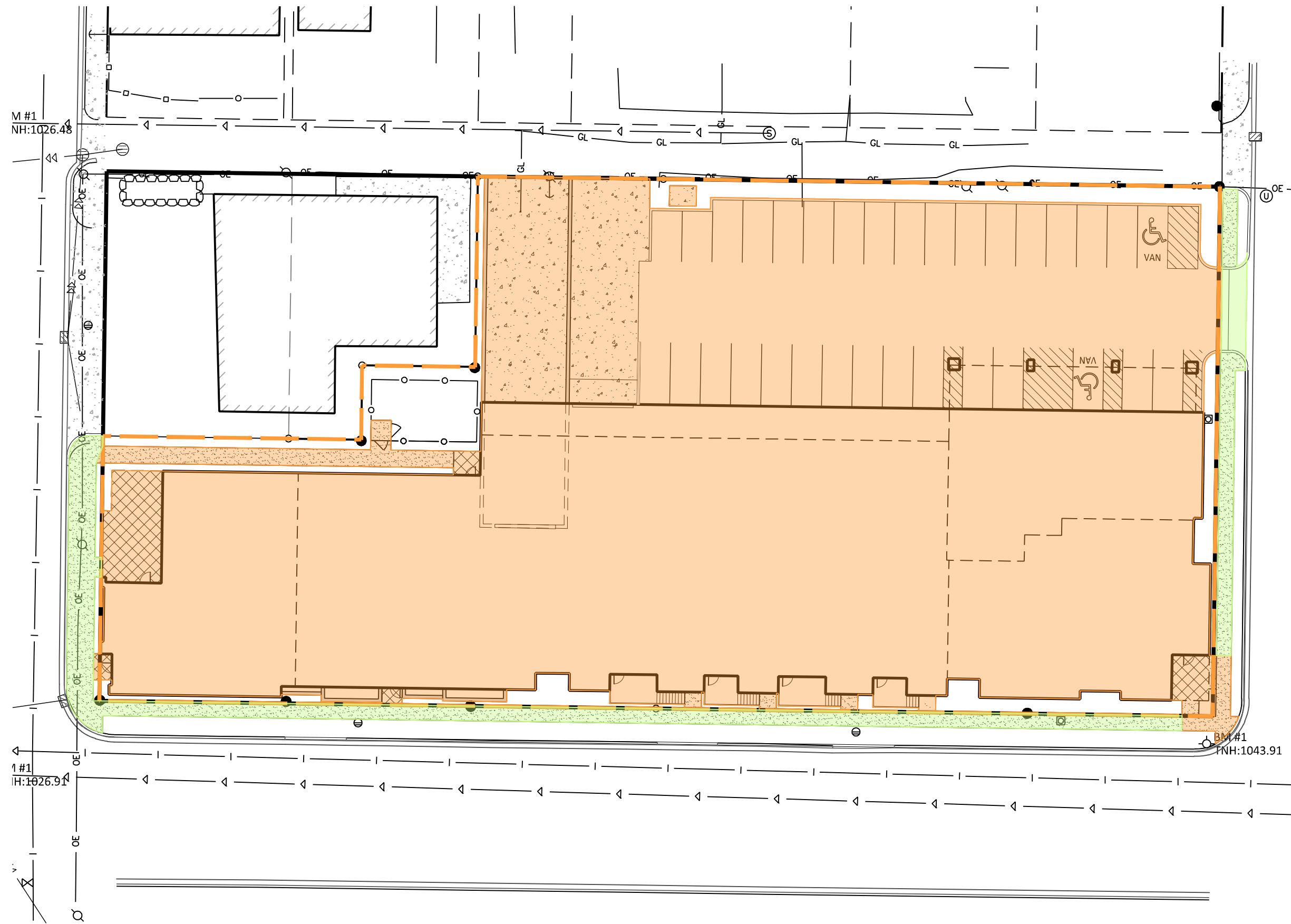
I hereby certify that this plat of OLIVE AND SECOND was filed in the office of the County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock ____ .M. as Document No. _____

Kaaren Lewis, County Recorder

By: _____

SAMBATEK, INC.
ENGINEERING, PLANNING
AND LAND SURVEYING

Jul 02, 2024 - 8:17am - User: rastutz L:\PROJECTS\52857\CAD\Civil\Exhibits\52857 - IMPERVIOUS EXHIBIT 20240701.dwg



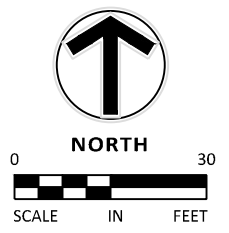
- LEGEND**
- XX

LINK
- XX

POND
- XX

REACH
- XX

SUB-CATCHMENT
- PROJECT SITE AREA
- ONSITE NEW & RECONSTRUCTED IMPERVIOUS AREA
- CITY PROJECT NEW & RECONSTRUCTED IMPERVIOUS AREA



DRAWN BY: DRWN

DESIGNED BY: DSGN

CHECKED BY: CHCK

ISSUED: 00/00/00

REVISION: REF

REV DATE: DATE

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