

6:30 PM

1

4) [Site Plan & Design Review - New Creations Child Day Care - 150 Sparrow Road](#)

Motion recommending either approval or denial to the City Council regarding Site Plan & Design Review application for the proposed New Creations Child Day Care for the property located at 150 Sparrow Road

5. Old Business

1) [Ordinance Amendment - Park Dedication - Continued](#)

Motion recommending either approval or denial of the proposed revisions to Section 1000 of the City Code pertaining to park dedication.

6. Other

1) Staff Update

Adjourn



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:	August 3, 2023					
Item Name:	July 6th, 2023 Planning Commission Meeting Minutes					
Originating Department:	Community Development					
Presented by:	Ethan Nelson					
Previous Commission Action (if any):						
Item Type (X only one):	Consent	X	Regular Session		Discussion Session	
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED <i>(Include motion in proper format.)</i>						
Motion to approve July 6th, 2023 Planning Commission Meeting Minutes						
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>						
Attachments: 1. DRAFT July 6th 2023 Planning Commission Meeting Minutes						
FINANCIAL IMPLICATIONS: Funding Sources & Uses:						
Budget Information: _____ Budgeted _____ Non Budgeted _____ Amendment Required						

CITY OF WACONIA
July 6, 2023

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 by Sarcletti.

Members Present: Sarcletti, Leshner, Zellman, Polunc and Paulsen

Members Absent: Genz

Alternate Present: Paulsen

City Liaison Present: Yetzer

Staff Present: Braaten, Nelson, Stein

2) [Adopt Agenda](#)

Braaten had no changes the agenda.

MOTION by Leshner, seconded by Paulsen to adopt the agenda.

MOTION CARRIED.

3) [Minutes Approval](#)

3.1 [June 1st, 2023, Planning Commission Meeting Minutes](#)

MOTION by Polunc, seconded by Paulsen to adopt the minutes.

MOTION CARRIED.

[Cover Page](#)

[June 1st, 2023, Planning Commission Minutes.pdf](#)

4) [New Business](#)

4.1 [PUBLIC HEARING - After-the-Fact Variance - 125 First Street West](#)

[Cover Page](#)

[Location Map.pdf](#)

[Property Photographs_Existing.pdf](#)

[Bode Grays_Mechanical Screening Diagram.pdf](#)

[Herzog Engineering Bode Gray Rooftop Duct Screening Opinion Letter.pdf](#)

[JAmdal Architects Letter.pdf](#)

[Public Hearing Comment.pdf](#)

Braaten presented after-the-fact variance for Bode Gray's, 125 1st Street West. The applicant is requesting a variance from the rooftop screening requirements in the Downtown District Design Standards. This standard is a requirement to provide accurate screening to roof top units. The standard states all rooftop equipment shall be screened from view of adjacent streets, public rights of way and adjacent properties.

Braaten mentioned one public comment in the packet.

Images displayed existing and proposed location of the roof top units in all directions of the building.

Sarcletti opened the Public Hearing.

Comments and Concerns:

Greg James, 125 1st Street West, Bode Gray's-Applicant:

James mentioned the architects concerns with additional weight load added to the slanted portion of the roof. The flat roof is sturdy enough to support the added screening. Paulsen questioned James knowledge of needing the screening back in March and wondered what had changed. The structural architect comments state the weight load would be too much for the slanted roof portion. The flat roof portion will be screened.

Chair Sarcletti asked if the entire mechanical unit would need to be enclosed. Braaten stated if a roof top unit is visible to any part of a public right-of-way it will need to be screened.

Discussion took place regarding painting the roof top unit and what color it should be. Leshar talked about extending the screening a bit further to add more coverage.

Comments and Concerns:

Dan Madson, 16 West 1st Street, Waconia, MN 55387.

Comments regarding the older buildings in the downtown area that are being remodeled. Reinvesting in the downtown area is important, but it is hard for these older buildings to handle some of the structural requirements.

Paulsen asked if other buildings in the downtown area are not screened in areas they should be. Braaten explained that there are a number of rooftop mechanical systems that have been in place for a long time that were not initially required to be screened, however newly expanded systems are being required by the City to be screened going forward.

MOTION by Leshar, seconded by Zellman to close the Public Hearing for the After-The-Fact Variance. MOTION CARRIED.

Added comments by Commission members:

- Wondering about additional screening along with a color to match.
- Comments regarding the number of discussions from previous buildings.

- Following the Variance Criteria.
- Realization that the older downtown business may not have other roof top screening options.

James explained the amount of work it takes to reconstruction and save these older buildings in the downtown area. Further, he explained that the modifications proposed were the best his designers were comfortable with from a structural perspective.

Braaten summarized the options and views mentioned by commission members.

Motion by Leshner, second by Polunc to recommend approval of the After-The-Fact Variance for Bode Grays, 125 First Street West with added conditions that the mechanical equipment shall be screened to the full extent possible with dark bronze pre-finished metal and to paint areas that cannot be screened with uniform color that is consistent with the design of the building. MOTION CARRIED 4-1 in favor of the After-the-Fact Variance with the two (2) conditions added above.

4.2 SITE PLAN & DESIGN REVIEW - Valvoline

Cover Page

Location Map (1 Page)

Site Plan Application (4 Pages)

Proposed Site Plan (11 Pages)

Nelson presented the Site Plan and Design Review for Valvoline that will be located at 840 Marketplace Drive. Location of the address is north of Mackenthuns and west of Auto Zone.

The property is located in the B-1, Highway Business District. This lot is 55,441 square feet with all the lot requirements conforming. The only concern with the application was with the drive access that intersected between the access point to Machenthuns to the south and Marketplace Drive. Nelson stated the revisions were completed by the applicant.

Pedestrian's access and drive isles meet requirements. Trash enclosure is located at the southeast corner of the building. Screening mechanical equipment and off-street parking requirements have been met. All requirements for signage are approved as a separate permit. Grading, drainage and utilities requirements all have been met. One storm sewer item was brought up by the City Engineer regarding a minor modification. Landscaping trees should be considered possible relocation within the easement of utilities which may require a different location. Lighting, design standards and material standards are met.

Lesher inquired about the trees located in the utility easements along Highway 5. Braaten stated that it is not a requirement to have the trees planted along Highway 5 and they could be planted anywhere on site.

Comments and Concerns:

Jim Douthit, Applicant, San Antonio, TX

Questions from Lesher regarding the location of the trees in the easement and how they affect the utility lines. Douthit stated the trees located in the easements could be placed out of the easement.

Motion by Lesher, second by Polunc to recommend approval of the Site Plan & Design Review of Valvoline located at 840 Marketplace Drive and include 6 conditions of approval adding a 7th condition that requires the applicant to coordinate with Xcel Energy/Northern States Power Company regarding tree placement within the 30 ft. Electric Easement. MOTION CARRIED 5-0 in favor of the Site Plan & Design Review with the one (1) condition added above.

5) Old Business

6) Other

Staff update:

- Council approved the TCO application expansion.
- Council approved the fence variance on Kinder Drive.
- Waconia 1 site plan and variances were approved.
- The billboard ordinance was denied for the Dynamic signage. Council did recommend the timing of the dynamic sign be reviewed.
- August Planning Commission meeting:
 - Comp Plan Amendment for the Klinkner property located north of Waconia Landing and on the west side of County Road 10. The property consists of 80 acres of low density residential is proposed.
 - Crusher CrossFit has submitted site plan and variance to use storage containers for the addition.
 - After the fact variance for hard cover in the shoreland overlay district.
 - New Creation Daycare next to Kwik Trip located on the south portion that would be roughly 12,000 sq. ft. along with a play area in the rear of the building.
- Sarceletti asked about Tidal Wave. They are continuing to move forward on the project.
- Discussion regarding a possible work session to talk about the screening of roof top units.
- No update on Durabi Dermatology.
- Zellman wondered about the timing of Metronet service. The city website has information on Metronet.

Adjourn

Motion by Lesher, second by Zellman to adjourn at 8:30 p.m. **MOTION CARRIED.**

Respectfully Submitted by;
Brenda Stein
Office Assistant



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:	August 3, 2023
Item Name:	PUBLIC HEARING - Comprehensive Plan Amendment - 7845 County Road 10 North, Waconia Township
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 recommending either approval or denial of the proposed Comprehensive Plan Amendment to re-guide the subject parcel as L, Low Density Residential versus the current guidance of R, Rural.

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

BACKGROUND:

Applicant: John Klinkner
 Owner: John Klinkner
 Address: 7845 County Road 10 North, Waconia Township
 P.I.D. #: 090102100
 Comprehensive Plan Designation: R, Rural

REQUEST:

The City has received a Comprehensive Plan Amendment application from John Klinkner (the “Applicant”) to reguide the property located at 7845 County Road 10 North as L, Low Density Residential versus the current guidance of R, Rural.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.12, Subd. 6 - Amendments

EXISTING CONDITIONS:

The approximately 81.5-acre subject parcel, which is bisected by County Road 10, is generally agricultural use in nature with an old farmhouse and multiple outbuildings on the eastern portion of the property.

COMPREHENSIVE PLAN AMENDMENT:

The applicant has requested the City of Waconia amend the City’s Land Use Plan and reguide the subject property L, Low Density Residential versus its current guidance of R, Rural. Table 1.1 below identifies the existing and proposed guidance and the applicable zoning districts if the property guidance were amended.

Table 1.1 - LAND USE PLAN CATEGORIES AND PROPOSED ZONING MAP DISTRICTS:

CATEGORY	LAND USES	ZONING DISTRICTS
EXISTING COMP PLAN GUIDANCE R - Rural	Includes farming and very low-density housing (not exceeding one house per 40 acres). Locations shown as Rural are not planned to be annexed to the City of Waconia.	A, Agricultural District

PROPOSED COMP PLAN GUIDANCE L - Low Density Residential	Single-family, detached housing on parcels with a minimum size of 10,500 square feet. The density range should be from 2 to 4 units per acre.	R-1, Single-Family Residential District R-2, Single-Family Residential District
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**Information above taken from Table 3-10 of the City of Waconia Comprehensive Plan*

The Comprehensive Plan identifies the following criteria to consider when reviewing Comprehensive Plan changes/amendments:

1. The change is consistent with the goals and objectives or other elements of the Waconia Comprehensive Plan.
2. The change does not create an adverse impact on the public facilities and services that cannot be mitigated. Public facilities and services include roads, sewers, water supply, drainage, schools, police, fire and parks.
3. Development resulting from the change does not create undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
4. The change allows a more viable transition to the planned uses on adjacent properties than the current land use.
5. The change does not have a significant adverse impact on the natural environment including trees, slopes and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.
6. There is a change in City policies or neighborhood characteristics that would justify a change.
7. The change corrects an error made in the original plan.
8. There is a community or regional need identified in the comprehensive plan for the proposed land use or service.
9. The change helps the City meet its life-cycle and affordable housing objectives.
10. The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation.

The Planning Commission should consider the criteria stated above and determine if the proposal meets enough of the criteria to warrant a modification to the City's Comprehensive Plan.

COMPREHENSIVE PLAN AMENDMENT CONSIDERATIONS:

1. The 81.5-acre parcel is located north of the Waconia Landing single-family residential neighborhood and is bisected by County Road 10. The neighboring properties to the north are a mix of agricultural and residential in nature. The properties to the west are all generally agricultural in nature and Lake Waconia is directly to the east.
2. Bolton & Menk, the City Engineering firm, provided a memorandum dated March 22, 2023, which indicates that there is some remaining sanitary sewer capacity that could serve the subject parcel. The Sewer Capacity Evaluation was commissioned by the property owner to determine if the application in front of you this evening was a viable request.
3. Traffic access to the portion of the property lying east of County Road 10 may require some additional property acquisition to align with County Road 30. This will need to be evaluated and coordinated with Carver County if the property is ultimately developed.
4. The Land Use Plan indicates a goal to "Protect and enhance the major natural features of Waconia such as woods, wetlands, floodplains and waterfronts."
5. Land Use Plan - Objective 3 - Sustainable Growth, Policy 5. Rural Area states "Locations designated as R, Rural on the Land Use Plan map are not currently planned for annexation by the City of Waconia. However, the City urges Carver County to continue its plan of zoning those locations as agriculture areas. Waconia understands and supports the notion of preserving highly productive soils for farming, and therefore, intends to develop in a compact pattern and encourage infill and selective redevelopment to higher densities. At the same time, it is recognized that some of the R, Rural areas that abut Waconia may someday beyond the 2040 planning horizon be converted to urban uses."
6. Land Use Plan - Objective 3 - Sustainable Growth, Policy 11. Environmental Protection states "Protect or

restore through regulation and/or City investment sensitive or unique natural resources such as floodplains, major wooded areas, streams, wetlands, steep slopes, water quality and shorelines.”

7. The Planning Commission may also want to consider planning for only a portion of the proposed property, namely the lake side, and retaining any additional sewer capacity for possible future extensions to the east of County Road 10 and north of the subject property (i.e. lake adjacent properties).

PUBLIC NOTICE/COMMENT

The notice was published in the WACONIA PATRIOT on July 20th, 2023 and posted at Waconia City Hall.

Individual notices were mailed to all property owners within 350 feet of the subject parcel. As of the date of this memo the staff have not received any public hearing comments.

Procedurally we are also required to notify all affected jurisdictions in relation to all comprehensive plan amendments. Staff notified Carver County, Waconia Public Schools and Waconia Township. To date staff received a “no comment” statement from Waconia Public Schools.

CONCLUSION / RECOMMENDATION

The Planning Commission should hold the public hearing, review the pertinent information, and make a recommendation to the City Council regarding the proposed Comprehensive Plan Amendment for 7845 County Road 10 North. Upon a formal recommendation from the Planning Commission this application will be forwarded to the City Council for review at their upcoming meeting on August 21st, 2023.

Attachments:

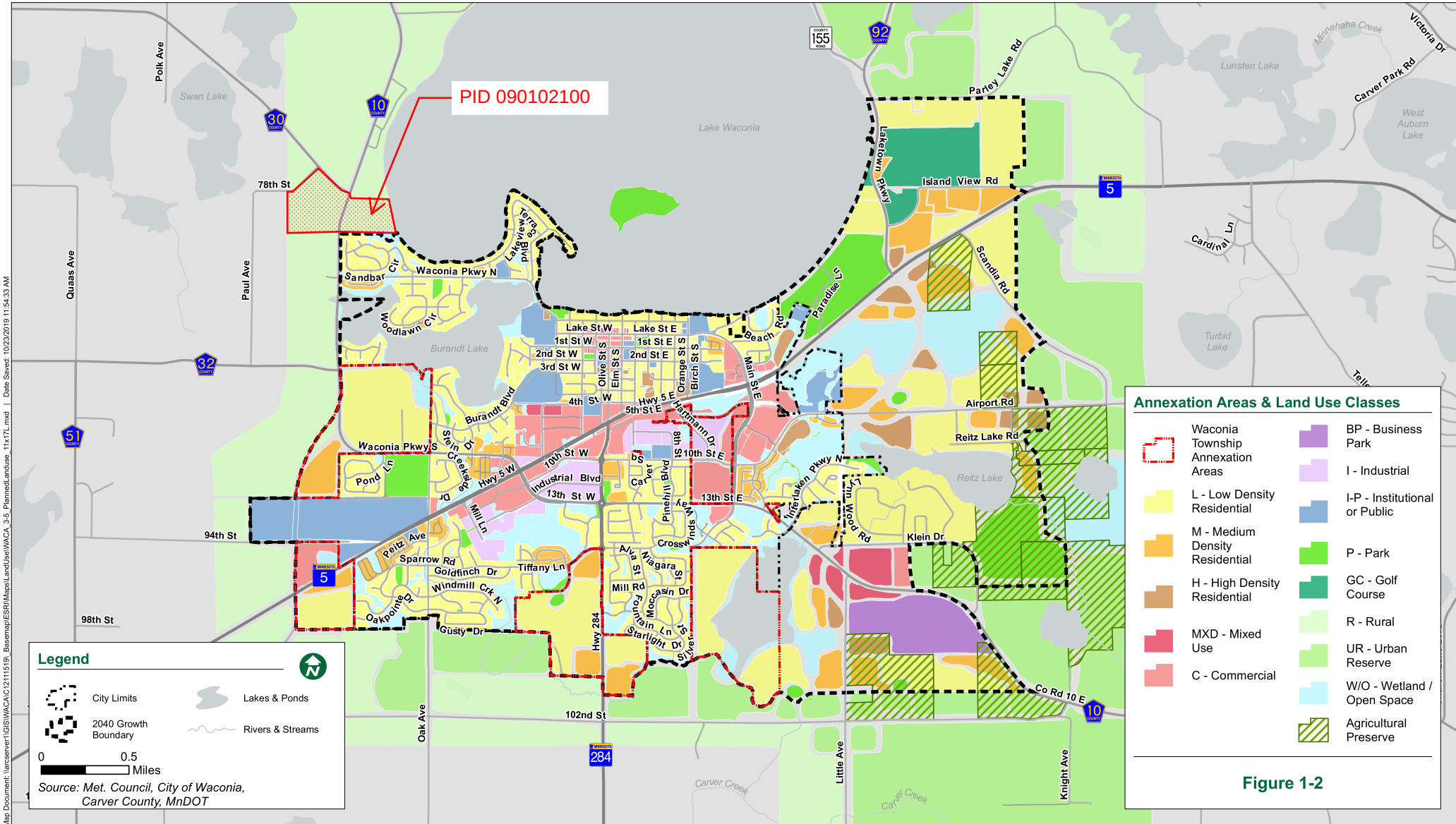
1. [1_Location Map.pdf](#)
2. [2_Comp Plan Letter_Klinkner.pdf](#)
3. [3_Klinkner Sewer Eval.pdf](#)
4. [4_Public Hearing Notice.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
_____ Non Budgeted
_____ Amendment Required



John & Kathryn Klinkner

PO Box 16108
St Louis Park, MN 55416

City of Waconia
201 South Vine Street
Waconia, MN 55387

June 30th, 2023

RE: Comprehensive Land Use Plan Amendment
Parcel ID: 090102100
Waconia, Carver County, Minnesota

Dear City of Waconia:

Enclosed is our Comprehensive Plan Amendment request. We ask that it be considered and seek your guidance to bring the parcel into your Comprehensive Plan. We believe the property is in a reasonable growth area and its development would provide benefit to the City. The parcel is contiguous to the City limits (Waconia Landing is directly south). The inclusion of this land would meet the Comp Plan's Land Use Objectives of accommodating urban growth and market flexibility, expanding along major roadway corridors, providing a variety of housing styles, and improving environmental resources. The land is bordered by two major roadways: County Road 10 and County Road 30. It is also bordered on the east by Lake Waconia.

Currently, agricultural runoff is flowing directly into Lake Waconia. Development of the property would provide water quality enhancement to the lake and wetland fringes from the current condition. The City Engineer's sewer study states that the property is able to be served by the existing sanitary sewer system. Due to its close proximity to the lake, development using City sewer is highly desired over septic systems. Septic systems along lakes have proven to be an issue over time. Privately-owned sewer systems have more potential for groundwater and surface water contamination than publicly-owned and maintained sewers. This property is one of the few parcels left with shoreland access so there would be an opportunity to provide lakeshore amenities/enhancement and convert exposed cropland into residential lots.

We feel that direct city involvement guiding the parcel is preferred over township/county due to the proximity. Growth projections indicate a future need for move-up (forever) housing along with housing for extended family wishing to be closer (grandparents) and multi-generational homes. This would free up other stock as well. We look forward to accommodating future needs with input and guidance from the city.

Sincerely,

John Klinkner
Owner

**MEMORANDUM**

Date: March 22, 2023
To: Lane Braaten, Community Development Director
From: Jake Saulsbury, City Engineer
Subject: Klinkner Property – Sewer Capacity Evaluation

Pursuant to your request we have evaluated the capacity of the sanitary sewer system that would convey wastewater from the Klinkner property. The following is a summary of our analysis.

Klinkner Property: The subject property has a gross area of approximately 81.5 acres. The estimated peak flows for the subject property are as follows:

3.0 Units/gross acre = 245 units and a peak flow of 182 gpm

3.5 Units/gross acre = 285 units and a peak flow of 210 gpm

An analysis of buildable area on the property was not completed.

Gravity sewer: The gravity sewer that would convey flows from the subject property to the L-52 lift station is generally located along Waconia Parkway North to Lakeview Terrace Blvd (west leg), then along Dana Circle to the lift station. In general, the 10" gravity sewer has capacity to convey the projected flows noted above. The 10" sewer would be approximately 80% full over the majority of the alignment.

It should be noted the critical section of the sewer line is a section of pipe that, according to as-builts, is at a slightly flatter slope than desired. This section of pipe would be over 90% full with the added flows. Considering this, the 10" would have limited remaining capacity after the addition of Klinkner flows. The pipe would essentially be full.

L-52 Lift Station: This lift station was recently upgraded as a city project. Considering current inflow and the projected flows, the new/existing lift station pumps were evaluated and are capable of conveying the additional flow from the Klinkner property.

Summary: The Klinkner property is able to be served by the existing sanitary sewer system. However, the full build-out of this property would essentially use the remaining capacity within the system, and no additional development could occur without significant upgrades. Also, the subject property was not evaluated, but it is assumed a lift station would be needed within the property in order to convey the wastewater from the site to the City's gravity system. Finally, the proposed access to the site is not the subject of this memo, but is a concern. Coordination with Carver County is recommended to occur early in the process as access will be required from CSAH 10 and/or CSAH 30.

We are available to discuss this potential development and the contents of this memo at your convenience.

Cc: Craig Eldred, Public Services Director
John Swanson, Bolton & Menk
Don Krause, Buffalo Lake Partners

CITY OF WACONIA, MN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Waconia, MN, will hold a public hearing on August 3rd, 2023 at 6:30 p.m., at the Waconia City Hall, 201 South Vine Street, Waconia, MN, to consider a Comprehensive Plan Amendment application submitted by John Klinkner for the property located at 7845 Counrty Road 10 North, Waconia Township, MN and legally identified as follows:

PID # 090102100, CARVER COUNTY, MN

The property includes approximately 81.5 acres which is bisected by County Road 10 and located just north of the Waconia Landing residential subdivision. The existing land use, as designated in the 2040 Comprehensive Plan, indicates the subject property guidance as R- Rural. The amendment proposes to guide the subject parcel as L – Low Density Residential.

Pertinent information pertaining to this request is available at City Hall. Interested persons may submit written or oral comments pertaining to this matter any time prior to the hearing, or at the hearing on August 3rd, 2023. Written comments will be distributed to the Planning Commission for review and consideration. Please submit written comments by mail, email or in person as follows:

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

By: WACONIA PLANNING COMMISSION

ATTEST: Lane L. Braaten, Community Development Director

(Published in the Waconia Patriot on July 20th, 2023)



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date: August 3, 2023

Item Name: PUBLIC HEARING - Site Plan, Design Review & Variance - 219 Frontage Road East

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 close the Public Hearing

Provide recommendation to the City Council regarding Site Plan, Design Review, & Variance applications for the proposed addition to the Crusher Crossfit building located at 219 Frontage Road East.

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

BACKGROUND

Applicant: Kelsey Jarrett, HTG Architects

Owner: Adam Dittrich

Addresses: 219 Frontage Road East

PIDs#: 753050050 & 757750100

Zoning: B-1, Highway Business District

Design District: Highway District

REQUEST

The applicant, Kelsey Jarrett/HTG Architects, has submitted applications for Site Plan, Design Review and a Variance for the property located at 219 Frontage Road East. The applicant is proposing an addition to the Crusher Crossfit building. The applications include the following:

1. Site Plan and Design Review for the proposed addition to the structure.
2. Variance requests to allow the use of metal shipping containers as a building material and location of the addition within the 20 ft. rear yard setback.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05 - District Regulations, Subd. 2.F - B-1, Highway 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
 - a. Subdivision 4. - Variances
 - b. Subdivision 10. - Site Plan Review

SITE PLAN REVIEW

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

ZONING

The property is zoned B-1, Highway Business District and the fitness facility is a permitted use in the zoning district.

LOT REQUIREMENTS

The subject property is located in the B-1, Highway Business District. Section 900.05, Subd. 2.F of the City Ordinance states “The purpose of this district is to provide for an appropriate range of businesses that will be utilized by area residents as well as vehicular traffic generated from the surrounding area.”

Based on staff review the proposed project meets all hardcover, structure height, front yard and side yard setbacks. The applicant is seeking a variance for a rear yard setback of 17 ft. 8 inches versus the 20 ft. rear yard setback required in the zoning district.

SCREENING OF EQUIPMENT

The proposed plans do not indicate any rooftop mechanical equipment. Any future mechanical, rooftop or ground mounted, are required to be screened from view.

OFF-STREET PARKING

The off-street parking requirements used in the previous application for fitness/gym use are as follows: One (1) space for each 200 square feet of gross floor space.

Existing Conditions

North Building (office) requires 24 parking spaces

South Building (gym/fitness) requires 12 parking spaces

Proposed Addition

South Building Addition = 909 sq. ft./200 sq. ft. = 4.5 or 5 additional parking spaces required

The plan indicates 41 proposed parking stalls. Based on staff review it appears that the applicant is proposing to construct 40 parking spaces with the remaining required parking space indicated as “Future Proof of Parking”. Proof of parking is allowed per City Code but requires the review and approval of a Conditional Use Permit (CUP). Additionally, a CUP requires a public hearing which was not noticed for this application.

If the Planning Commission finds that the application meets the variance criteria and the Site Plan is in conformance with City Code requirements, staff would request that the application be continued until the next meeting to notice the required CUP for proof of parking. If the Planning Commission requires all 41 spaces to be constructed, then no CUP would be required for the project.

LANDSCAPING

Section 900.07, Subd. 2.B of the City Ordinance requires one (1) tree for every one thousand (1,000) square feet of total building floor area or one (1) tree for every fifty (50) feet of site perimeter, whichever is greater.

The applicant is proposing the installation of two (2) trees, which conform to City Code requirements.

SIGNS

The applicant has not included any details regarding the proposed signage for the site. Based on a review of the submittal information a number of images include wall signage. All signage shall require a permit through the City and shall conform to Section 900.10.

LIGHTING

Section 900.08, Subd. 1.C provides standards for exterior lighting. The application does not include any proposed lighting. Any future lighting shall require the submittal of a lighting plan which conforms to Section 900.08, Subd. 1.C of the City Code.

VEHICULAR ACCESS

There are no proposed changes to the existing vehicular access to the property.

PEDESTRIAN ACCESS

There are no proposed changes to pedestrian access and/or circulation on site.

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 does not include any trash or trash handling equipment in the project description.

GRADING, DRAINAGE & UTILITIES

The City Engineer and Public Services Director have conducted an initial review of the grading, drainage and utilities. Any approval of the plan 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.

PLANNING & SITE PLAN ANALYSIS AND STAFF REVIEW COMMENTS:

1. The current site improvements include the principal office building (4,636 sq. ft.), a secondary gym/fitness structure (2,399 sq. ft.), and improved parking surfaces. The applicant is proposing an addition to the east side of the gym/fitness building.
2. The property consists of two parcels. Any recommendation of approval should require the two parcels to be combined into one parcel.
3. The off-street parking requirements indicate that 41 parking spaces are required if the plan were to be approved and constructed. One of the required parking spaces have been included as a proof of parking space, which requires a conditional use permit and said notice was not included for review and consideration this evening. The Planning Commission has two options which include:
 - a. Table the application and have the applicant submit the required Conditional Use Permit application for the one (1) space, or
 - b. Require the applicant to construct all 41 spaces.

DESIGN REVIEW - HIGHWAY DISTRICT

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

City Code indicates that “The standards shall apply only to the building and site elements being developed or altered. That is, a proposal for changes to a building would be required to meet only those standards that pertain to buildings, while changes to the parking area would be required to meet all standards for parking areas, but not for buildings.”

Based on a review of the plan set provided by the applicant for the Crusher Crossfit addition staff finds that the application meets the majority of the design requirements stated in the Highway Design District. The following design elements require additional review and consideration by the Planning Commission and City Council.

BUILDING MATERIALS

- a. *Objective:* To ensure that high-quality, authentic materials that evoke traditional downtown settings are used in new commercial development.
- b. *Standard:* Buildings should be constructed of high-quality materials such as brick, stone or textured, cast stone or tinted masonry units, or architectural metal panels. The following materials are prohibited:
 - i. Unadorned plain or painted concrete block
 - ii. Tilt-up concrete panels

- iii. Pre-fabricated steel or sheet metal panels
- iv. Reflective glass
- v. Aluminum, vinyl, fiberglass, asphalt or fiberboard siding
- vi. Wood siding

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.

c. 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 Highway District; and 2) the use of these materials will not have a detrimental effect upon adjacent property values or property values within the City.

The Planning Commission should discuss the proposed metal shipping container addition to the existing building.

Please note that a Variance has been noticed from this Design Standard element as the applicant is proposing the use of a material not considered in past and current renditions of the design code.

SIDE AND REAR TREATMENTS

- a. Objective: To ensure continuity of materials and façade treatments on all visible facades.
- b. Standard: All building facades visible from a public street or walkway shall employ materials and design features similar to those of the front façade.

The proposed shipping container addition would be a significant departure from the existing building design on the subject property and in the area. The Planning Commission should discuss if additional façade improvements should be required (i.e. painting, materials, etc.) on the Crusher Crossfit building or the principal structure on the property to meet this design standard.

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 notice was published in the WACONIA PATRIOT on July 20th, 2023 and posted at Waconia City Hall.

Individual notices were mailed to all property owners within 350 feet of the subject parcel. As of the date of this memo the staff have not received any public hearing comments.

CONCLUSION / RECOMMENDATION

The Planning Commission should review the pertinent information, hold a public hearing, and make a recommendation to the City Council regarding the requests by Kelsey Jarrett, HTG Architects, for Site Plan, Design Review, and Variance applications for construction of a building addition constructed of metal shipping containers located at 219 East Frontage Road. Upon a formal recommendation from the Planning Commission this

item will be forwarded to the City Council for review at their upcoming meeting scheduled for August 21st, 2023.

If the Planning Commission chooses to recommend approval of the land use applications stated above, staff would recommend the approval upon the following conditions:

1. The proposed improvements shall be completed as approved and as conditionally revised by the Planning Commission and the City Council.
2. All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
3. The applicant shall 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. All indirect costs with the building permit, review, and final plans associated with engineering and administrative costs shall be paid by the applicant/owner.
6. A sign permit shall be required for all signage and shall conform to Section 900.10.
7. The two properties shall be combined prior to the issuance of a building permit.
8. The property owner shall construct all forty-one (41) required parking spaces.
9. The applicant shall contact the City Planning Department for a final site inspection when all conditions of approval regarding this application have been completed.

Attachments:

1. [Location Map.pdf](#)
2. [Applicant Statement.pdf](#)
3. [Variance Request Letter_Property Setback.pdf](#)
4. [Crusher Crossfit_Site Plan & Design Review_Plan Set.pdf](#)

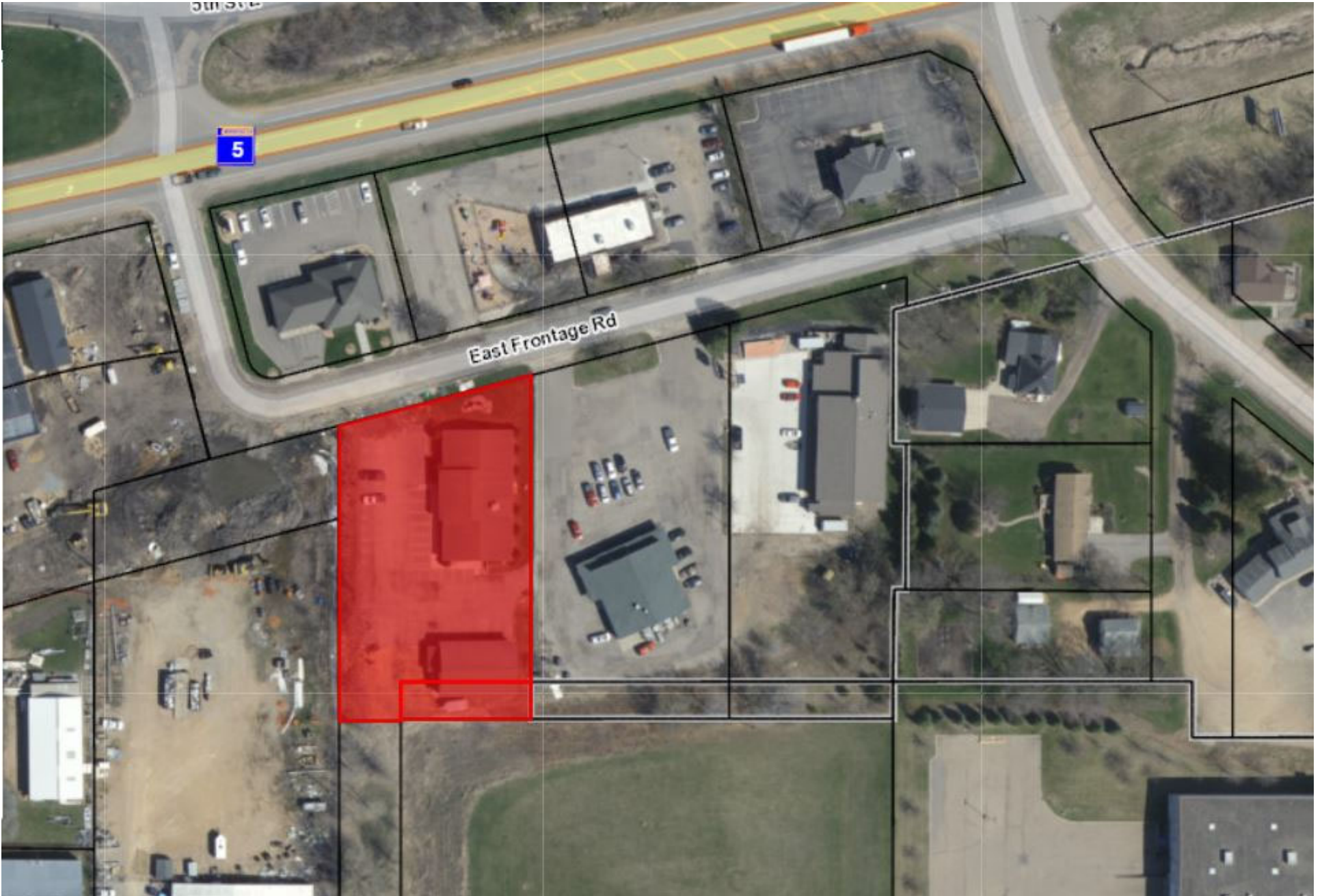
FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
_____ Non Budgeted
_____ Amendment Required

LOCATION MAP—219 EAST FRONTAGE ROAD





City of Waconia
Community Development Department

Variance Application Letter For:
Crusher Crossfit – Building Addition
219 E Frontage Rd
Waconia, MN 55387

Zoning: B-1 Highway Business District, The Highway District Design Standards
Parcel ID: 753050050 / 757750100

Dear Planning & Zoning Members,

We are requesting a variance for the above address to seek the relief of the required Architectural Materials Regulations.

Previously, it has been discussed that the City Code does not specifically prohibit shipping containers, neither addressing them one way or the other. The City of Waconia's position is that by prohibiting the shipping containers exterior material the overall building construction of intermodal containers are not allowed. HTG believes literal interpretation and enforcement of the development code regulations relating to building material standards would deprive our client of rights commonly enjoyed by other properties located in the same zoning district, and would work unnecessarily against our client and apply undue hardship.

HTG believes the variance requested is reasonable and does not apply any special privileges to this property. As illustrated in Section 900.06 subd. 9, the document mentions that the approval of additional building material can be approved if they are compatible with the permitted materials. Approval of additional materials can be done if it is found that the quality and appearance of the proposed material is consistent with the standard set, and the use of the material will not have a detrimental effect upon adjacent property values.

In reference to the first two stipulations mentioned in the previous section, the exterior building system provided on a shipping container is Corten steel. The appearance of the shipping container / Corten Steel is like an architectural metal panel which is a permitted material within our zoning district, B-1 Highway. The Corten steel panel consists of a concealed fastening system which provides a flush appearance with no visible seams unlike a sheet metal panel which is a prohibited material per the city code.

In reference to the third stipulation outlined above, the use of Corten steel does not have any detrimental effects on the adjacent property values, as local nearby properties already consist of sheet metal products which are now considered prohibited based on the newly approved ordinance in 2022. Notable examples would be Frattallone's Hardware & Garden, Eldok docks, and Excel Energy (see exhibit EX5). Also, the proposed location of the two-story shipping container will be nestled in the rear of the property with limited visibility as you approach from the frontage road. Therefore, the granting of this variance is in harmony with the intent of the development code.

So, after our discovery it is HTG's position that if the variance is granted, the proposed shipping container will not impair an adequate supply of light and air to adjacent property, unreasonably diminish/impair established property values within the surrounding area, or in any other respect impair the public health/safety/welfare of residents in the City of Waconia.

Thank you for your consideration,

Sincerely,

Adam Dittrich
Property owner

Prepared and Presented by:
HTG Architects
Architect for Crusher Crossfit Addition



City of Waconia
Community Development Department

Variance Application Letter For:
Crusher Crossfit – Building Addition
219 E Frontage Rd
Waconia, MN 55387

Zoning: B-1 Highway Business District, The Highway District Design Standards
Parcel ID: 753050050 / 757750100

Dear Planning & Zoning Members,

We are requesting a variance for the above address to seek relief of the rear property setback located at 219 East Frontage Road. The rear setback requirements per B-1 Highway Business District is 20'-0" and we are currently demonstrating 17'-8" similar to the existing structure.

Adam Dittrich purchased the two properties back in June 2013 and the existing detached garage built in 1996 was non-conforming to the setbacks at the time of purchase. The existing structure currently sits on half of parcel ID #757750100 and half on parcel ID #53050050. HTG is requesting a setback building variance to match the existing rear setback of the structure that already remains.

The placement of the existing building is causing undue hardships as it provides substantial limitations on the size of the newly proposed addition. Many challenges are constraining the new addition such as the existing building, nearby fire hydrant and existing utilities. The placement of the new addition is fitting as it provides an ideal location for the link between the two structures without major internal reconfiguration of spaces. Also, by moving the building back to align with the existing structure it will allow us to get a formal concrete stoop at the main entry condition without impeding on the required parking needed and provide a true entry condition that this unique structure deserves.

HTG Architects believes the variance requested is reasonable and does not have any detrimental effects on the adjacent property values as the existing structure has not caused any hardships for the last 25+ years. We ask that you help invest in the growth of this small business, Crusher CrossFit, as the property owner has every intent to stay fully vested within the local community.

Thank you for your time and consideration,

Sincerely,

Kelsey Jarrett
Project Manager
Designer for Crusher Crossfit

Prepared and Presented on behalf of:
Adam Dittrich
Crusher Crossfit

- ALL SITE GRADING TO BE DONE PER CIVIL DRAWINGS.
- VERIFY & LOCATE ALL UNDERGROUND PIPES & UTILITY LINES PRIOR TO ANY EXCAVATION.
- SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SITE UTILITIES.
- BARRICADE OFF CONSTRUCTION AREA AS REQUIRED KEEP CONSTRUCTION AREA TO A MINIMUM.
- MATCH NEW CONSTRUCTION WITH EXISTING WHEREVER NECESSARY (CONC. CURBS, CONC. WALKS, PAVING, ETC.).
- MATCH NEW GRADING INTO EXISTING GRADING.
- CUT & PATCH EXISTING BITUMINOUS PAVING, CONC. CURBS & SIDEWALKS TO MATCH EXISTING.
- PARKING STRIPES TO BE PAINTED WHITE 4" WIDE AT 9" O.C. x 20'-0".
- FURNISH & INSTALL POSTED HANDICAP SIGNS AS REQUIRED BY STATE CODE.
- CONC. SIDEWALK WIDTHS TO BE 5'-0" WIDE w/ CONCRETE JOINTS @ 5'-0" MAX.
- INSTALL CONDUIT PRIOR TO GEOFABRIC/GRAVEL COORDINATE WITH G.C. & EARTHWORK SUBCONTRACTOR.

- ① FURNISH & INSTALL POSTED HANDICAP SIGNS AS REQD. BY STATE CODE. FOLLOW HANDICAP REGULATIONS PER CHAPTER 1341 FOR THE MINNESOTA ACCESSIBILITY CODE.
- ② VAN ACCESSIBLE AISLE SHALL BE SIMILARLY SIGNED AT LOCATION NOTED.
- ③ NOT USED

SURVEY DATA WAS TAKEN FROM
ANDERSON ENGINEERING OF MINNESOTA
DOCUMENT FILE 16887. DATE JUNE, 21,
2023 BY DANIEL GREENWALD #52132 HTG
ARCHITECTS IS NOT RESPONSIBLE FOR
ACCURACY OR OMISSIONS, IF ANY.
CONTRACTOR SHALL VERIFY ALL EXISTING
CONDITIONS.

 EXISTING BUILDING
 CONCRETE/PRECAST

LOT ZONING:
B-1 HIGHWAY BUSINESS DISTRICT
RETAIL BUSINESS PERMITTED USE, COMMERCIAL RECREATION FACILITIES PERMITTED USE

ADDITION MAIN LEVEL SQFT :	584 SF.
ADDITION UPPER LEVEL SQFT :	320 SF.
ADDITION UPPER LEVEL PATIO SQFT :	160 SF (PRIVATE PATIO, NOT ACCESSIBLE).
TOTAL PROPOSED BLDG. SQFT :	904 SF EXCLUDES PATIO.

PARKING REQUIRED NEW BLDG (1:200 S.F.)	5 STALLS REQUIRED.
PARKING SHOWN NEW BLDG. (9'x20')	5 STALL SHOWN
EXISTING PARKING SHOWN	36 STALL SHOWN
TOTAL PARKING SHOWN	41 STALL SHOWN

LOT AREA	40,336 SQFT.
LANDSCAPED AREA (GREEN SPACE)	15,549 SQFT. (38%)
EXTG. IMPERVIOUS SURFACE COVERAGE	24,198 SQFT.
NEW IMPERVIOUS SURFACE COVERAGE	589 SQFT.
TOTAL IMPERVIOUS SURFACE COVERAGE	24,787 SQFT. (62%)

BUILDING SETBACKS FRONT- 25' SIDE- 15' REAR- 20'
PARKING SETBACKS FRONT- 10' SIDE- 0' REAR- 0'

REQUIREMENTS: ONE TREE FOR EVERY ONE THOUSAND SQUARE FEET OF TOTAL BUILDING AREA.

TREES REQUIRED: 2 TREES REQUIRED (INCLUDING PATIO)
TREES SHOWN: 2 TREES PROPOSED.

TREES REQUIRED: 2 TREES REQUIRED (INCLUDING PATIO)
TREES SHOWN: 2 TREES PROPOSED.

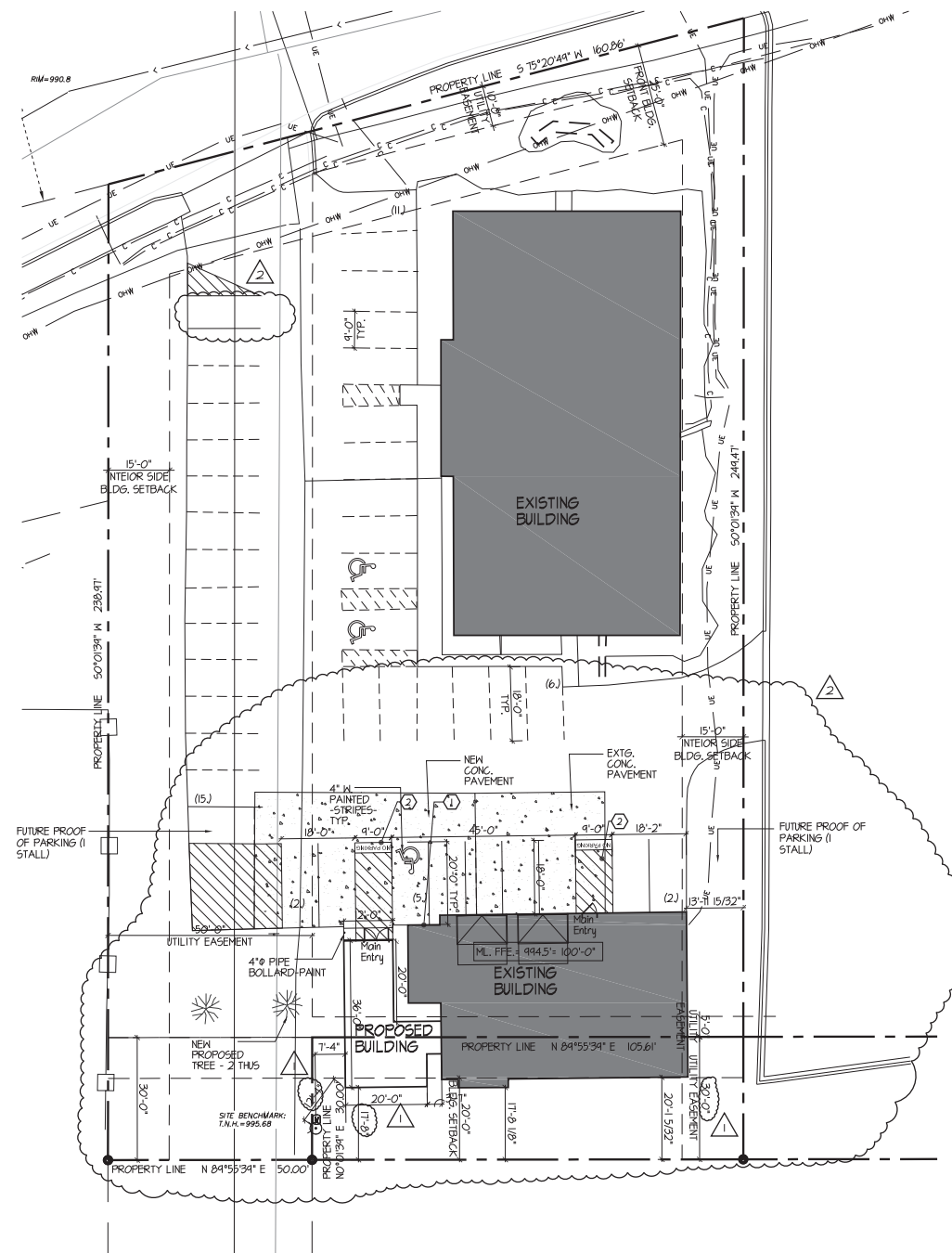
** EXISTING LANDSCAPING TO REMAIN. PATCH & REPAIR SOD AS REQUIRED

MINIMUM PLANT SIZING

- MINIMUM PLANT SIZING
- DECIDUOUS TREES - 2.5 INCHES IN DIAMETER AS MEASURED
SIZE INCHES ABOVE GROUND
 - CONIFEROUS TREES - 6 FEET IN HEIGHT
 - MAJOR SHRUB / BERM PLANTINGS - 5 GALLON.

GENERAL NOTES:

1. REFER TO CITY ORDINANCES, 900.07 LANDSCAPING AND SCREENING REGULATIONS FOR ADDITIONAL INFORMATION.



1"=30'-0"

www.htg-architects.com
Minneapolis Bismarck

1010 Mainstreet, Suite 100
Hopkins, MN. 55343
Tel: 952.278.8880

CRUSHER
CROSSFIT

SITE PLAN / DESIGN REVIEW
NEW ADDITION

WACONIA, MINNESOTA

ISSUED SET JULY 6, 2023

REVISIONS

DATE NO.

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

#	REG. NO.	DATE
---	----------	------

SITE PLAN

DRAWN BY: KMJ

CHECKED BY: KM

A1.1

SL-221101

COPYRIGHT © BY HTG ARCHITECTS



PROJECT

SITE PLAN / DESIGN REVIEW

NEW ADDITION

WACONIA, MINNESOTA

[illegible]

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

 REG. NO. _____ DATE _____

MAIN LEVEL FLOOR PLAN
UPPER LEVEL FLOOR PLAN

DRAWN BY: KMJ CHECKED BY: KMJ

A2.1

-221101

COPYRIGHT © BY HTG ARCHITECTS



ML-221101 city submittal.dwg Jul 05, 2023 - 2:03pm

PROJECT

**CRUSHER
CROSSFIT**

SITE PLAN / DESIGN REVIEW

NEW ADDITION

WACONIA, MINNESOTA

[illegible]

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

REG. NO. _____ DATE _____

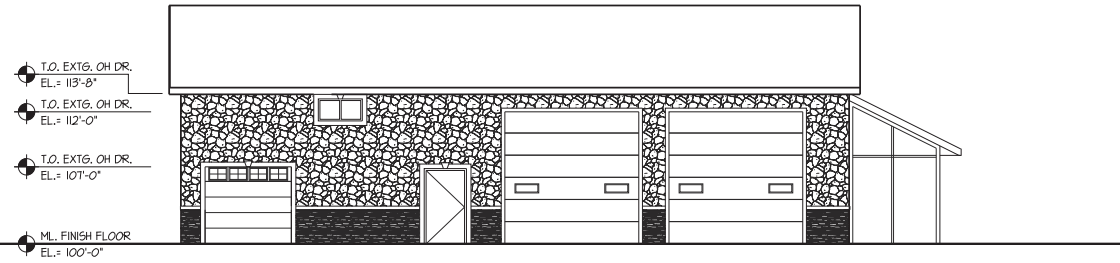
EXISTING ELEVATIONS

DRAWN BY: KMJ CHECKED BY: KMJ

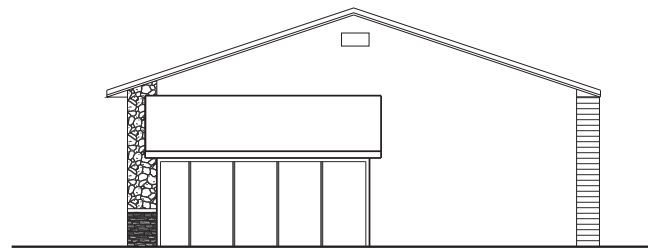
A3.1

21101

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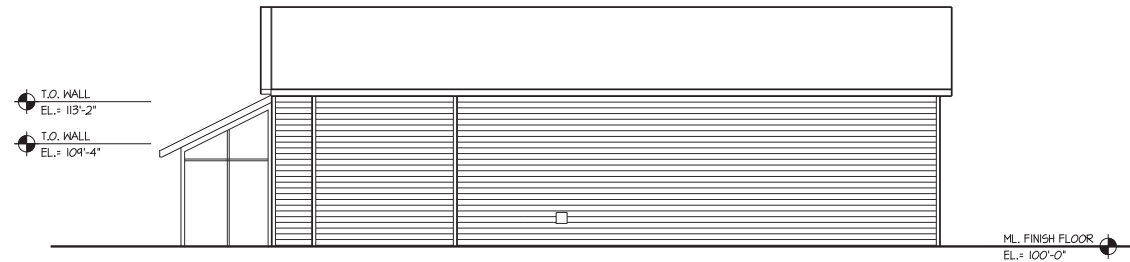
EXISTING SOUTH ELEVATION
1/8"=1'-0"



2
A3.1

EXISTING WEST ELEVATION

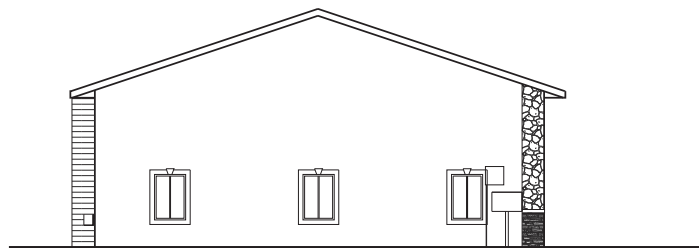
1/8"=1'-0"



3
A3.1

EXISTING NORTH ELEVATION

1/8"=1'-0"



4
A3.1

EXISTING EAST ELEVATION

1/8"=1'-0"

PROJECT

CRUSHER
CROSSFIT

SITE PLAN / DESIGN REVIEW
NEW ADDITION

WACONIA, MINNESOTA

ISSUED SET		JULY 6, 2023
REVISIONS		
DATE	NO.	

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

#	REG. NO.	DATE

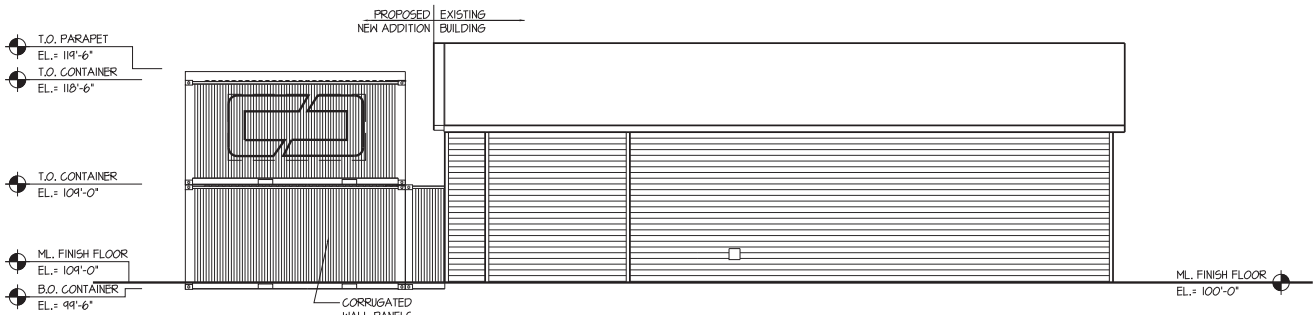
EXTERIOR ELEVATIONS

DRAWN BY: KMJ CHECKED BY: KMJ

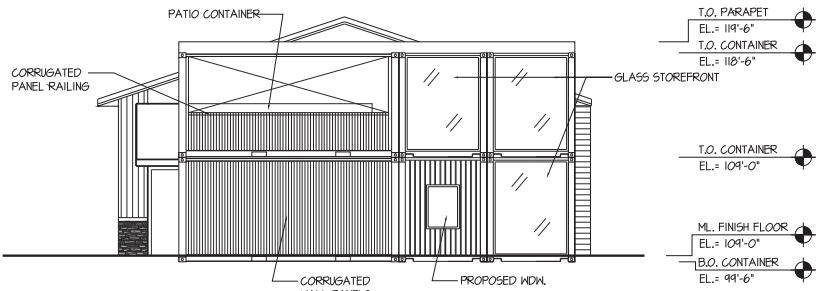
A3.2

EE-221101

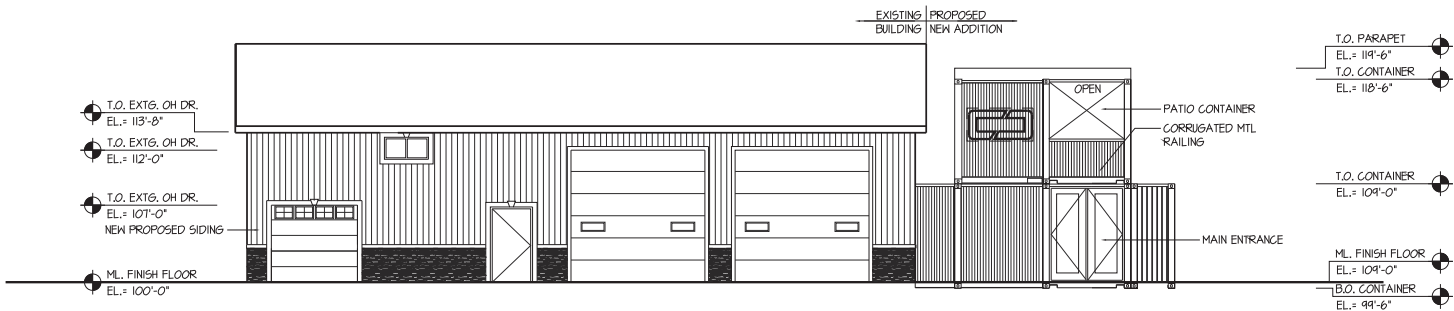
COPYRIGHT © BY HTG ARCHITECTS



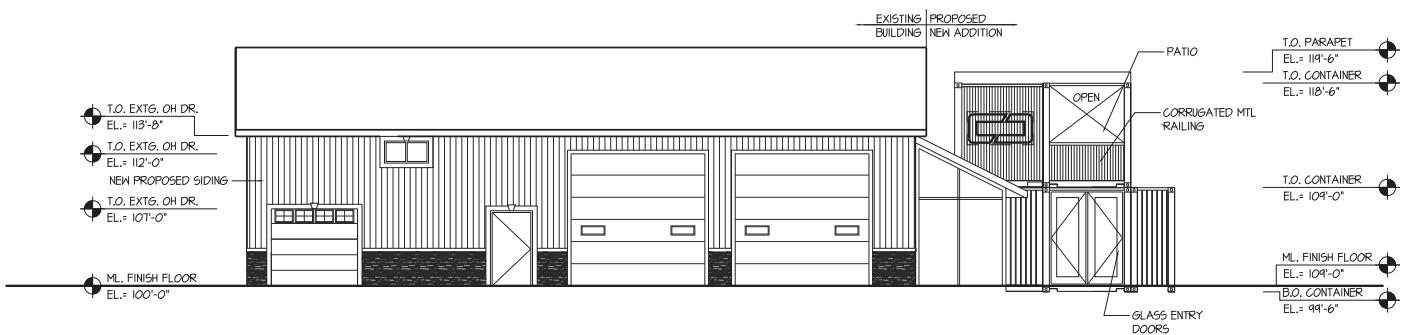
1 SOUTH EXTERIOR ELEVATIONS
A3.2 1/4"=1'-0"



2 WEST EXTERIOR ELEVATIONS
A3.2 1/4"=1'-0"



3 NORTH EXTERIOR ELEVATIONS
A3.2 1/4"=1'-0"



4 NORTH EXTERIOR ELEVATIONS
A3.2 1/4"=1'-0"



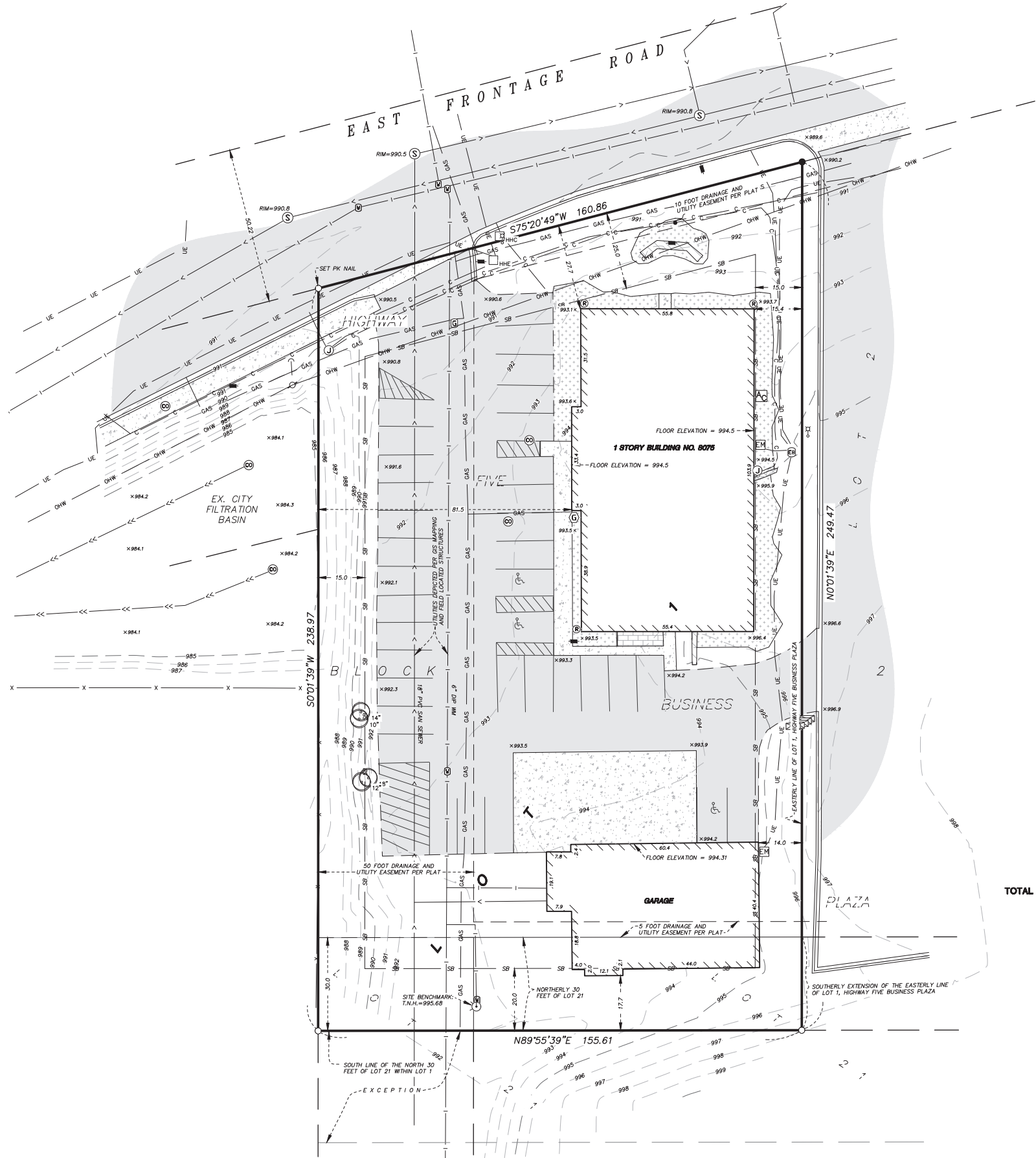
1. ALL EXTERIOR SIGNAGE TO BE SUBMITTED FOR SEPARATE PERMIT - NIG. SIGNAGE TO COMPLY WITH CITY CODE REGULATIONS. SIGNAGE ILLUSTRATED FOR PRELIMINARY USE ONLY.
2. EXTERIOR BUILDING MATERIALS TO REMAIN AS IS UNLESS OTHERWISE NOTED. ANY MODIFICATION OF EXISTING BUILDING MATERIALS TO COMPLY WITH ARCHITECTURAL MATERIALS REGULATIONS / CITY CODE.



TOTAL BUILDING AREA FACE: 390 SQFT.



COPYRIGHT © BY HTG ARCHITECTS



EXISTING CONDITIONS SURVEY

LEGAL DESCRIPTION:

Lot 1, Block 2, HIGHWAY FIVE BUSINESS PLAZA, Except that part lying southerly of the south line of the north 30 feet of Lot 21, VOLDENANT'S SECOND ADDITION, Carver County, Minnesota,
And
That part of the northerly 30 feet of Lot 21, VOLDENANT'S SECOND ADDITION, which lies between the westerly line thereof and the southerly extension of the easterly line of Lot 1, HIGHWAY FIVE BUSINESS PLAZA, Except the part lying within Lot 1 of said HIGHWAY FIVE BUSINESS PLAZA, Carver County, Minnesota,

CERTIFICATION:

I hereby certify that this survey 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.

Dated: June 21, 2023

Anderson Engineering of Minnesota, LLC

by: Daniel Greenwald
Daniel Greenwald
Minnesota License No. 52134

SURVEY NOTES:

The horizontal datum and bearings are based on the Carver County Coordinate System NAD83(2011).
The vertical datum is NAVD 88. The site benchmark is the top-nut-hydrant located approximately 30 feet southwest of the garage on the south side of the subject property (depicted hereon). Elevation = 995.68 feet.
The area of the property described hereon is 40,336 square feet or 0.9260 acres (both Lots added together).
The location and extent of underground utilities, if shown, are based upon existing drawings provided by the utility companies, above ground evidence and Gopher State One Call markings per ticket number 231502044. Exclusive of excavation, there is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with State Statute, the location of utilities shall be confirmed prior to any demolition or construction.

The tree information shown hereon was collected during the field survey by non-forestry trained Anderson Engineering of Minnesota survey personnel. Tree sizes are estimates and locations are accurate to plus or minus three feet.

No title work was provided for the preparation of this survey to verify the legal description or the existence of any easements or encumbrances.

The field work was completed on June 6, 2023.

According to the City of Waconia, the subject property is zoned B-1 Highway Business District and has the building setback requirements listed below. It is recommended that the property owner obtain a zoning letter from the City to verify all conditions that affect the property through the city zoning ordinance. This survey does not purport to describe all conditions contained in said ordinance.

BUILDING SETBACKS	
Front=	25 feet
Rear =	20 feet
Side =	15 feet

According to the City of Waconia, there is a maximum hardcover surface area of 80%.

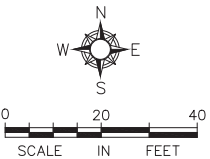
IMPERVIOUS SURFACES

EXISTING ASPHALT	= 12,903 SQUARE FEET
EXISTING CONCRETE	= 2,659 SQUARE FEET
EXISTING BUILDING	= 5,877 SQUARE FEET
EXISTING GARAGE	= 2,611 SQUARE FEET
EXISTING WALLS	= 79 SQUARE FEET
EXISTING PAVERS	= 69 SQUARE FEET
TOTAL	= 24,198 SQUARE FEET

TOTAL IMPERVIOUS SURFACES = 24,198 SQUARE FEET OR 0.60%

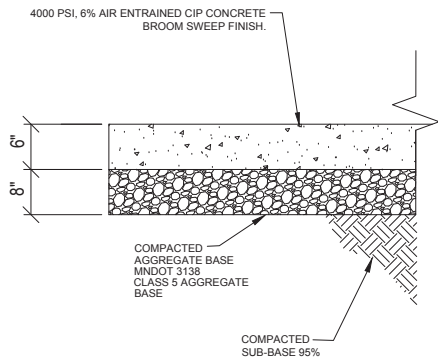
LEGEND

	AIR CONDITIONER		BUILDING SETBACK LINE
	CLEAN OUT		COMMUNICATION
	COMMUNICATION PEDESTAL		FENCE
	ELECTRIC BOX		GAS MAIN
	ELECTRIC METER		OVERHEAD WIRES
	GAS METER		SANITARY SEWER
	GAS VALVE		STORM SEWER
	HANDICAP PARKING		UNDERGROUND ELECTRIC
	HANDHOLE COMMUNICATIONS		WATER MAIN
	HANDHOLE ELECTRIC		BITUMINOUS SURFACE
	HYDRANT		CONCRETE SURFACE
	LIGHT BOLLARD		LANDSCAPE ROCK
	LIGHT POLE		DEPRESSION CONTOUR
	MAILBOX		WALL
	POWER POLE		
	POWER POLE ANCHOR		
	ROOF DRAIN		
	SANITARY MANHOLE		
	SIGN		
	WATER VALVE		
	FOUND IRON MONUMENT		
	SET 1/2"x14" IRON PIPE MARKED L.S. NO. 52134		
	DECIDUOUS TREE		



GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH CITY OF WACONIA ENGINEERING STANDARDS AND THE 2020 EDITION OF MNDOT SPECIFICATIONS, UNLESS DIRECTED OTHERWISE.
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE MUNICIPAL, WATERSHED DISTRICT, COUNTY, MPCA, DEPT. OF HEALTH, AND MNDOT PERMITS. VERIFY RECEIPT OF ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR, IN COOPERATION WITH THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY, IS RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND DEPTH OF ALL UNDERGROUND UTILITIES.
- ALL CONSTRUCTION SHALL COMPLY WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND PER THE GEOTECHNICAL REPORT IF A REPORT IS AVAILABLE UNLESS DIRECTED OTHERWISE.
- EXISTING TOPOGRAPHIC AND UTILITIES INFORMATION PROVIDED BY OWNER ON A SURVEY PREPARED BY ANDERSON ENGINEERING. BE ADVISED THAT THE LOCATION AND TYPE OF EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE INFORMATION IS NOT WARRANTED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IN COOPERATION WITH THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY IS RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE AND DEPTH OF ALL UNDERGROUND UTILITIES.
- CONTRACTOR SHALL HIRE PRIVATE UTILITY LOCATOR AS NECESSARY TO VERIFY UNDERGROUND UTILITIES. UTILITIES SHOWN ON PLANS MAY VARY FROM EXISTING CONDITIONS, AND CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO UTILITY LINES SHOWN, NOT SHOWN, OR SHOWN INCORRECTLY.
- UTILITIES MUST BE LOCATED PRIOR TO EXCAVATION OR GRADING ON ANY SITE. CALL GOPHER SATE ONE CALL AT 1-800-252-1166 AS SOON AS POSSIBLE TO SCHEDULE UTILITY LOCATIONS FOR THIS SITE.
- PROPOSED SPOT ELEVATIONS ARE TO TOP OF FINISHED SURFACE UNLESS OTHERWISE NOTED IN LEGEND.
- ALL CONSTRUCTION OF HANDICAP STALLS, ROUTES, & CURB RAMP TO COMPLY WITH THE 2020 MN ACCESSIBILITY CODE.
- CONTRACTION JOINTS SHALL BE CONSTRUCTION ALONG ALL GRADE BREAKS. ALL GRADE BREAKS SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL.
- ALL SLOPES ARE ABSOLUTE, RATHER THAN RELATIVE TO SIDEWALK/ROADWAY GRADES.



NOTES:

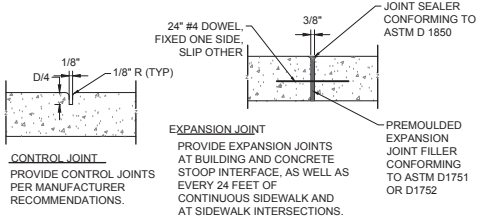
- CONCRETE MIX SHALL CONFORM TO MNDOT SPEC. 2461
MIX NO. 3Y22A FOR SLIPFORM PLACEMENT
MIX NO. 3Y32A FOR MANUAL PLACEMENT
- CONCRETE PLACEMENT SHALL CONFORM TO MNDOT SPEC 3201

1 CONCRETE PAVEMENT SECTION

SCALE: N.T.S.

2 HANDICAP SIGN DETAIL

SCALE: N.T.S.



NOTES:

- INSTALL EXPANSION JOINTS AT ALL FIXED OBJECTS (BUILDING, UTILITY STRUCTURES, ETC.).
- CONTRACTION / CONTROL JOINTS IN SIDEWALK AREAS ARE TO BE TOOLED (NO SAWCUTS ALLOWED). PAVEMENT JOINTS MAY BE SAW CUT. CURB TO HAVE JOINTS AS SHOWN OR EVERY 10' MATCHING WALK SCORING OR ADJACENT PAVEMENT SCORING.
- CONTRACTION JOINTS WILL BE PERMITTED AT CONTRACTION JOINT LOCATIONS AS APPROVED BY ENGINEER.
- SIDEWALK JOINT SPACE = 5'
- ALL JOINTS SHALL BE PARALLEL WITH AND/OR PERPENDICULAR TO BUILDING AND CURB LINES UNLESS APPROVED BY ENGINEER.
- ON CURB & GUTTER INSTALL EXP. JOINTS AT ALL PTS & PCs OR CURVES & AT 50' INTERVALS ON STRAIGHT SECTIONS.

3 JOINTING DETAIL

SCALE: N.T.S.

KEY NOTES

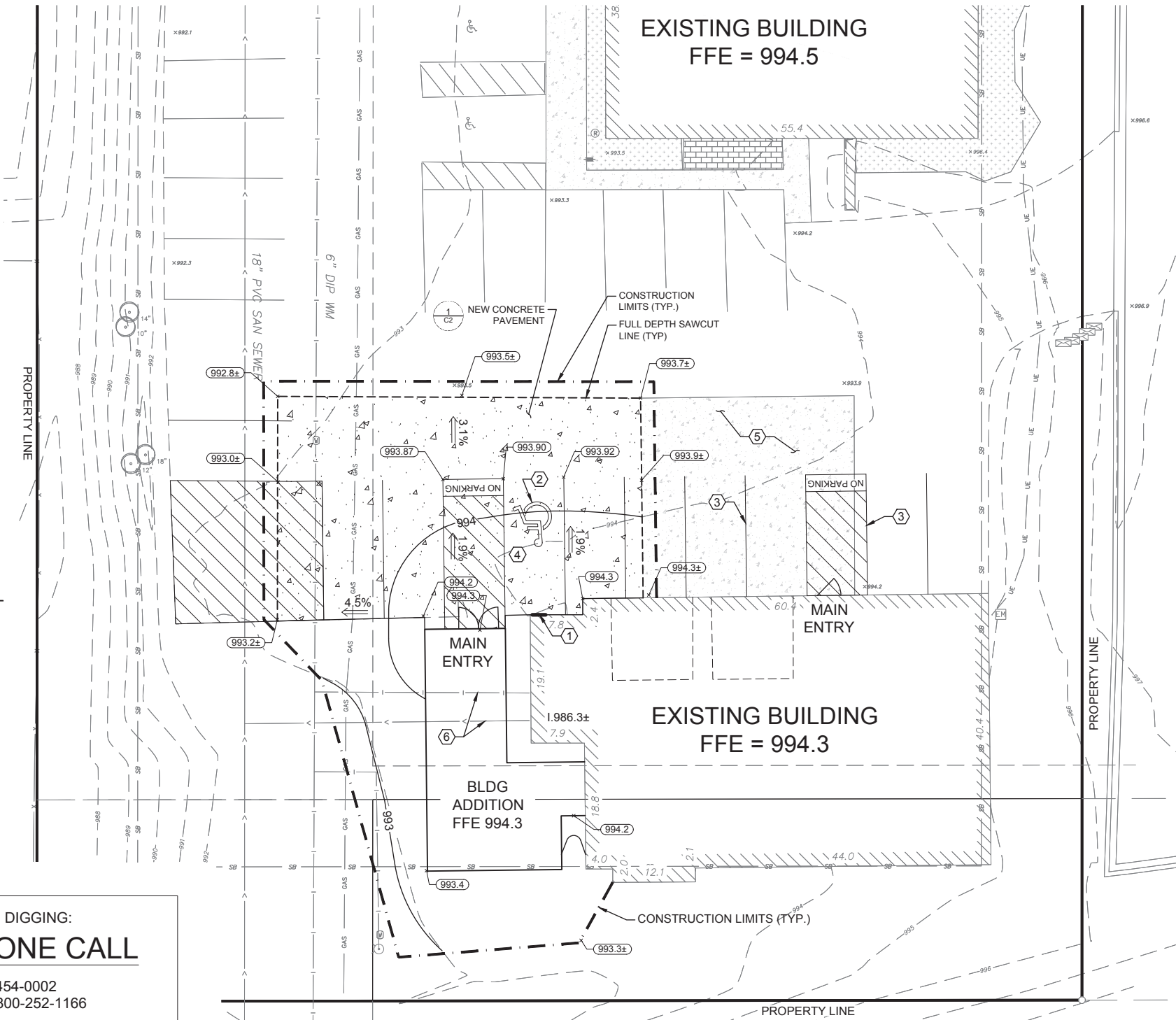
- WALL MOUNTED HANDICAP STALL SIGN TO COMPLY WITH 2020 MINNESOTA ACCESSIBILITY CODE 502.7. (SEE DETAIL 3/C2)
- WHITE REFLECTIVE PAINT RECTANGLE CENTERED AROUND ACCESSIBILITY PARKING SYMBOL. LINE TO BE 3" WIDE. OVER A WIDTH OF 36" AND HEIGHT OF 41" PER 2009 MUTCD CODE FIGURE 3B.20.
- RE-STRIPED PARKING STALLS. SEE ARCHITECTURAL SITE PLAN FOR MORE INFORMATION.
- SLOPES WITHIN HANDICAP STALLS AND LOADING AREAS NOT TO EXCEED 2.0% IN ANY DIRECTION.
- EXISTING CONCRETE PAVEMENT TO REMAIN.
- EXISTING UTILITY SERVICES LOCATIONS AND DEPTHS NOT VERIFIED. CONTRACTOR TO LOCATE WATER AND SANITARY SERVICE PRIOR TO CONSTRUCTION. PROTECT UTILITIES IN-PLACE.

LEGEND

	PROPERTY LIMITS
	CONSTRUCTION LIMITS
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	FULL DEPTH SAWCUT LINE
	PROPOSED DRAINAGE ARROW
	PROPOSED CONCRETE PAVEMENT



0 10' 20'



CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL

TWIN CITY AREA (651)454-0002
MINNESOTA TOLL FREE 1-800-252-1166



ANDERSON

13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

CRUSHER CROSSFIT
ADDITION

8075 SCANDIA ROAD
WACONIA, MN 55387

CRUSHER CROSSFIT

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: BRIAN J. FIELD, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 07/06/2023 LICENSE NO. 57224

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

SITE PLAN APPROVAL

JULY 6, 2023

DESIGNED: BF	DRAWN: KA	CHECKED BY: BF
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DRAWING TITLE

GRADING, DRAINAGE
& PAVING PLAN

DRAWING NO.

C2

PLOTTED:
6/28/2023

COMM. NO.
16887

STORM WATER POLLUTION PREVENTION PLAN NOTES:

- GRADING CONTRACTORS SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- ALL EROSION CONTROL MEASURES CALLED FOR ON THESE PLANS AND SPECIFICATIONS, WHICH MAY INCLUDE SILT FENCE, SEDIMENTATION BASINS OR TEMPORARY SEDIMENT TRAPS, SHALL BE CONSTRUCTED AND SERVICEABLE IN THE FOLLOWING ORDER:
 - ROCK CONSTRUCTION ENTRANCES A MINIMUM OF 50 FEET
 - SILT FENCE
 - TEMPORARY CULVERTS
 - TEMPORARY SEDIMENTATION BASINS AND OUTFALL FACILITIES
 - SORMWATER POND CONSTRUCTION
 - COMMON EXCAVATION AND EMBANKMENT (GRADING)
 - SEED AND MULCH OR SOD
 - BIO-ROLL BARRIERS IN FINISHED GRADED AREAS
 - INLET AND OUTLET FACILITIES SUBSEQUENT TO STORM SEWER WORK
- GRADING CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY AND NPDES PHASE II PERMITTING REQUIREMENTS AS WELL AS EROSION CONTROL MEASURES AS MAY BE SHOWN ON THESE PLANS OR SPECIFICATIONS. GRADING CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED TO PROTECT ADJACENT PROPERTY.
- ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING GRADING OPERATIONS. ANY TEMPORARY FACILITIES WHICH ARE TO BE REMOVED ARE CALLED FOR ON THESE PLANS AND SPECIFICATIONS SHALL BE REMOVED BY THE GRADING CONTRACTOR WHEN DIRECTED BY THE ENGINEER. THE GRADING CONTRACTOR SHALL RESTORE THE SUBSEQUENTLY DISTURBED AREA IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
- THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS WILL BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
- ALL DISTURBED AREAS, EXCEPT AREAS TO BE PAVED AND/OR SPECIFICALLY DESIGNED BY A LANDSCAPE PLAN, SHALL BE COVERED WITH A MINIMUM 6" OF TOP SOIL, OR AS INDICATED IN SPECIFICATIONS OR LANDSCAPING PLAN. ALL DISTURBED AREAS SHALL BE SEED & MULCHED AT THE PRESCRIBED RATES WITHIN 72 HOURS OF FINAL GRADING UNLESS OTHERWISE NOTED.

SEED MIX:	MNDOT NO. 25-141	59# / ACRE
MULCH:	2 TONS / ACRE (DISK ANCHORED)	
FERTILIZER:	TYPE 3 22-5-10	350# / ACRE

ALL EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 LINEAL FEET OF ANY SURFACE WATER, MUST HAVE TEMPORARY EROSION PROTECTION OR PERMANENT COVER FOR THE EXPOSED SOIL AREAS YEAR ROUND, ACCORDING TO THE FOLLOWING TABLE OF SLOPES AND TIME FRAMES:

TYPE OF SLOPE	TIME (Maximum time an area can remain open when the area is not actively being worked)
STEEPER THAN 3:1	7 DAYS
10:1 TO 3:1	4 DAYS
FLATTER THAN 10:1	21 DAYS
- THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS SHOWN ON THE PLAN WERE TAKEN FROM A PLAN FURNISHED BY OWNER.
- CONTRACTORS GRADING AND EROSION CONTROL OPERATIONS SHALL TAKE PLACE WITHIN THE CONSTRUCTION LIMITS.
- IT IS REQUIRED THAT SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES BE CLEANED DAILY FROM PAVED ROADWAY SURFACES THROUGHOUT THE DURATION OF CONSTRUCTION.
- PROVIDE TEMPORARY SEDIMENTATION BASINS AS DIRECTED BY THE ENGINEER.
- ALL REQUIREMENTS OF THE LOCAL WATERSHED DISTRICT SHALL BE SATISFIED PER THE APPROVED PERMIT.
- ALL EROSION & SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN AND IMPLEMENTED IN THE FIELD AS DIRECTED BY THE ENGINEER SHALL CONFORM TO THE MPCA'S "PROTECTING WATER QUALITY IN URBAN AREAS: BEST MANAGEMENT PRACTICES FOR MINNESOTA".

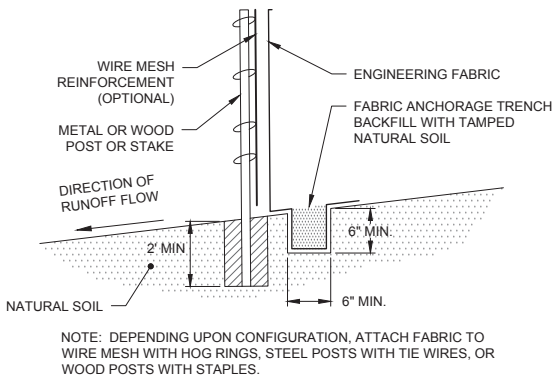
- DEWATERING AND / OR BASIN DRAINING DISCHARGE SHALL BE DIRECTED TO SEDIMENTATION BASINS WHEREVER POSSIBLE. ALL DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION & SCOUR THROUGH USE OF APPROVED ENERGY DISSIPATION DEVICES.
- ALL SOLID WASTE / CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH MPCA REQUIREMENTS. HAZARDOUS MATERIALS SHALL BE STORED / DISPOSED OF IN COMPLIANCE WITH MPCA REGULATIONS.
- CONTRACTOR SHALL USE RAPID STABILIZATION METHODS PER MNDOT 2575 AS NEEDED DURING THE COURSE OF THE WORK TO MAINTAIN CONFORMANCE WITH THE CITY AND NPDES I PERMIT REQUIREMENTS. THIS WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREA TO PREVENT OFF SITE SEDIMENTATION AND / OR TO COMPLY WITH PERMIT REQUIREMENTS. THE WORK MAY BE PERFORMED AT ANY TIME DURING THE CONTRACT AND DURING NORMAL WORKING HOURS. THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE MNDOT STANDARDS SPECIFICATIONS, THE DETAILS SHOWN IN THE PLANS, AND THE FOLLOWING:

METHOD	RAPID STABILIZATION
1	TYPE 1 MULCH WITH DISK ANCHORING
2	TYPE 3 MULCH WITH TYPE HYDRAULIC MULCH
3	TYPE HYDRAULIC MULCH WITH SEED MIXTURE 22-11
4	CATEGORY 3 EROSION CONTROL BLANKET WITH SEED MIXTURE
5	RIPRAP CLASS II WITH GEOTEXTILE TYPE III

THESE EFFORTS WILL BE INCIDENTAL TO THE EROSION CONTROL BID ITEM.
- CHANGE OF COVERAGE: FOR STORM WATER DISCHARGES FROM CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHANGES, (E.G., AN ORIGINAL DEVELOPER SELLS PORTIONS OF THE PROPERTY TO VARIOUS BUILDERS) THE NEW OWNER OR OPERATOR MUST SUBMIT A SUBDIVISION REGISTRATION WITHIN 7 DAYS OF ASSUMING TRANSFERS, SALE OR CLOSING ON THE PROPERTY.
- INDIVIDUAL SITE BUILDERS SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL NECESSARY EROSION CONTROL MEASURES AS MAY BE REQUIRED. REQUIRED ECOMS SHALL CONSIST OF BUT NOT BE LIMITED TOT HE FOLLOWING:
 - STAKED FIBER LOG ROLLS AT BACK OF ALL CURB EXCEPT AT CONSTRUCTION / DRIVEWAY ENTRANCE.
 - SILT FENCE ON ALL DOWN GRADIENT SLOPES FROM CONSTRUCTION AREA. SILT FENCE SHALL HAVE THE BOTTOM DUG IN WITH SOIL FIRMLY COMPACTED.
 - ROCK CONSTRUCTION ENTRANCE HAVING 1" TO 2" CLEAR ROCK OVER GEOTEXTILE FABRIC.
 - STREET CLEANING GAS MAY BE REQUIRED SHOULD VEHICLE TRACKING OCCUR.INDIVIDUAL SITE BUILDERS ARE REQUIRED TO MAINTAIN ECOMS UNTIL SUCH TIME AS INDIVIDUAL YARDS/VEGETATION ARE ESTABLISHED.
- CONTRACTOR SHALL PROVIDE A TEMPORARY SEDIMENTATION BASIN ON SITE FOR CONSTRUCTION WASH OUT USE. TEMPORARY BASIN SHALL BE LOCATED AS TO PROVIDE EASY ACCESS FOR CONSTRUCTION VEHICLES AND CONCRETE TRUCKS AS NECESSARY.
- INLET SEDIMENTATION CONTROL IS TO BE PROVIDED TO ALL STORM SEWER CATCH BASIN THROUGHOUT CONSTRUCTION. MEASURES APPLIED SHALL COMPLY WITH BEST MANAGEMENT PRACTICES FOR MINNESOTA AND APPLICATION OF NPDES PHASE II AS APPROPRIATE FOR PHASE OF CONSTRUCTION.
- CONTRACTOR SHALL PREVENT SOIL LOSS DURING CONSTRUCTION DUE TO WIND EROSION THROUGHOUT CONSTRUCTION. DUST SHALL BE SUPPRESSED THOUGH THE APPLICATIONS OF WATER, AS DEEMED NECESSARY BY THE CONTRACTOR, OR THROUGH EQUIVALENT BMP'S AS APPROVED BY THE ENGINEER.
- IF LEED ACCREDITATION IS APPLICABLE, CONTRACTOR SHALL DOCUMENT THE IMPLEMENTATION OF THE EROSION AND SEDIMENTATION CONTROL PLAN THROUGH DATE-STAMPED PHOTOS AND INSPECTION LOGS / REPORTS. REPORTS SHALL INCLUDE AT A MINIMUM DESCRIPTION OF ALL EMPLOYED BMP'S (INCLUDING BOTH MEASURES TO PREVENT SOIL LOSS DUE TO RUNOFF AND SOIL LOSS DUE TO WIND EROSION), BMP'S DEEMED UNNECESSARY DUE TO SITE CONDITIONS, CORRECTIVE ACTIONS TAKEN IN RESPONSE TO PROBLEMS, AND ANY ADDITIONAL INFORMATION RELEVANT TO THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PLAN AS IT WAS ESTABLISHED AT THE TIME OF CONSTRUCTION.

STORMWATER POLLUTION PREVENTION PLAN SCHEDULE OF INSTALLATION & MAINTENANCE

ITEM	INSTALLATION	INSPECTION & MAINTENANCE	REMOVAL
SILT FENCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT & MAINT. AFTER EACH RUN-OFF EVENT. REMOVE SEDIMENTS AS REQUIRED.	AFTER TRIBUTARY DRAINAGE AREA IS RESTORED.
ROCK CONST. ENTRANCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PRIOR TO PAVING.
OUTLET SKIMMER STRUCTURE	AFTER POND GRADING IS COMPLETED.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PERMANENT.
RIP-RAP & FILTER	UPON COMPLETION OF POND GRADING, CONC. SWALE CONST. AND OUTLET INSTALLATION.	INSPECT & MAINTAIN AT LEAST ANNUALLY AND AFTER HEAVY RAINFALL EVENT.	PERMANENT.
DETENTION POND	DURING EARTHWORK OPERATIONS.	AFTER HEAVY RAINFALL EVENTS. REMOVE SEDIMENTS AS NEEDED.	PERMANENT.
SEED & MULCH	AFTER POND GRADING IS COMPLETED.	INSPECT & MAINTAIN AFTER HEAVY RAINS. REPLACE WASH-OUT AREAS IMMEDIATELY	NO REMOVAL NECESSARY.
INLET PROTECTION	UPON INLET CONSTRUCTING	WHEN 1/3 CAPACITY OF BMP IS REACHED	AFTER TRIBUTARY AREAS ARE FULLY RESTORED



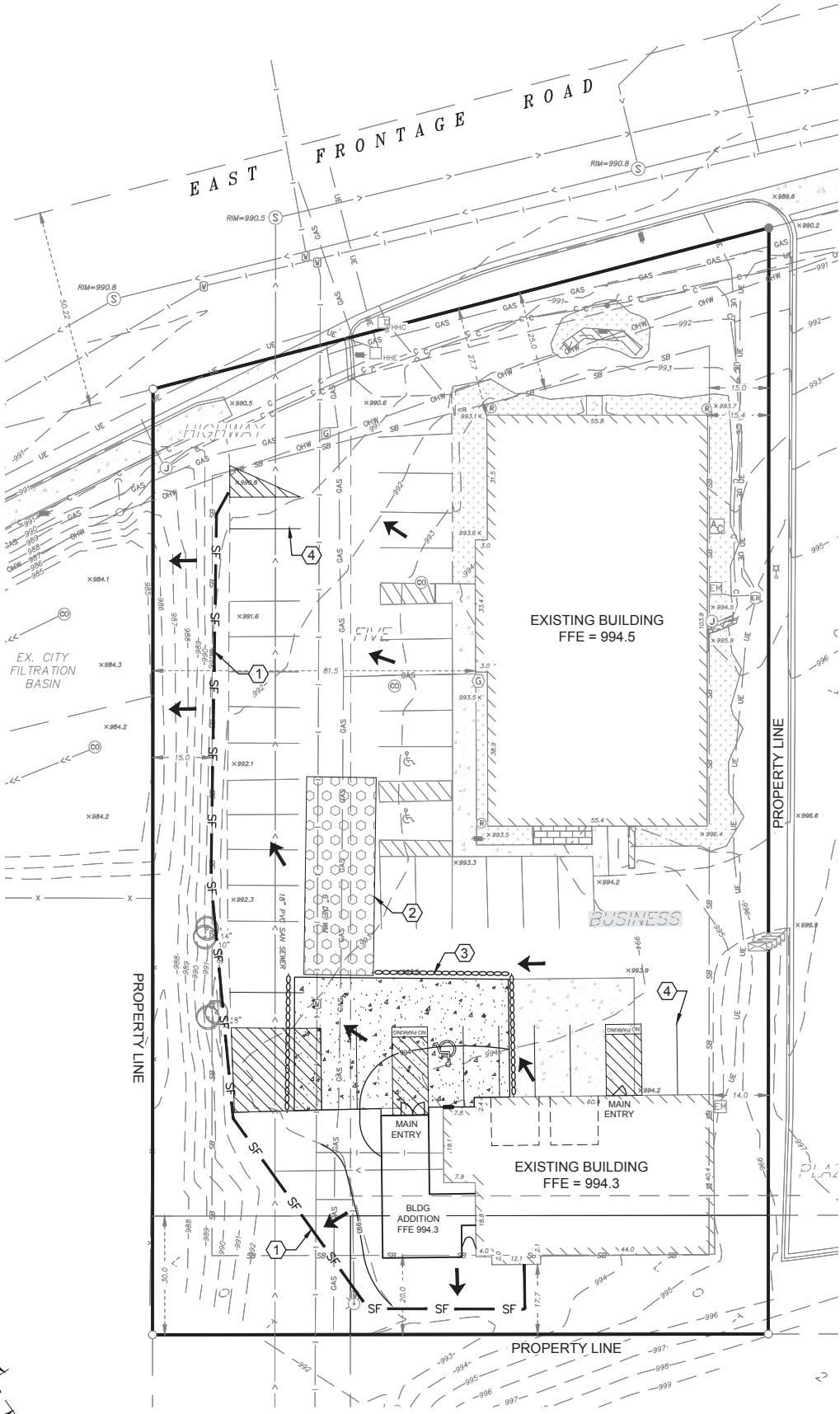
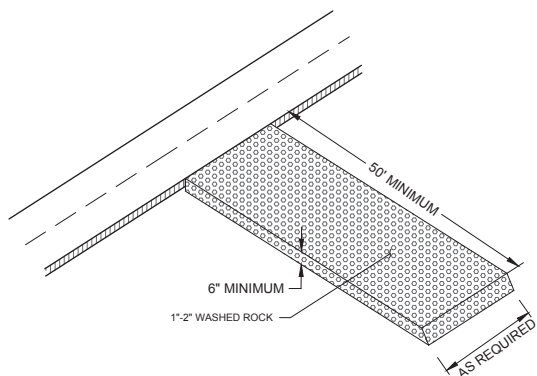
TYPICAL INSTALLATION

1 SILT FENCE DETAIL

SCALE: N.T.S.

2 ROCK CONSTRUCTION ENTRANCE

SCALE: N.T.S.



0 20' 40'

LEGEND

- | | |
|--|----------------------------|
| | PROPERTY LIMITS |
| | CONSTRUCTION LIMITS |
| | EXISTING MINOR CONTOUR |
| | EXISTING MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | EXISTING SPOT ELEVATION |
| | SEDIMENT CONTROL LOG |
| | SILT FENCE |
| | ROCK CONSTRUCTION ENTRANCE |
| | DRAINAGE ARROW |

CONTRACTOR NOTES

- CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL APPLICABLE EROSION & SEDIMENT CONTROL ITEMS.
- THE TOTAL DISTURBED AREA IS EQUAL TO 0.08 ACRES. AN MPCA PERMIT IS NOT REQUIRED.

KEY NOTES

- INSTALL AND MAINTAIN SILT FENCE PERIMETER SEDIMENT PROTECTION IN TURF AREAS.
- INSTALL TEMPORARY ROCK ENTRANCE AT ALL CONSTRUCTION INGRESS AND EGRESS LOCATIONS PRIOR TO EXCAVATION AND TO BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
- INSTALL SEDIMENT CONTROL LOG PER MNDOT SPECIFICATION.
- RE-STRIPE PARKING LOT AS SHOWN. SEE ARCHITECTURAL SITE PLAN FOR MORE INFORMATION.

RESTORATION & TOPSOIL MANAGEMENT NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE PLANTING AREAS(INCLUDING WATERING, SPRAYING, FERTILIZING, MOVING, ETC.) THROUGH THE END OF THE PERIOD ESTABLISHED BY THE OWNER AND LANDSCAPE ARCHITECT FOR THE PROJECT AND UNTIL THE WORK HAS BEEN ACCEPTED.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- SOD SHALL BE HIGHLAND SOD, 30" X 100' ROLLS PREFERRED WHERE APPLICABLE, TO BE LAID PARALLEL WITH THE CONTOURS AND HAVE STAGGERED JOINTS. ON SLOPED STEEPER THAN 3:1 OR DRAINAGE SWALES, THE SOD SHALL BE STAKED INTO THE GROUND. SCARIFY THE EXISTING GRADES WITH FIELD CULTIVATOR TO A MIN. DEPTH OF 12" PRIOR TO PLACING OF TOPSOIL AND FINISH GRADING FOR SOD. IMMEDIATELY PRIOR TO PLACING SOD, CONTRACTOR SHALL APPLY 10-6-4 FERTILIZER AT THE RATE OF 10 POUNDS PER 1000 SQ. FT.
- PLANTING MIXTURE AND TOPSOIL SHALL CONFORM TO MNDOT SELECT TOPSOIL: MN DOT 3877-2 OR 3877-B. TOPSOIL FOR LAWN AND TURF AREAS SHALL BE 6" IN DEPTH.
- 6" (MIN) OF TOPSOIL SHALL BE RESTORED TO ALL PREVIOUS AREAS.
- PRIOR TO PLACEMENT OF TOPSOIL, THE CONTRACTOR SHALL DECOMPACT UNDERLYING SOIL TO A DEPTH OF 6".
- CONTRACTOR SHALL, PRIOR TO EARTHWORK OPERATIONS, PREPARE A TOPSOIL MANAGEMENT PLAN IDENTIFYING STOCKPILING LOCATIONS FOR TOPSOIL.



ANDERSON

13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

CRUSHER CROSSFIT
ADDITION

8075 SCANDIA ROAD
WACONIA, MN 55387

CRUSHER CROSSFIT

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: BRIAN J. FIELD, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 07/06/2023 LICENSE NO. 57224

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

SITE PLAN APPROVAL
JULY 6, 2023

DESIGNED:	DRAWN:	CHECKED BY:
BF	KA	BF

DRAWING TITLE

ERIOSION &
SEDIMENT CONTROL
PLAN

DRAWING NO.

C3

PLOTTED:	COMM. NO.
6/28/2023	16887



STARBUCKS
NORTHGLENN, COLORADO



UNIT CAFE
KYIV, UKRAINE



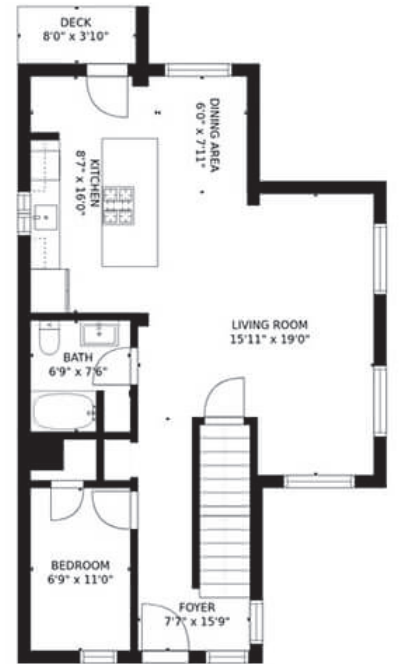
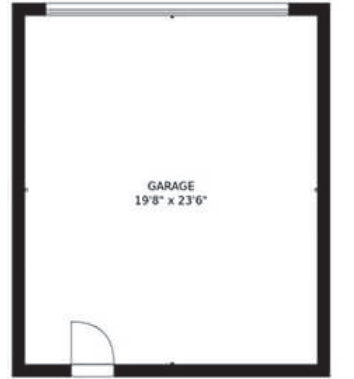
COFFEE SHOP
CIRQUE COFFEE ROASTERS, TULSA, OK



RESTAURANT & BEER HALL
DETROIT SHIPPING COMPANY



RESTAURANT & BEER HALL
DETROIT SHIPPING COMPANY



GROSS INTERNAL AREA
 FLOOR 1: 729 sq. ft, FLOOR 2: 729 sq. ft
 FLOOR 3: 573 sq. ft, EXCLUDED AREAS:
 DECK: 31 sq. ft, GARAGE: 463 sq. ft
 TOTAL: 2031 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

LOCAL RESIDENTIAL PROPERTY
 LOCATION: 2434 IRVING AVE, MINNEAPOLIS
 CONTRACTOR : PARAGON DESIGNS

INSPIRATIONAL PHOTOGRAPHS - SHIPPING CONTAINERS

CRUSHER CROSSFIT - ADDITION
 WACONIA, MINNESOTA
 07/06/23



EXISTING SITE CONDITIONS

CRUSHER CROSSFIT - ADDITION
WACONIA, MINNESOTA
07/06/23



EXISTING SITE CONDITIONS

CRUSHER CROSSFIT - ADDITION
WACONIA, MINNESOTA
07/06/23



EGG-CETERA CAFE
241 E FRONTAGE RD



ALPHABET JUNCTION CHILD CARE
240 E FRONTAGE RD



ALPHABET JUNCTION CHILD CARE
240 E FRONTAGE RD



WACONIA INN & SUITES
301 E FRONTAGE RD



FRATTALLONE'S HARDWARE & GARDEN
121 E MN-5



EKLOF DOCK
747 S PINE ST



WACONIA INN & SUITES
301 E FRONTAGE RD



WACONIA VETERINARY CLINIC
113 MN-5



NEW BIRTH MIDWIFERY
300 E FRONTAGE RD

EXISTING SURROUNDING BUILDING CONTEXT

CRUSHER CROSSFIT - ADDITION
WACONIA, MINNESOTA
07/06/23



**CORRUGATED METAL PANELS
/ CORTEN STEEL**



ALUMINUM WINDOWS



**STEEL PROPOSE RAILING W/ WOOD
POST CAP**



ALUMINUM ENTRY DOORS



STANDING SEAM METAL ROOF

PROPOSED MATERIAL BOARD

CRUSHER CROSSFIT - ADDITION
WACONIA, MINNESOTA
07/06/23



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:		August 3, 2023					
Item Name:		PUBLIC HEARING - Variance (After-the-Fact) - 150 Stacy Circle					
Originating Department:		Community Development					
Presented by:		Lane Braaten					
Previous Commission Action (if any):							
Item Type (X only one):	Consent		Regular Session	X	Discussion Session		
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED <i>(Include motion in proper format.)</i>							
Open the Public Hearing Motion to Close the Public Hearing Motion recommending either approval or denial of the after-the-fact variance to exceed the hardcover maximum in the Shoreland Overlay District for the property located at 150 Stacy Circle.							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
<u>BACKGROUND</u> Applicant: Gretchen and Will Campbell Owner: Gretchen and Will Campbell Address: 150 Stacy Circle PID# 752990040 Zoning: R-2, Single-Family Residential District Special District: Shoreland Overlay District							
<u>REQUEST:</u> The City has received a Variance application from Gretchen and Will Campbell (the “applicants”) requesting approval of an after-the-fact variance to exceed the 25% hardcover maximum allowed in Shoreland Overlay District.							
<u>APPLICABLE ORDINANCE PROVISIONS:</u> 1. Section 900.06, Subd. 7. Shoreland Overlay District 2. Section 900.12 - Administration, Enforcement and Procedures, Subd. 4 - Variances							
<u>VARIANCE REVIEW CRITERIA:</u> 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).							
<u>PLANNING AND VARIANCE CONSIDERATIONS:</u> 1. The subject property is zoned R-2, Single-Family Residential and located within the Shoreland Overlay							

District which allows for a maximum impervious surface of 25%.

2. City staff initially received a complaint regarding the installation of additional driveway and parking area in close proximity to a property line. Based on the complaint, staff called the property owner twice requesting that no work be done until they had a conversation with staff. The two calls that staff made were not returned until after the concrete was poured and in place. The project consisted of widening of the driveway and adding improved parking area next to the garage.
3. The applicants have submitted a stormwater plan and the City Engineer has reviewed said plan. The City Engineer comments have been attached for review and consideration.

PUBLIC NOTICE/COMMENT

The notice was published in the WACONIA PATRIOT on July 20th, 2023 and posted at Waconia City Hall.

Individual notices were mailed to all property owners within 350 feet of the subject parcel. As of the date of this memo the staff have not received any public hearing comments.

CONCLUSION / RECOMMENDATION

The Planning Commission should hold the public hearing, review the pertinent information, and make a recommendation to the City Council regarding the proposed after-the-fact variance for 150 Stacy Circle. Upon a formal recommendation from the Planning Commission this application will be forwarded to the City Council for review at their upcoming meeting on August 21st, 2023.

Attachments:

1. [Location Map_150 Stacy Circle.pdf](#)
2. [Campbell Written Comments.pdf](#)
3. [Certificate of Survey_Campbell.pdf](#)
4. [Stormwater Plan_Campbell.pdf](#)
5. [City Engineer_Stormwater Plan Comments.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
_____ Non Budgeted
_____ Amendment Required

LOCATION MAP—150 STACY CIRCLE



Dear City of Waconia,

The purpose of this letter is to inform you of a request for variance at our property at 150 Stacy Circle. Last fall we had new concrete added next to our driveway to provide extra parking for our young adult drivers. We felt it important to keep our vehicles off the road as much as possible. We were unaware of the Shoreland Overlay District limiting hardcover to 25%. Our contractor was also unaware of the standard. Since this issue has been brought to our attention we are applying for a variance. We are prepared to make several changes to reduce our current hardcover and in addition we will add features to mitigate water as well as improve the aesthetic of the property. In doing so we believe we will be in harmony with the surrounding properties.

The proposed changes are listed below (they are also detailed on the enclosed survey map):

1. Remove 9.92 ft x 16ft of new concrete at the southwest corner of the house. This is an area of 159 square ft. of hard surface.
2. In the backyard we have a playset set in pea rock (on the survey map it is labeled as gravel). We will remove the gravel and playset. This is 388 square ft of hardcover.
3. The driveway is currently 26 ft. across where it meets the street. We will remove 2 ft. in length at the end of the driveway to reduce the total length to 24 ft.
4. We will install drain tile to the outlet of three down spouts on the west side of the house. This will direct water to the rain garden.
5. We will install a rain garden in the current gravel/playset area.
6. We will install underground drain tile to drain into the new rain garden from the 3 downspouts.
7. We will install a 4in x 4in x 32 ft. driveway drain, 21 feet from the existing garage. This will run the length of the driveway. This will drain into a buried 24 in x 28 in catch basket/leaching system on the northeast lawn.

Rain Garden Details:

The rain garden will be 366 square ft. and will be 6 to 8 inches deep in the middle. The roof area that drains to the rain garden will be about 920 square feet. Rain gardens typically can drain a hard surface area 3 times the size of the garden. We did perform a percolation test on the soil where the rain garden will be. The 10 inch hole drained within 45 min. This confirms that this location will be a good place for a rain garden.

Driveway Drain Details:

The driveway drive will go across the length of the driveway 21 feet from the garage. It will drain into a 24 inch x 28 inch catch basket on the northeast lawn. The catch basket is approximately 50 gallons and has 30 1.5" leaching ports and 3 4.5" inlet/outlet ports per panel. The hole for the catch basket will have small racks at the bottom to disperse

water slowly in the soil. The flow rate of a 4" channel is 64 to 80 gallons per minute. Additional leaching system containers can be added if needed.

Details about the property and surrounding area:

1. Our lot is on a corner and the edge of a circle. A big percent of our green space is taken up by the boulevard. Since we own a curved corner lot a larger percentage of the entire lot is owned by the city than a typical lot. 2,331 square feet of the entire lot is owned by the city, 2,081 square feet of that 2,331 is green space. The parcel area is 12,224 sq. ft. The total lot including that owned by the city is 14,555. 16% of the total lot is city owned. That green space is still present and should be a consideration.
2. Upon observation of surrounding homes, including aerial footage of the neighborhood, our variance appears to be in harmony with the homes around us. Many homes around us have 2 car garages, several have traditional patios, some have built in pools and many also have an extra parking area.
3. On the survey map the wooden steps to our sunroom are counted as 22 sq. ft. of hard cover. Per Lane Braaten the steps do not need to be counted as hard cover since there are slats that drain to the grass below.
4. With the changes expressed above here are the new totals:

House	1,953
Concrete Driveway	1,323
Pavers	406
Cantilever (east)	<u>8</u>
	3,690

Parcel area = 12,224

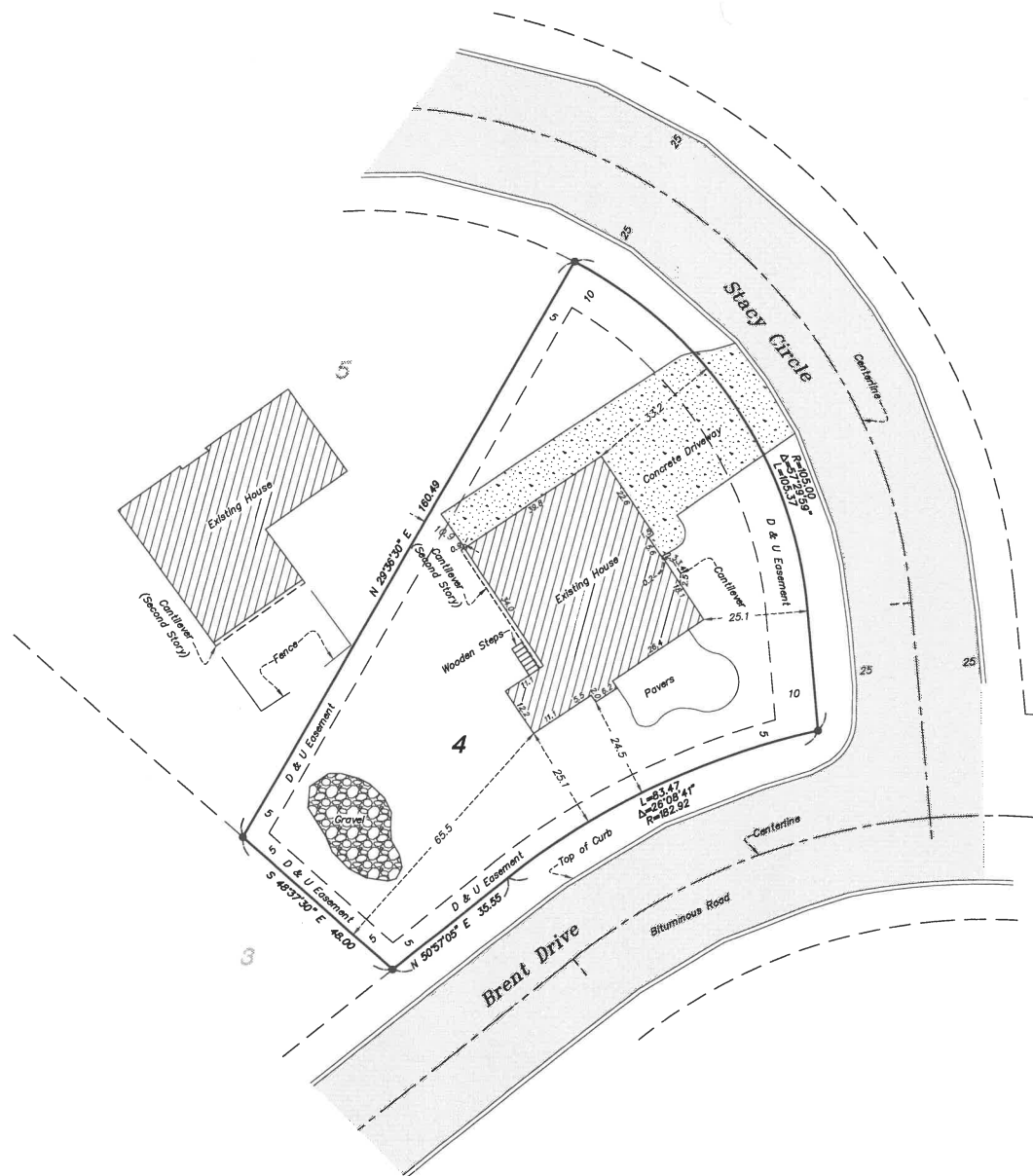
Total hardcover = 30.2%

Respectfully,
Gretchen and Will Campbell

Gretchen Campbell
612-597-0083

Certificate of Survey

Prepared for:
Gretchen Campbell



Legend

- Found Iron Monument

Site Address:
150 Stacy Circle
Waconia, MN 55387

Boundary Description (Doc. No. T116851)
Lot 4, Block 1, HARMS LAKE VIEW 4TH ADDITION,
according to the plat thereof on file and of record
in the Office of the Registrar of Titles, in and for
Carver County, Minnesota.

Existing Hardcover (sq. ft.)	
House	1,953
Concrete Driveway	1,482
Pavers	406
Gravel	388
Wooden Steps	22
Cantilever (east)	8
	4,259

Parcel Area = 12,224
Total Hardcover = 34.8%

Job Number:	9823
Survey Date:	6/19/23
Drawing Name:	Campbell.dwg
Drawn by:	SKH
Revisions:	

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

Kelly L. Brauer
Kelly L. Brauer

Date: June 20, 2023 Registration No. 48328

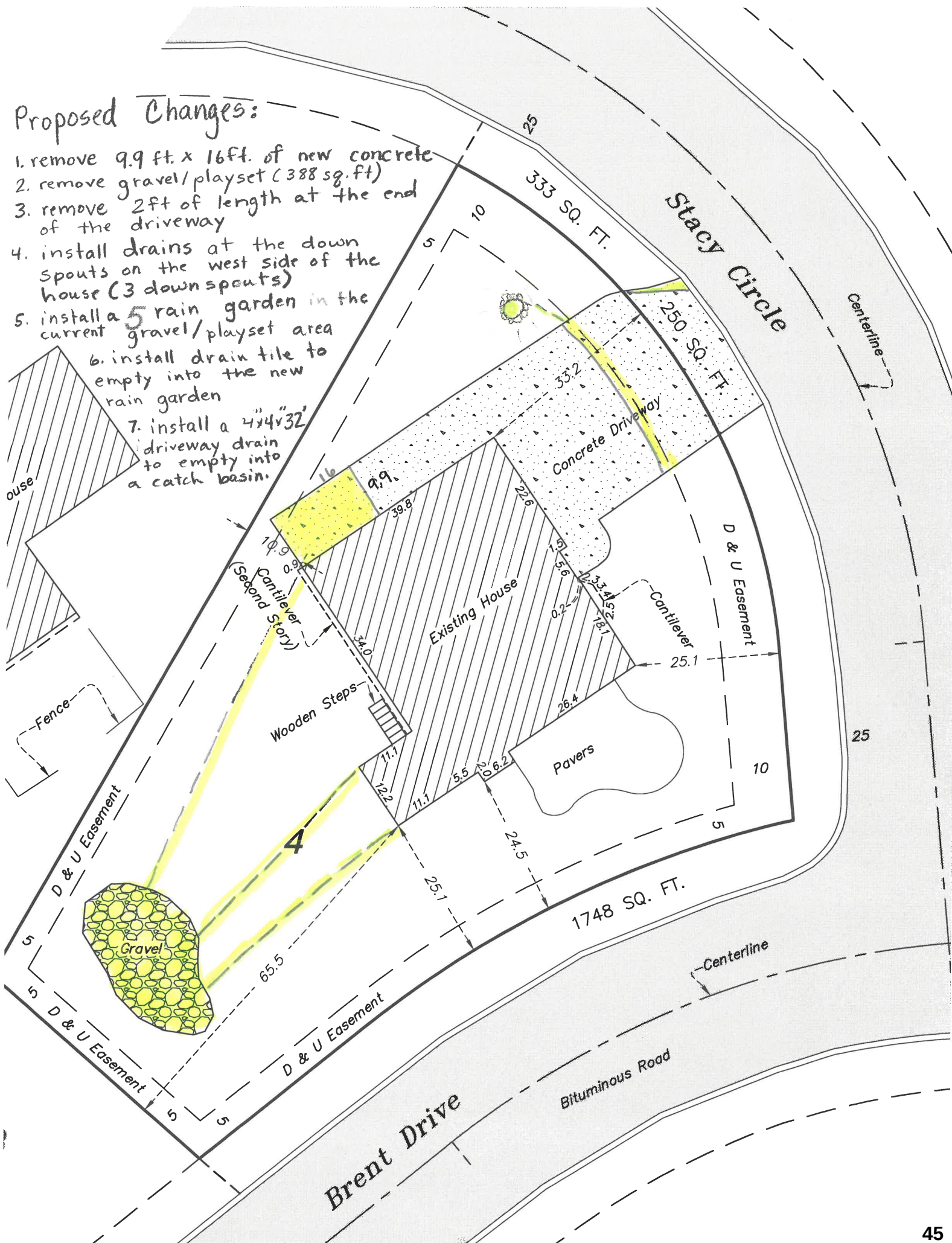
SCHOBORG
LAND SERVICES
INC.

763-972-3221
www.schoborgland.com
8927 Co. Rd. 13 SE
Detroit, MN 55228

Bearings based on assumed datum.

Proposed Changes:

1. remove 9.9 ft. x 16ft. of new concrete
2. remove gravel/playset (388 sq. ft)
3. remove 2ft of length at the end of the driveway
4. install drains at the down spouts on the west side of the house (3 down spouts)
5. install a 5 rain garden in the current gravel/playset area
6. install drain tile to empty into the new rain garden
7. install a 4"x4"x32" driveway drain to empty into a catch basin.



Lane Braaten

From: Jake Saulsbury <Jake.Saulsbury@bolton-menk.com>
Sent: Tuesday, July 18, 2023 2:55 PM
To: Lane Braaten; Ethan Nelson
Cc: Craig Eldred
Subject: 150 Stacy Circle Variance Review

Lane/Ethan,

Here are comments pertaining to this variance request. To follow are the proposed changes outlined in their stormwater plan and my response to each:

1. Remove 9.9' x 16' of new concrete. – This is a good approach. However, additional removals are needed to further reduce the impervious area and to offset the concerns with the other proposed items as outline below.
2. Remove gravel/playset. – I'm not sure if this is a benefit. Compacted gravel is considered as impervious. Pea rock is considered to be pervious, unless it has a waterproof membrane under it. Therefore, this improvement may not have an impact on the stormwater runoff.
3. Remove 2' of length at the end of the driveway. – This is good but is a very small area. I assume this is proposed to meet the driveway width requirement rather than the impervious/pervious surface requirement.
4. Install drains at the downspouts on the west side of the house. – Without any retention or infiltration, this approach also doesn't have an impact on the stormwater runoff.
5. Install a rain garden in the current gravel/playset area. – Rain gardens in this area / soil type do not adequately infiltrate into the ground. Therefore, this design will result in the garden overflowing onto the neighboring property to the southwest which is not acceptable. A rain garden design would require the CCWMO standard which includes replacement of the in-place soil with filter media and also include tile at the base of the garden (so "filtration" rather than "infiltration"). This rain garden tile would then require an outlet. The nearest location that would work vertically for an outlet is an existing catchbasin located near the lot line of 180 Brent Drive and 240 Bent Drive. This location is approximately 150' away from the proposed rain garden location and would require either trenchless installation or the removal and replacement of a portion of the concrete driveway at 180 Brent Drive.
6. Install draitile to empty into the new rain garden. – I assume this is related to #4 above and is to collect the roof drainage. If so, this would be beneficial provided the rain garden design is modified as indicated in #5 above.
7. Install a 4"x4"x32" driveway drain to empty into a catchbasin. – Due to the small size and in-place clay soils, this catchbasin will quickly fill up and pour into the yard. This runoff will then flow onto Stacy Circle and then flow to the south/southwest via the road/curb. This approach will retain/infiltrate little water and the resultant runoff will behave very similarly to the current condition, especially during larger or more intense storms.

Please let me know if you any questions on the information contained in this email or if you wish to discuss further.

Jake Saulsbury, P.E.

Senior Principal Engineer

Bolton & Menk, Inc.

2638 Shadow Lane

Suite 200

Chaska, MN 55318-1172

Phone: 952-448-8838 ext. 2397

Mobile: 612-756-4319

Bolton-Menk.com

Jake.Saulsbury@Bolton-Menk.com



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date: August 3, 2023

Item Name: Site Plan & Design Review - New Creations Child Day Care - 150 Sparrow Road

Originating Department: Community Development

Presented by: Ethan Nelson

Previous Commission Action (if any):

Item Type (X only one):	Consent		Regular Session	X	Discussion Session	
--------------------------------	---------	--	-----------------	---	--------------------	--

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

Motion recommending either approval or denial to the City Council regarding Site Plan & Design Review application for the proposed New Creations Child Day Care for the property located at 150 Sparrow Road

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

BACKGROUND

Applicant: Amcon Construction

Owner: Amcon Construction

Address: 150 Sparrow Road

PID# 753350020

Zoning: B-1, Highway Business District

Design District: Highway District

REQUEST

The applicant, Amcon Construction, on behalf of , has submitted an application for Site Plan and Design Review for the property located at 150 Sparrow Road. The applicant is proposing to construct a new freestanding 12,129 sq. ft. New Creations Child Day Care facility and site improvements in the B-1, Highway Business District.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05 – District Regulations, Subd. 2.F – B-1, Highway 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, Subd. 4 – Variances & Subd. 10 - Site Plan Review

SITE PLAN REVIEW

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

ZONING

The subject parcel is zoned B-1, Highway Business District. The proposed day care is a permitted use in the B-1 district.

LOT REQUIREMENTS

The subject property is located in the B-1, Highway Business District. Section 900.05, Subd. 2.F of the City Ordinance states *“The purpose of this district is to provide for an appropriate range of businesses that will be utilized by area residents as well as vehicular traffic generated from the surrounding area.”* The Lot Requirements for the Highway Business District are indicated in Table 1-1 below.

Table 1-1.

	B-1 – Lot Requirements	Proposed
Lot Area	17,500 sq. ft. min.	74,580 sq. ft.
Maximum Hardcover Surface	80% max.	38.4%
Maximum Principal Structure Height	35 ft. max.	34 ft.
Front Yard Setback	25 ft. min.	120.17 ft.
West Side Yard Setback	35 ft. min.	60 ft.
East Side Yard Setback	15 ft. min.	45.66 ft.
Rear Yard Setback	20 ft. min.	38.66 ft.

SCREENING OF EQUIPMENT

The applicant indicates a ground mounted unit on the proposed site plan. All proposed and future outdoor and/or rooftop mechanical equipment shall be screened from neighboring properties and public road right-of-way in compliance with the City Code.

OFF-STREET PARKING

The applicant is proposing to construct 41 parking spaces as part of their site improvements to service the 12,129 sq. ft. building. The City does not have a specific parking measurement to apply to child day care uses. Because the subject property utilizes Kwik Trip's drive aisles and may have some peak parking demand events, staff has compiled information relevant to other day care parking conditions. The Planning Commission should review the information in the breakdown below and discuss with the applicant in order to determine if the currently proposed 41 spaces will be sufficient to service the contemplated use. The City has historically used the school calculation

for parking, which would result in a 35 parking stall requirement.

There are currently four (4) day care centers that exist within City limits. Staff reviewed each center and gathered the information that is available from the times the centers were considered by the City and outlined relevant information in Table 2-1 below. Additionally, staff reached out to the City of Carver and obtained information on a recent day care center project that was built with similar conditions to the currently proposed New Creations Child Daycare.

	Ladybug	Lil' Explorers	Children of Tomorrow	Alphabet Junction	Next Steps (Carver)	New Creation (Proposed)
Building Size	10,540 sq. ft.	19,352 sq. ft. (over 2 floors)	10,000 sq. ft.	3,445 sq. ft.	16,299 sq. ft.	12,129 sq. ft.
Number of Classrooms	9	12	9	4	10	10
Number of Staff	24	24	12	81 staff/children maximum	N/A	25
Children	130	269	N/A	81 staff/children maximum	189	160
Parking Stalls	41	40	28	50	47	41
Parking Standard applied	# Classrooms + Staff	# Classrooms + Staff	# Classrooms + Staff	N/A	Min of 1 Stalls per 375 gross sq. ft. Max of 1.5 Stalls per 375 gross sq. ft.	

LANDSCAPING

Section 900.07B states that for the B-1, Highway Business District, the following plantings are required: One (1) tree for every one thousand (1,000) square feet of total building floor area or one (1) tree for every fifty (50) feet of site perimeter, whichever is greater.

The gross building floor area of the proposed addition is 12,129 sq. ft. and the total site perimeter is approximately 857.75 lineal feet. The applicant is proposing 25 trees and meets City standards.

SIGNS

The applicant is proposing a monument sign and wall signage. Although the proposed signage appears to generally meet code requirements, all signage shall require a separate sign permit application and review.

LIGHTING

Section 900.08, Subd. 1.C provides standards for exterior lighting. The applicants have submitted a lighting plan clarifying the overall lighting for the proposed new construction that appears to meet City code requirements.

VEHICULAR ACCESS

One full access entrance is proposed off of Sparrow Road and through the Kwik Trip site near their south west access to Sparrow Road. This access location and configuration is acceptable and was anticipated for in association with the development of the Kwik Trip parcel.

PEDESTRIAN ACCESS

The proposed site plan does not have a pedestrian connection as required by City Code. A 6-foot wide sidewalk with a 3-foot boulevard is required to be constructed along Sparrow Road from the Kwik Trip entrance to the west property line of the subject site. A sidewalk connection from the proposed building to the adjacent public sidewalks is required. Consideration should also be given to extending the construction of this sidewalk to Shadywood Lane.

TRASH

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

The plans show an exterior trash enclosure on the east side of the property. The applicant shall ensure all materials match with the principal structure consistent with code requirements upon building permit review.

GRADING, DRAINAGE & UTILITIES

The City Engineer and Public Services Director have conducted an initial review of the grading, drainage and utilities based upon the Site Plan dated July 21, 2023. Minor corrections are needed but generally meets City requirements. Any recommendation by the Planning Commission should include a condition requiring the applicant to work with the City Engineer and Public Services Director 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 2023 SAC and City trunk fees are included below for convenience. Please note that the current 2023 per unit cost, which includes SAC, water trunk fee, and sewer trunk fee, is \$10,885 plus any applicable hook-up and stormwater connection fees.

SAC Charge	\$2,485 per SAC unit determined by the Metropolitan Council
Sewer Trunk Fee	\$3,300 per SAC unit determined by the Metropolitan Council
Water Trunk Fee	\$5,100 per SAC unit determined by the Metropolitan Council
Stormwater Trunk Fee	\$11,050 per acre
Stormwater Access Fee	\$1,600 per acre

DESIGN REVIEW – HIGHWAY DISTRICT

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

Based on a review of the plan set provided by the applicant for the proposed New Creations Child Day Care, staff indicates the applicant meets the majority of the design review requirements. The remaining items are listed below:

All parking and loading areas (including drive-through facilities, pump island service areas and stacking spaces) fronting public streets or sidewalks, and all parking and loading areas abutting residential districts or uses, shall provide:

- 1) A landscaped yard at least 5 feet wide along the public street or sidewalk. If a parking area contains over 100 spaces, the minimum required yard shall be increased to 8 feet in width.*
- 2) Screening consisting of either a masonry wall, fence, berm or hedge or combination that forms a screen a minimum of 3 feet in height, a maximum of 4-1/2 feet in height, and not less than 50 percent opaque.*
- 3) One tree shall be provided for each 25 linear feet of parking lot frontage on a public street or accessway*

Staff Response: The applicant appears to generally meet the requirements listed above, however item #2 indicates parking lot screening shall consist of a wall, fence, berm, hedge or a combination that screens 3 ft. to 4.5 ft. and not less than 50% opaque. Condition #7 has been added for consideration to reflect this item. Staff recommends discussing this with the applicant to determine what would appropriately screen the parking lot from Sparrow Road and adjacent residential areas.

CONCLUSION / RECOMMENDATION

The Planning Commission should make a recommendation to the City Council regarding the request by Amcon Construction, for Site Plan & Design Review approval for construction of a new freestanding New Creations Child Day Care located at 150 Sparrow Road. This item will be forwarded to the City Council for review at their upcoming meeting scheduled for August 21st, 2023

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

1. The proposed improvements shall be completed as approved and as conditionally revised by the Planning Commission and the City Council.
2. All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
3. The applicant shall provide the City with an escrow or letter of credit to guarantee the proper installation and

growth of the approved landscape plan. The escrow/letter of credit shall be submitted by the developer prior to obtaining a building permit that is equal to the amount of the required landscaping to be installed. The escrow/letter of credit shall be held by the City and must cover one full calendar year subsequent to the installation of said landscaping and must be conditioned upon complete and satisfactory implementation of the approved landscape plan.

4. City Public Services staff shall be notified upon landscape planting to note the quantity of plants, and initiation of the warranty period.
5. All indirect costs with the building permit, review, and final plans associated with engineering and administrative costs shall be paid by the applicant/owner.
6. A 6-foot wide sidewalk with a 3-foot boulevard is required to be constructed along Sparrow Road from the Kwik Trip entrance to the west property line of the subject site. A sidewalk connection from the proposed building to the adjacent public sidewalks is required.
7. Site parking lot shall include screening consisting of either a masonry wall, fence, berm or hedge or combination that forms a screen a minimum of 3 feet in height, a maximum of 4-1/2 feet in height, and not less than 50 percent opaque.
8. The applicant shall make revisions based upon staff review comments dated July 21, 2023 to the satisfaction of the City Engineer, Community Development Director and Public Services Director prior to any work commencing on site.

Attachments:

1. [Location Map \(1 Page\)](#)
2. [Narrative & Application \(4 Pages\).pdf](#)
3. [Proposed Site Plan \(10 Pages\).pdf](#)
4. [Staff Review Comments \(3 Pages\)](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
_____ Non Budgeted
_____ Amendment Required



City of Waconia

201 Vine Street South, Waconia, MN 55387

Landscape_8x11

July 2023
53

06.28.2023

Lane Braaten
Community Development Director
201 S Vine St
Waconia, MN 55387

Re: Proposed New Creations Day Care
New Building Narrative
Waconia, Minnesota

Below is a brief narrative of the proposed building design, image, and material section for the proposed New Creations Day Care on Sparrow Road. The attached application and associated materials are for the Site Plan and Design Review Process. The information is based on the enclosed site plan, floor plan, and elevations.

BACKGROUND

For over a decade, New Creations has provided fun, faith-based, educational, high-quality, and affordable childcare to thousands of families, New Creations offers a safe, developmentally appropriate, and faith-based learning environment for infants through school aged children.

The proposed new building is currently designed at 12,129 s.f., it has a capacity for 28 infants, 48 toddlers, and 84 preschoolers, for a total of 160 children with 2 administrators and as many as 23 caregivers.

Building and Site Information

Zoning

The current zoning is B-1 and will not be changed.

Sustainable Initiatives

The building will be in full compliance with the Minnesota Energy Code requirements.

SIGNAGE

See Architectural sheets.

MATERIALS

Building Façade	-	Manufactured stone base, Hardi Bd siding and trim bds.
Roof	-	Shingles
Roof Structure	-	Wood trusses
Floor Structure	-	Slab on Grade
Windows	-	Vinyl double hung
Entry Doors	-	Aluminum

Please contact me if you have any questions or need any clarifications or additional information.

Sincerely

Bruce Hellier
Amcon Construction



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

APPLICANT INFORMATION

1. Owner's Name: Amcon Construction
2. Address of Property: 1300 Sparrow Rd
3. Legal Description: Outlot A Kiwk Trip 1173, Carver Country, Minnesota
4. PID#: 753350020
5. Applicant's Name: Amcon Construction
6. Mailing Address: 6121 Baker Rd. Minnetonka, MN 55343
7. Daytime Phone(s): 651 379 9090
8. Email Address: bhellier@amconconstruction.com

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

Site Plan and Design Review Application Fees

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

OFFICE USE ONLY

Date Received: _____

Fee: \$ _____
Receipt #: _____



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

SITE PLAN AND DESIGN REVIEW REQUIREMENTS

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

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

1. Name of Site Plan: A 100
2. Present Zoning Classification: B-1
3. Existing use of Property: Empty lot
4. Payment of application and escrow fees. Additional consulting review fees may apply, such as civil engineering and legal counsel.
5. **1 full size, 6 11 x 17, and 1 Electronic Copy** (include color where possible) survey copies, drawn to scale and dimensioned, with north arrow showing:
 - a. Complete legal description and address of site plan location.
 - b. Lot dimensions.
 - c. All proposed and existing buildings and structures showing setbacks to property lines.
 - d. Yards and space between buildings and property lines.
 - e. Buildings, walls and fences showing height, type of building materials and building elevations for each side of the building.
 - f. Off-street parking showing location, layout, dimensions, circulation, landscaped areas, total number of stalls, surfacing of parking area with cross-section of construction materials, elevation, curb and gutter.
 - g. Access to public streets and trails showing pedestrian and vehicular access points of ingress and egress.
 - h. Outdoor signs showing location, size and height.
 - i. Loading docks showing location, dimensions, number of docks and internal circulation.
 - j. Site lighting showing location, height of poles or fixtures, design and detail (illumination plan showing foot candle measurements).
 - k. Street dedications and improvements, existing and required by City right-of-way standards (inquire with City Engineer if applicable).
 - l. Landscaping with a schedule of the plantings showing quantities, botanical and common names and sizes. Also show size and location of any existing trees.
 - m. Any outdoor storage activities where allowed by zoning codes. Show type, location and height of screening devices.
 - n. Conceptual drainage and grading plan for the site showing proposed finished floor elevation of each building, street elevation and drainage flow elevations. Hydrologic and drainage calculations shall also be submitted.
 - o. Show plans for the waste disposal facilities. Indicate location, access and screening for such facilities.
 - p. Show any easements and location of utilities servicing development.
 - q. Statement of use, including type of business with number of employees by shift.

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

Signature of Applicant: _____

Date: 7.06.23

Printed Name: Bruce Hellier

SPARROW ROAD, WACOINA, MN 55387

**CIVIL ENGINEER:
LANDSCAPE
ARCHITECT:**

ELLOTT DESIGN BUILD INC.
7514 OLIVER AVE
MINNEAPOLIS, MN 55423
612.220.0152

CONTACT: LANCE ELLLOTT
lance@elloittdesignbuild.com

CIVIL	GRADING AND EROSION CONTROL PLAN
C1	SITE AND UTILITY PLAN
C2	STORMWATER MANAGEMENT PLAN
C3	LANDSCAPE PLAN
	SURVEY



A10C

SCALE: 1" = 20'



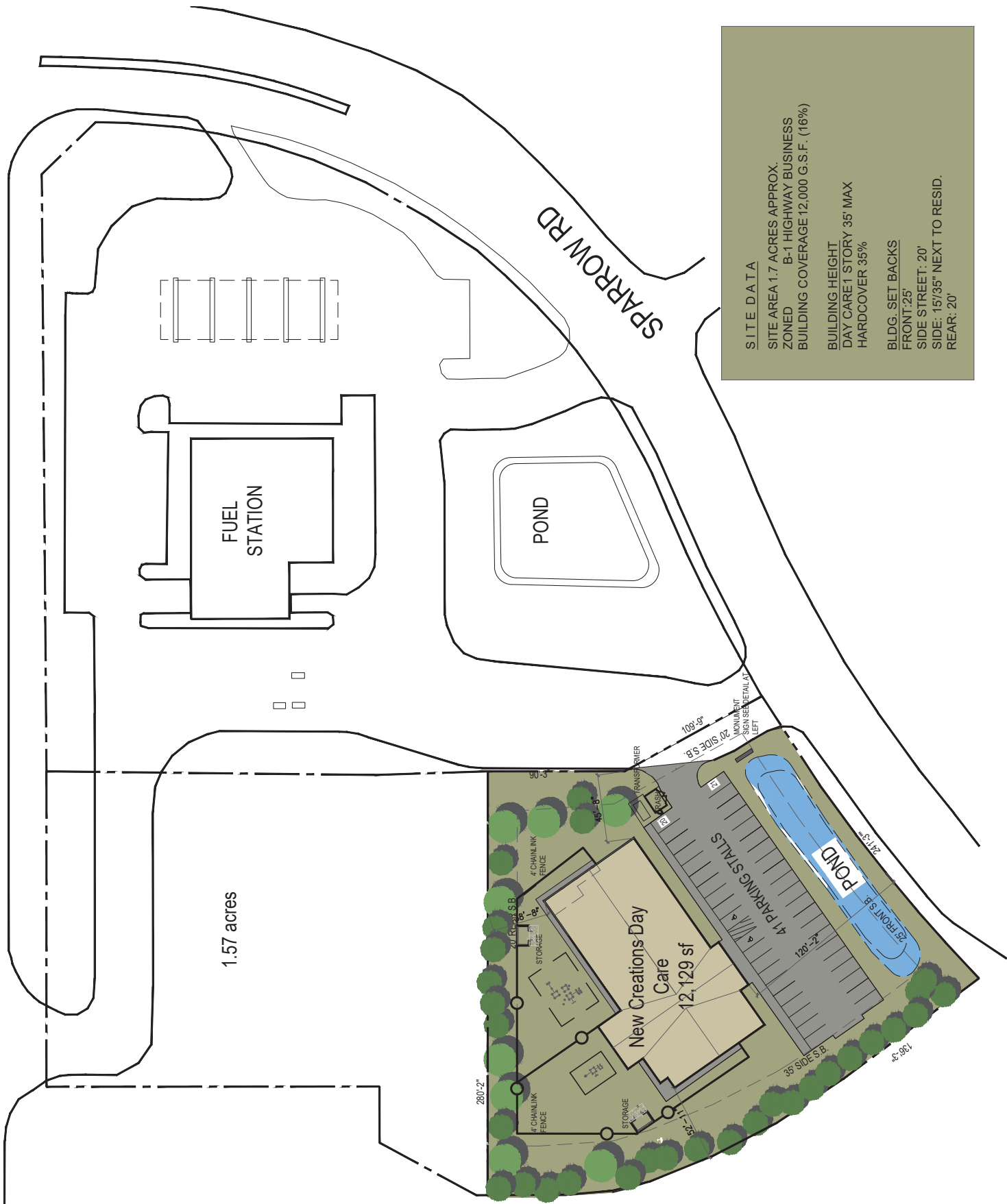
100.

SCALE: 1" = 20'

SCALE: 1" = 20'



SIDE: 15733 NEXT TO KLEID.
BEAR: 20'



PROPOSED NEW DAY CARE FOR:
NEW CREATIONS WA
WACONIA, MINNESOTA

WACONIA, MINNESOTA

ISSUES / REVISIONS:

CONCEPT PLAN

A100

PROJECT NUMBER

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION OR REPORT WAS PREPARED BY
ME OR UNDER MY DIRECT SUPERVISION AND
IN ACCORDANCE WITH THE LAWS OF THE STATE OF

REG. NO.: _____ DATE _____

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DRAWING BY: bgh



DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

6121 BAKER ROAD, SUITE 101
MINNETONKA, MINNESOTA 55345

PHONE: 651-379-9090
FAX: 651-379-9091

AS A REPRESENTATIVE OF:

I ACCEPT AND APPROVE THE INFORMATION PRESENTED IN THIS DRAWING SET AS A REPRESENTATION OF OUR DESIGN INTENT. SHOULD OWNER INITIATE CHANGES THAT RESULT IN REVISIONS AND/OR MODIFICATIONS, ADDITIONAL DESIGN SERVICE FEES WILL BE CHARGED.

SIGNATURE	DATE
-----------	------

ISSUES / REVISIONS:

NEW CREATIONS WACONIA

PROPOSED NEW DAY CARE FOR:

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CERTIFICATION

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

REG. NO. _____

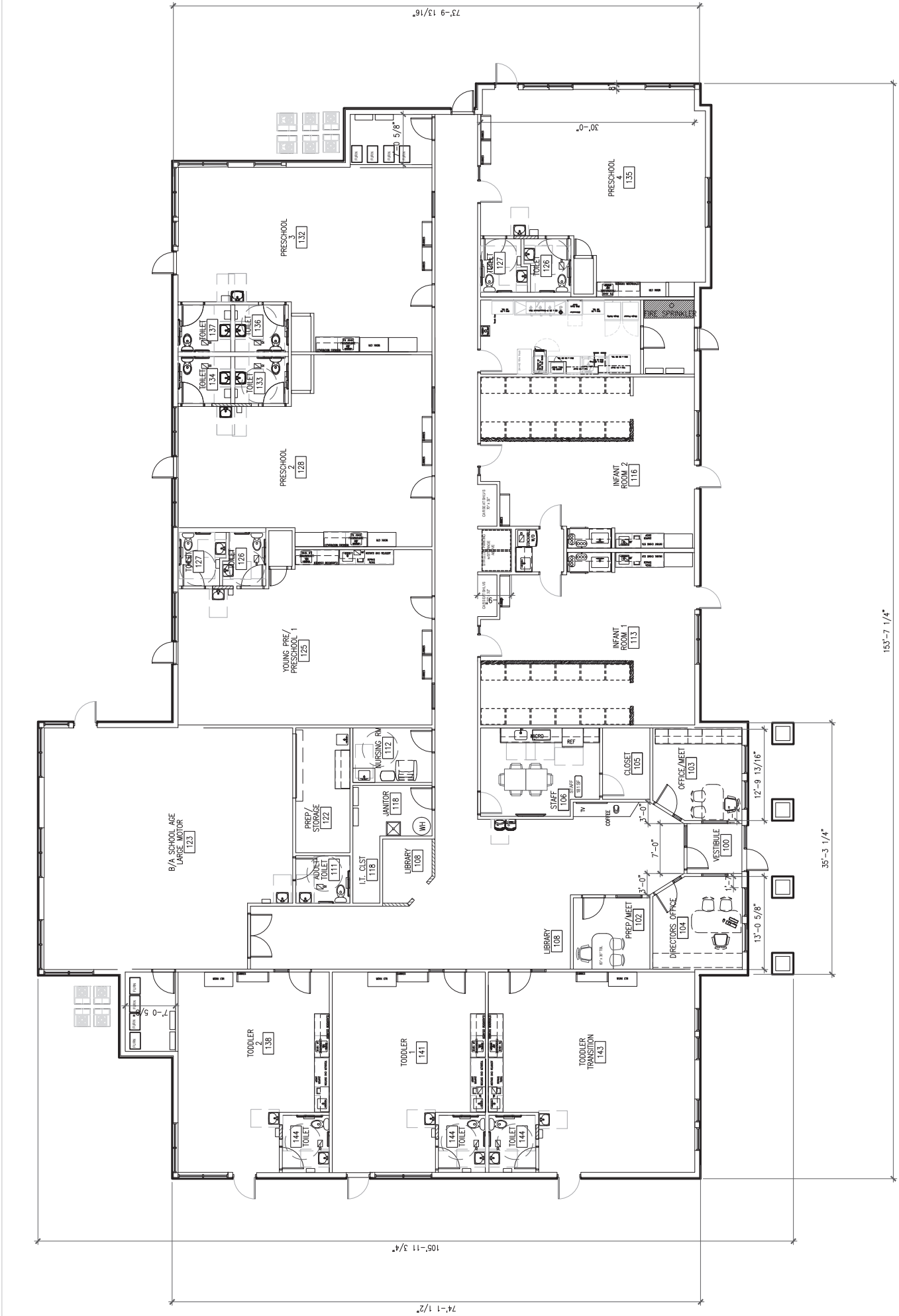
DATE _____

DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

AMICON

6121 BAKER ROAD, SUITE 101
MINNETONKA, MINNESOTA 55345

PHONE: 651-379-9090
FAX: 651-379-9091



SITE PLAN

SCALE: 1" = 20'



AMCON

DESIGN|BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

6121 BAKER ROAD, SUITE 101

MINNETONKA, MINNESOTA 55345

PHONE: 651-379-9090

FAX: 651-379-9001

CERTIFICATION

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

REG. NO. _____

DATE _____

AMCON CONST. CO.

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DRAWN BY: bph

PROPOSED NEW DAY CARE FOR:

NEW CREATIONS WAGONIA

WAGONIA, MINNESOTA

EXTERIOR ELEVATIONS

A102

PROJECT NUMBER

1

EAST ELEVATION

SCALE: 1/8" = 1'-0"

1/8"

1'-0"

TO ROOF @ 1/4"

SHINGLE ROOF SYSTEM

6" ALUM FASCIA

8" TRIM BD

HARDI BOARD

HARDI BOARD

SHAKE SIDING

8" TRIM BD

DBL HUNG WOODS

FINISHED FLOOR @ 100'±

MANUF STONE BASE WITH CAP

2

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

1/8"

1'-0"

TO ROOF @ 1/4"

SHINGLE ROOF SYSTEM

6" ALUM FASCIA

8" TRIM BD

HARDI BOARD

HARDI BOARD

SHAKE SIDING

8" TRIM BD

DBL HUNG WOODS

FINISHED FLOOR @ 100'±

MANUF STONE BASE WITH CAP

3

WEST ELEVATION

SCALE: 1/8" = 1'-0"

1/8"

1'-0"

TO ROOF @ 1/4"

SHINGLE ROOF SYSTEM

6" ALUM FASCIA

8" TRIM BD

HARDI BOARD

HARDI BOARD

SHAKE SIDING

8" TRIM BD

DBL HUNG WOODS

FINISHED FLOOR @ 100'±

MANUF STONE BASE WITH CAP

4

SOUTH ELEVATION

SCALE: 1"=10'

1"

10'

TO ROOF @ 1/4"

SHINGLE ROOF SYSTEM

6" ALUM FASCIA

8" TRIM BD

HARDI BOARD

HARDI BOARD

SHAKE SIDING

8" TRIM BD

DBL HUNG WOODS

FINISHED FLOOR @ 100'±

MANUF STONE BASE WITH CAP

5

TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

1/4"

1'-0"

10'-0"

13'-10"

10'-0"

6'-4"

3'-9"

3'-9"

4'-0"

SEE CIVIL FOR RAMP INTO TRASH SHED

2 CUBIC YARD CONTAINER

2 CUBIC YARD CONTAINER

CONC. FLOOR SLOPE TO DRAIN

PROVIDE 2-36" HOLLOW METAL PAINTED DOOR WITH HOLLOW METAL PAINTED FRAME AND STOREROOM LOCKSET

RECYCLE

6

TRASH AND STORAGE ELEVATION

SCALE: 1/4" = 1'-0"

1/4"

1'-0"

10'-0"

13'-10"

10'-0"

6'-4"

3'-9"

4'-0"

SEE CIVIL FOR RAMP INTO TRASH SHED

PROVIDE 2-36" HOLLOW METAL PAINTED DOOR WITH HOLLOW METAL PAINTED FRAME AND STOREROOM LOCKSET

2 CUBIC YARD CONTAINER

2 CUBIC YARD CONTAINER

CONC. FLOOR SLOPE TO DRAIN

PROVIDE 2-36" HOLLOW METAL PAINTED DOOR WITH HOLLOW METAL PAINTED FRAME AND STOREROOM LOCKSET

RECYCLE

7

STORAGE SHED PLAN

SCALE: 1/4" = 1'-0"

1/4"

1'-0"

10'-0"

13'-10"

10'-0"

6'-4"

3'-9"

4'-0"

SEE CIVIL FOR RAMP INTO TRASH SHED

PROVIDE 2-36" HOLLOW METAL PAINTED DOOR WITH HOLLOW METAL PAINTED FRAME AND STOREROOM LOCKSET

2 CUBIC YARD CONTAINER

2 CUBIC YARD CONTAINER

CONC. FLOOR SLOPE TO DRAIN

PROVIDE 2-36" HOLLOW METAL PAINTED DOOR WITH HOLLOW METAL PAINTED FRAME AND STOREROOM LOCKSET

RECYCLE

MATERIAL CALCULATION			
STONE	2,131.27 SQFT	22%	
SHAKE SIDING	4,719.55 SQFT	48%	
TRIM	1,415.85 SQFT	14%	
WINDOWS	1,563.11 SQFT	16%	
TOTAL	9,851.78 SQFT	100%	



EXISTING SITE IMAGES



SITE AERIAL PHOTO NO SCALE



WACONIA, MINNESOTA

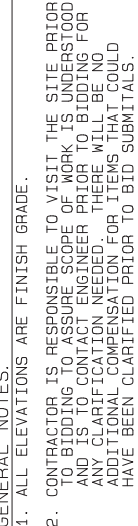
ISSUES / REVISIONS:

404



AMICON | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTOR

6121 BAKER ROAD, SUITE 101
MINNETONKA, MINNESOTA 55345
PHONE: 651-379-0990
FAX: 651-379-0991



1. ALL ELEVATIONS ARE FINISH GRADE.

2. CONTRACTOR IS RESPONSIBLE TO VISIT THE SITE PRIOR TO BIDDING TO ASSURE SCOPE OF WORK IS UNDERSTOOD AND IS TO CONTACT ENGINEER PRIOR TO BIDDING FOR ANY CLARIFICATION NEEDED. THERE WILL BE NO ADDITIONAL COMPENSATION FOR ITEMS THAT COULD HAVE BEEN CLARIFIED PRIOR TO BID SUBMITTALS.
3. SEE SOIL REPORT FOR PAVEMENT SECTIONS
4. CONTRACTOR TO FOLLOW ALL LOCAL, STATE, AND FEDERAL CODES.
5. ALL MATERIALS AND WORKMANSHIP TO MEET MnDOT SPECIFICATIONS
6. SEE SOIL REPORT FOR OTHER GRADING AND COMPACTION REQUIREMENTS
7. STATE LAW REQUIRES NOTIFICATION OF GOPHER ONE CALL FOR LOCATION OF UTILITY OWNED LINES 48 HOURS PRIOR TO BEGINNING WORK. PRIVATE UTILITY LINES WILL NOT BE LOCATED AS PART OF GOPHER ONE CALL, BUT CAN BE LOCATED BY A CONTRACT LOCATOR OR OTHER SUITABLE MEANS. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITY LINES PRIOR TO CONSTRUCTION.
8. ALL DOWN GRADIENT SEDIMENT CONTROL BMPs SHALL BE INSPECTED BY THE CITY PRIOR TO ANY LAND DISTURBANCE
9. BIO-RETENTION INFILTRATION SYSTEMS MUST NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROL ARE PROVIDED.

**NEW CREATIONS
DAYCARE**

100 SPARROW RD
OUTLOT A
WACONIA, MN 55387



**6121 Baker Road, Suite 101
Minnetonka, MN 55345**

[illegible]

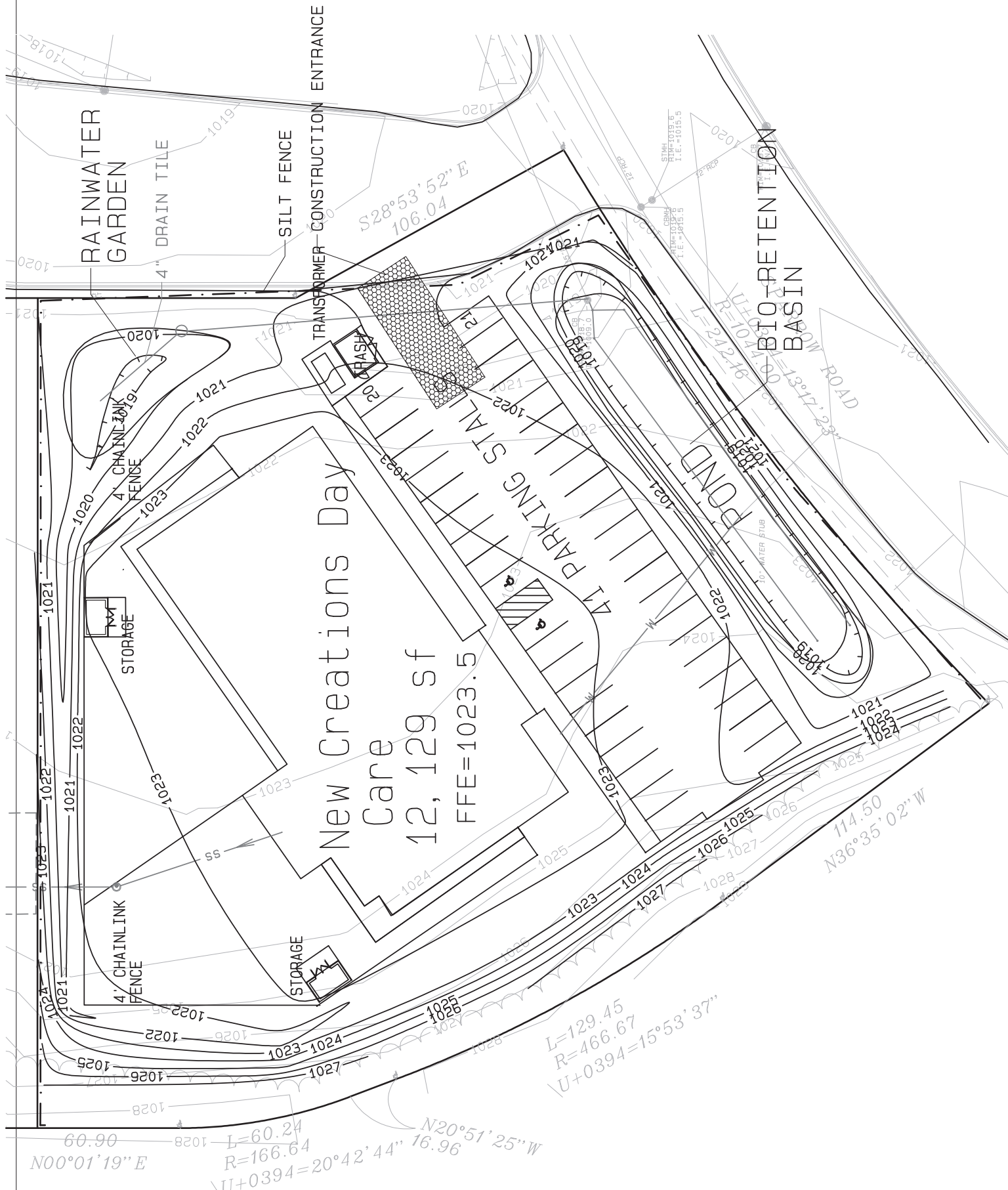
**PRELIMINARY
NOT FOR
CONSTRUCTION**

[illegible]

DRAWING TITLE:

GRADING & EROSION CONTROL

DRAWING NUMBER:

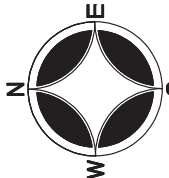
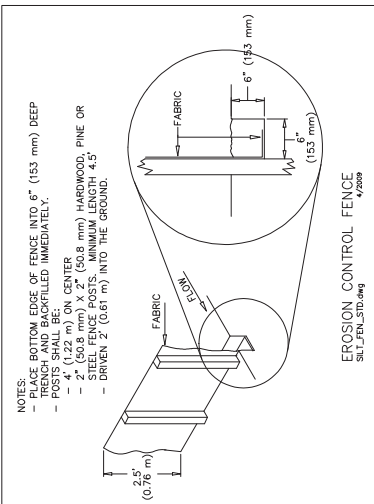
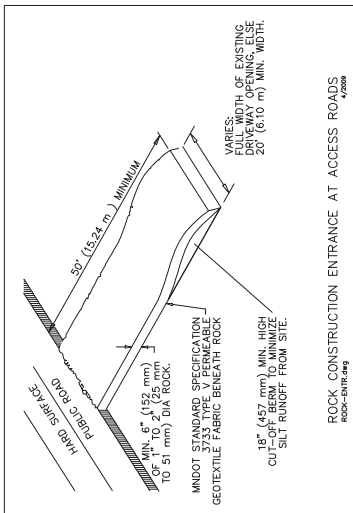


EROSION CONTROL STANDARD NOTES

- 1) INSTALL SILT FENCE AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO BEGINNING CONSTRUCTION. INSTALL SILT FENCE WITH POST SPACING OF 4 FEET OR LESS. DRIVE PILES TO A MINIMUM OF 6 INCHES DEEP. IN THE EVENT OF A RAINFALL EVENT, THE SLOPE SIDE OF THE SILT FENCE SHALL BE 6 INCHES DEEP AND 6 INCHES WIDE. THE TOP OF THE SILT FENCE SHALL BE AT LEAST 6 INCHES ABOVE THE FLOODING SURFACE. THE FABRIC AND THE TRENCH AND THEN BACKFILL AND COMPACT. MAKE ANY SPLICES IN THE FABRIC A MINIMUM OF 6 FEET LONG. OVERLAP THE FABRIC AT LEAST 6 INCHES. FOLD IT OVER, SQUARE OR LARGER HARDWOOD, PLY OR STANDARD 1" OR 2" SECTION STEEL POSTS. THERE SHALL HAVE A MINIMUM LENGTH OF 30 INCHES PLUS BURIAL DEPTH.
- 2) REMOVE ALL TEMPORARY SYNTHETIC STRUCTURAL NON BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION. ALL HAZARDOUS MATERIALS INCLUDING FERTILIZERS AND LANDSCAPE CHEMICALS MUST BE STORED UNDER COVER TO MINIMIZE CONTACT WITH STORMWATER.
- 3) REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS. THROUGHOUT THE CONSTRUCTION PERIOD, ALL TRACKING SHALL BE STOPPED ONCE THE PAVED SURFACE OF THE STREET WASHING IS ALLOWED ONLY AFTER SHOVELING OR SWEEEPING HAS REMOVED SEDIMENT.
- 4) MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS. REMOVE ACCUMULATED SEDIMENT DEPOSITS FROM BEHIND EROSION AND SEDIMENT CONTROL DEVICES AS NEEDED. ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION IS BEING DRIVEN ACROSS THE AREA.

- 7) TEMPORARILY OR PERMANENTLY STABILIZE ALL DENUDED AREAS WHICH HAVE BEEN ERODED, FINISH GRADED, AND ALL DENUDED AREAS IN WHICH GRADING OR SITE BUILDING CONSTRUCTION HAS OCCURRED. LOCATE AND CONSTRUCT EROSION CONTROL MEASURES TO PREVENT EROSION OF ANY WATER WITHIN 14 DAYS OF SEEDING AND MULCHING. EROSION CONTROL MATTING AND/OR SODDING AND PLACING SODS IN GREEN SPACE AREAS. USE EARLY APPLICATION OF GRAVEL BASE ON ALL AREAS TO BE PAVED. ALL SLOPES GREATER OR EQUAL TO 3:1 SHALL HAVE EROSION CONTROL MEASURES INSTALLED IMMEDIATELY AFTER THE COMPLETION OF GRADING.
- 8) PERFORM ALL EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE METHODS OUTLINED IN THE BEST MANAGEMENT PRACTICES HANDBOOK: "PROTECTING WATER QUALITY IN URBAN AREAS," PUBLISHED BY THE MINNESOTA POLLUTION CONTROL AGENCY.
- 7) INSTALL INLET PROTECTION AT ALL CATCH BASIN INLETS, WHICH RECEIVE RUNOFF FROM UNDISTURBED AREAS. CATCH BASIN INSERTS OR STAKED SILT FENCE IS THE BEST OPTION.
- 8) UNLESS OTHERWISE NOTED, THE APPROPRIATE DATES FOR SPRING SEEDING/SODDING ARE FROM APRIL 15 THROUGH JUNE 1. FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 THROUGH NOVEMBER 1. FALL SEEDING FROM AUGUST 15 THROUGH SEPTEMBER 15. SEEDING MUST TAKE PLACE PRIOR TO SEPTEMBER 15. WAIT UNTIL NOVEMBER 1 TO PERFORM DORMANT SEEDING.
- 9) LOCATE SOIL OR DIRT STOCKPILES CONTAINING MORE THAN 10 CUBIC YARDS OF MATERIAL WITH A DOWN SLOPE DRAINAGE LENGTH OF NO LESS THAN 25 FEET FROM THE TOE OF THE PILE TO A ROADWAY OR DRAINAGE COVER. TAPES OR OTHER MEANS OF PROTECTION FROM ALL STOCKPILES BY PLACING SILT FENCE BARRIERS AROUND THE PILES. DURING STREET REPAIR, COVER CONSTRUCTION SOIL OR DIRT STOCKPILES LOCATED CLOSER THAN 25 FEET TO A ROADWAY OR DRAINAGE CHANNEL WITH TAPES, AND PROTECT STORM SEWER INLETS WITH BLOCK AND ROCK SEDIMENT FILTERS OR SILT FENCE.
- 10) CONSTRUCT ALL PROPOSED SIDE SLOPES WITH GRADES NOT EXCEEDING 3:1 (3 HORIZONTAL TO 1 VERTICAL).

~~10) CONSTRUCT ALL PROPOSED SIDE SLOPES WITH GRADES NOT EXCEEDING 3:1 (3 HORIZONTAL TO 1 VERTICAL).~~



GRAPHIC SCALE 1"=20'





5616 DAIRYMPLE RD
EDINA, MN 55424
BUS: (612) 220-0152
email: info@elliottdesignbuild.com

NEW CREATIONS
DAYCARE
100 SPARROW RD
OUTLOT A
WACONIA, MN 55387

AMCON
6121 Baker Road, Suite 101
Minnetonka, MN 55345

PROJECT NO. E531

DATE 7-5-23

REVISION NO. DATE

PRELIMINARY
NOT FOR
CONSTRUCTION

CIVIL SHEET INDEX

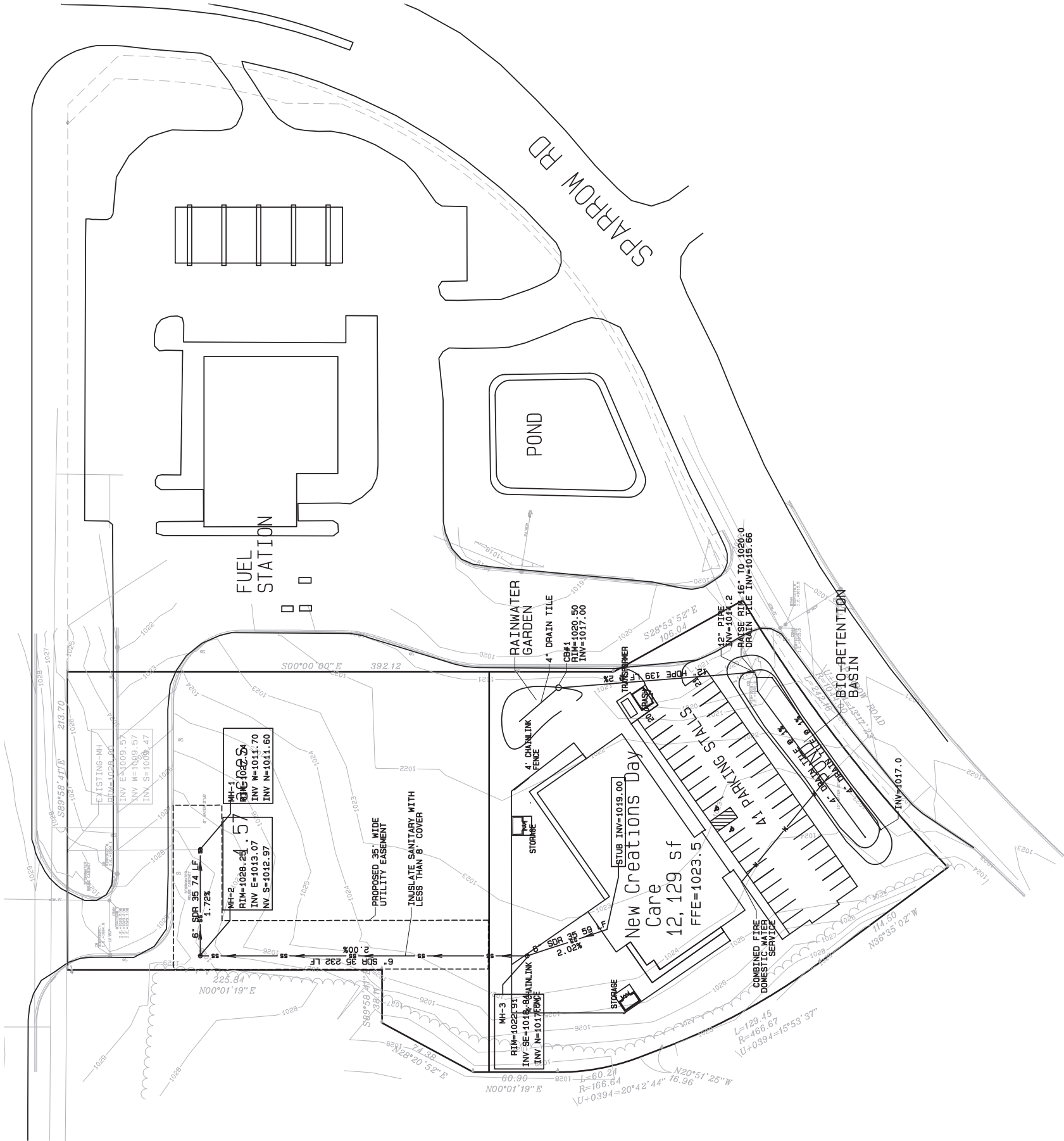
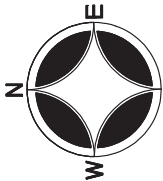
SHEET	TITLE
C1	GRADING AND EROSION CONTROL
C2	SITE UTILITY PLAN
C3	STORMWATER MANAGEMENT PLAN
L1	LANDSCAPE PLAN

DRAWING TITLE:
SITE UTILITY
PLAN

DRAWING NUMBER:

C2

- GENERAL NOTES:
- ALL ELEVATIONS ARE FINISH GRADE.
 - CONTRACTOR IS RESPONSIBLE TO VISIT THE SITE PRIOR TO BIDDING TO ASSURE SCOPE OF WORK IS UNDERSTOOD AND IS TO CONTACT ENGINEER PRIOR TO BIDDING FOR ANY CLARIFICATION NEEDED. THERE WILL BE NO ADDITIONAL COMPENSATION FOR ITEMS THAT COULD HAVE BEEN CLARIFIED PRIOR TO BID SUBMITTALS.
 - CONTRACTOR TO MEET ALL LOCAL, STATE, AND FEDERAL CODES.
 - COORDINATE GAS, ELECTRIC, AND COMMUNICATION SERVICES CONNECTIONS WITH OWNER
 - STATE LAW REQUIRES NOTIFICATION OF GOPHER ONE CALL FOR LOCATION OF UTILITY OWNED LINES 48 HOURS PRIOR TO BEGINNING WORK. PRIVATE UTILITY LINES WILL NOT BE LOCATED AS PART OF GOPHER ONE CALL, BUT CAN BE LOCATED BY A CONTRACT LOCATOR OR OTHER SUITABLE MEANS. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITY LINES PRIOR TO CONSTRUCTION.





5616 DALRYMPLE RD
EDINA, MN 55424
BUS: (612) 220-0152
email: info@ellottdesignbld.com

**NEW CREATIONS
DAYCARE**
100 SPARROW RD
OUTLOT A
WACONIA, MN 55387



6121 Baker Road, Suite 101
Minnetonka, MN 55345

PROJECT NO.	E531
DATE	7-5-23
REVISION	NO. DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

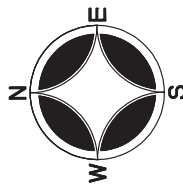
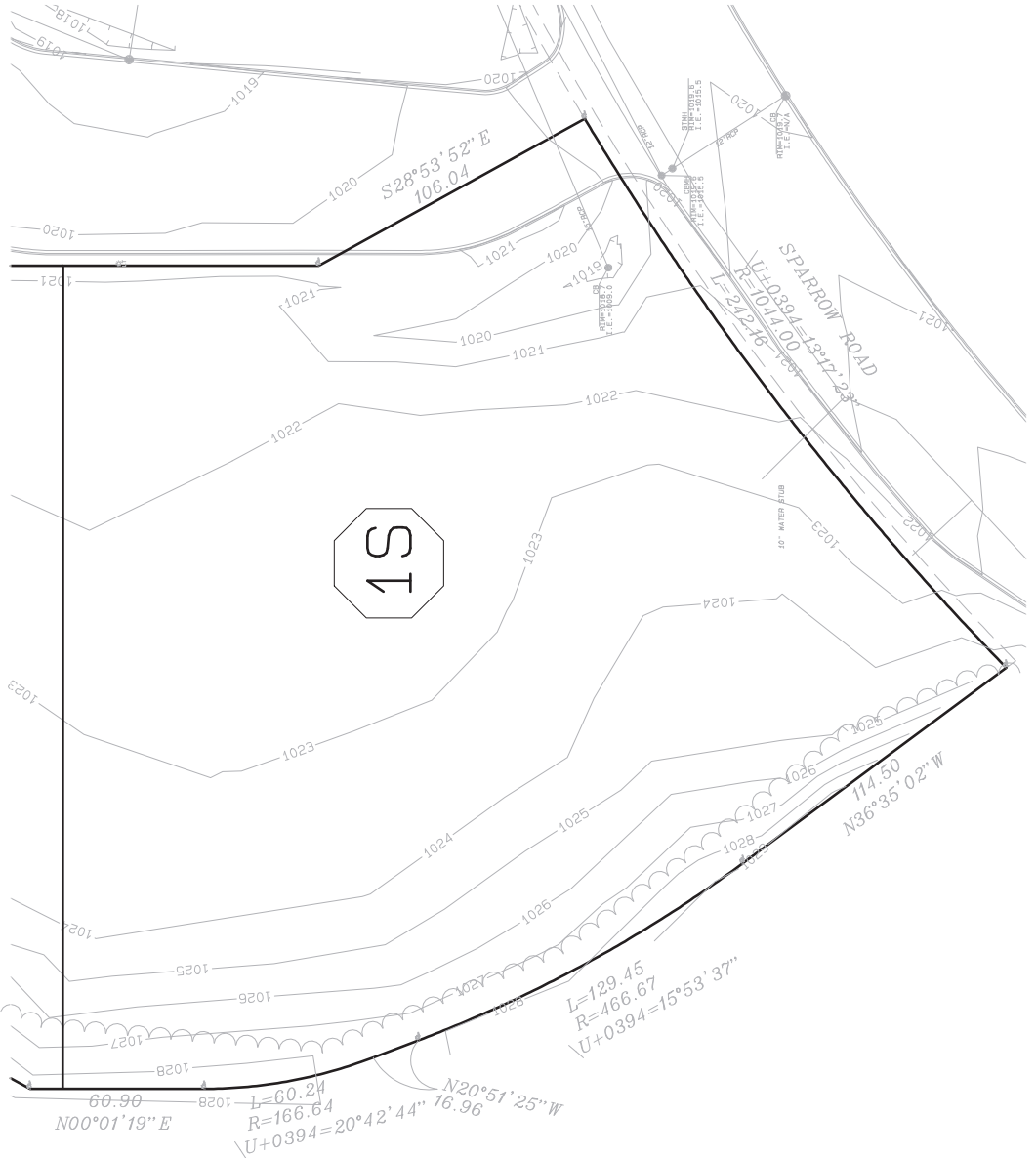
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DRAWING TITLE:
**STORMWATER
MANAGEMENT
PLAN**

DRAWING NUMBER:

03

DRAWING NUMBER:



STORMWATER CALCULATIONS

TOTAL NEW IMPERVIOUS: 35,769 SF

1" STORAGE VOLUME REQ'D: $35.679 \times 1/12 = 2,973$ CF RETAINED

BASIN VOLUMES:

RAINWATER_GARDEN: 565 CF PROVIDED (NOTE, PLAY AREA TO ALSO PROVIDE RETENTION ONCE DESIGN IS DETERMINED)

BIO-RETENTION BASIN: 4,150 CF PROVIDED

TOTAL STORAGE PROVIDED: 4,715 CF (EXCEEDS 2,973 SF REQUIREMENT)

PROPOSED RUNOFF RATES FOR 2, 10, AND 100 YEAR STORMS ARE LESS THAN EXISTING RATES

SEE HYDROCAD STORMWATER REPORT FOR MORE DETAILED INFORMATION



**5616 DALRYMPLE RD
EDINA, MN 55424
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email: info@ellorhdesignbuild.com**

**NEW CREATIONS
DAYCARE**
100 SPARROW RD
OUTLOT A
WACONIA, MN 55387

100 SPARROW RD
OUTLOT A
WACONIA, MN 55387



6121 Baker Road, Suite 101
Minnetonka, MN 55345

PROJECT NO. E531

PROJECT NO.	E531
DATE	7-5-23
REVISION	NO. DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

[illegible]

DRAWING TITLE:
**LANDSCAPE
PLAN**

DRAWING NUMBER:
L1



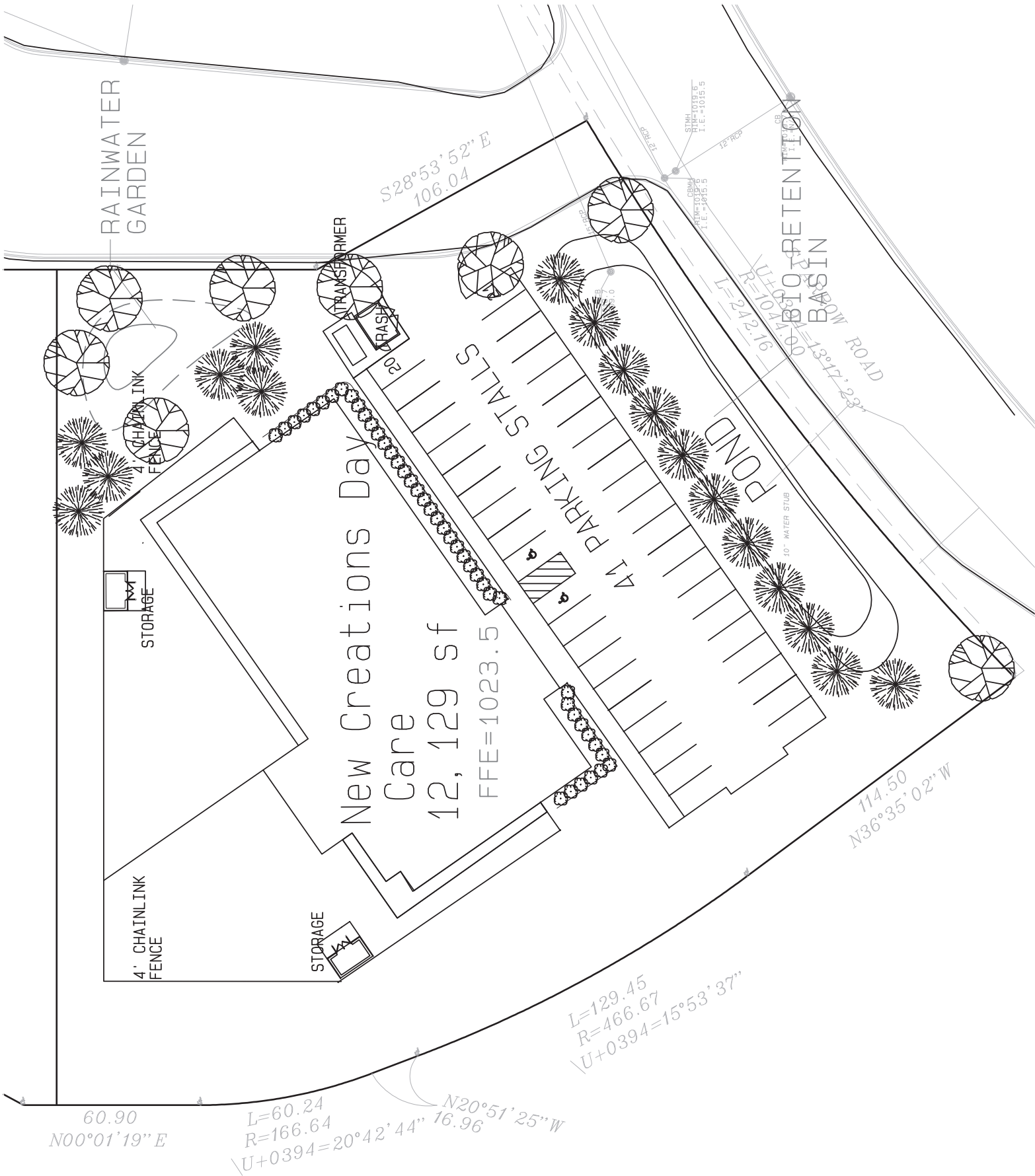
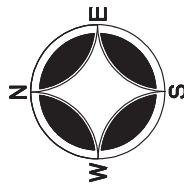
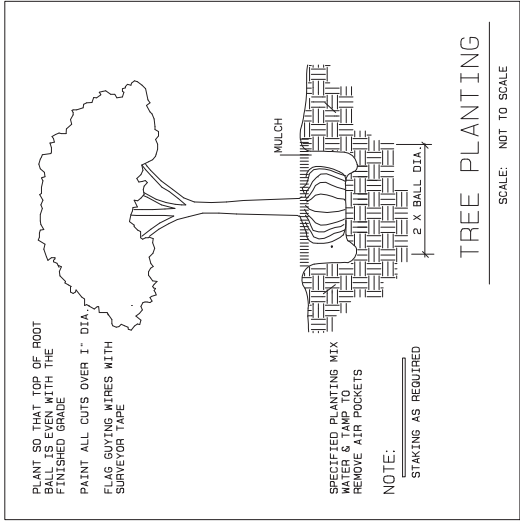
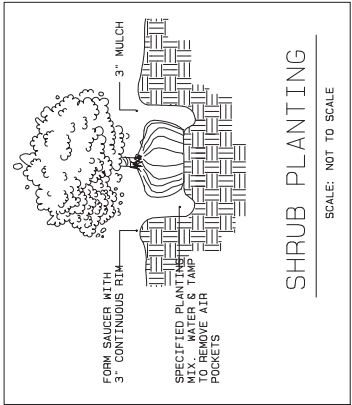
LANDSCAPE NOTES:

1. SOD ALL DISTURBED AREAS
2. ALL SOD AND LANDSCAPING
3. PROVIDE 4" DEPTH DARK BROWN HARDWOOD MULCH IN ALL LANDSCAPED AREAS
4. COMMERCIAL VINYL EDGING FOR ALL LANDSCAPE/LAWN TRANSITIONS
5. SEE LIGHTING PLAN FOR ALL SITE LIGHTING AMENITIES
6. MIN. 6" SALVAGED TOPSOIL FOR ALL LAWN AND LANDSCAPED AREAS.

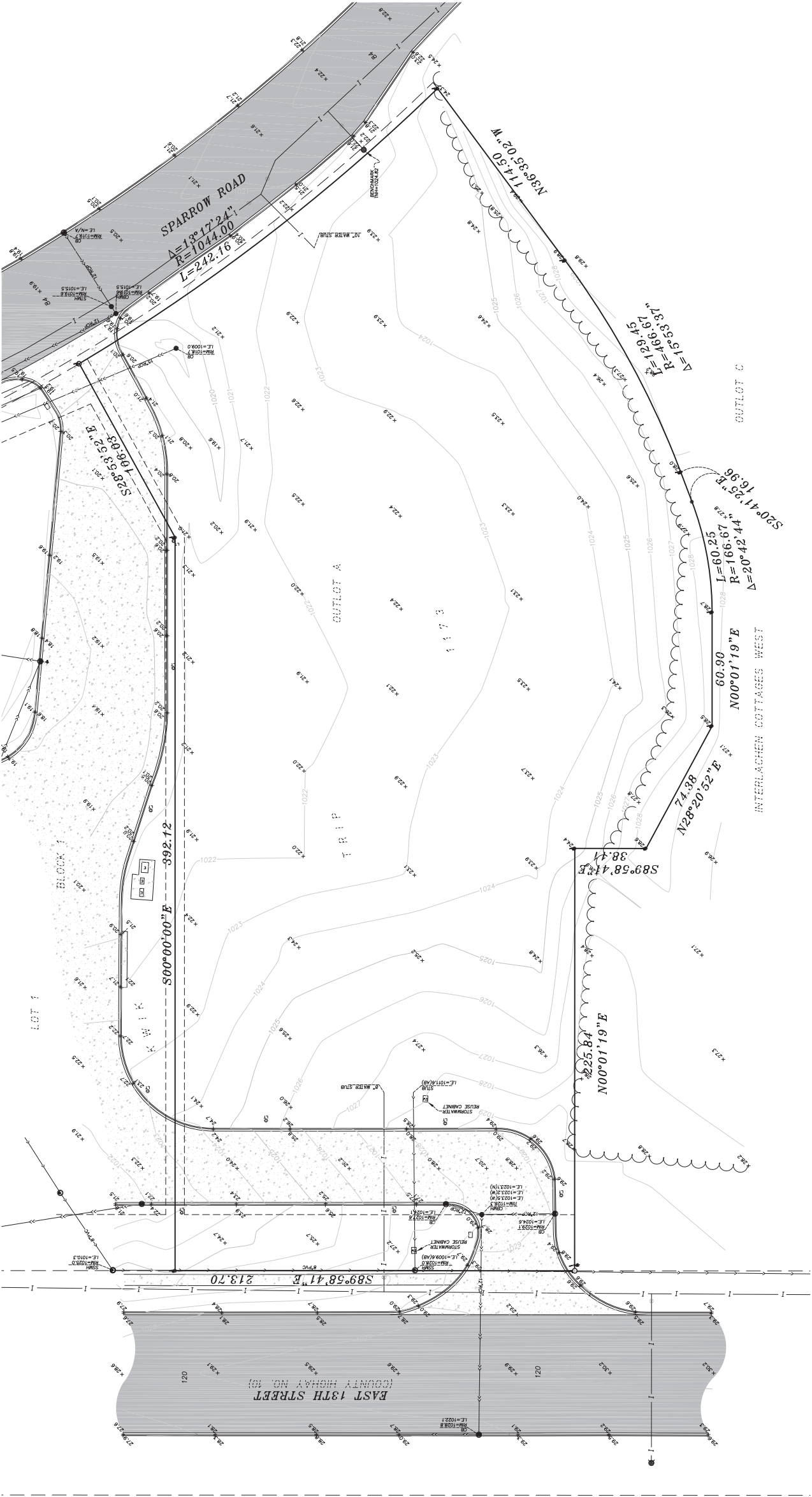
SEE TOPSOIL NOTE

TOPSOIL NOTE

ALL AREAS NOT OTHERWISE IMPROVED IN ACCORDANCE WITH APPROVED SITE PLANS AND SUBMITTAL GRADING SHALL BE SODDED AND PLANTED WITH PERMANENT GRASS. THE SUBDIVISION SHALL BE SODDED AND PLANTED WITH PERMANENT GRASS WITHIN THIS SUBDIVISION. ALL GRASS AND VEGETATIVE PLANTINGS SHALL OCCUR OVER A PERIOD OF SIX MONTHS FOLLOWING THE COMPLETION OF THE GRADING. A MINIMUM OF SIX (6) SPECIES OF TOPSOIL BORROW PLANTINGS SHALL BE REQUIRED FOR EACH ACRE OF TOPSOIL BORROW PLANTINGS. MINNESOTA DEPARTMENT OF AGRICULTURE SHALL BE CONSULTED PRIOR TO SOD INSTALLATION. ALL INCLUDING SOIL CLUMPS MUST PASS A #10 SIEVE. THE GRADING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF SOD OR SEED. FURTHER GRASS AND VEGETATIVE PLANTINGS SHALL BE COMPLETED NO LATER THAN SIX (6) MONTHS AFTER THE COMPLETION OF THE GRADING. ALL PLANTINGS SHALL BE CLEAN AND FREE OF ISSUES OF WEEDS, INSECTS, DISEASES AND GRASS SHALL BE PERMANENTLY GROWN AS PERMANENT LAWNS AND SUITABLE TO THE CLIMATE.



LANDSCAPING SCHEDULE			
SYMBOL	NAME	SIZE	QTY
	HONEY LOCUST, THORNLESS	2.5"	(8)
	BLACK HILLS SPURGE	6"	(17)
	SPIREA, ANTHONY WATERER	#2	(44)



PROPERTY DESCRIPTION

OUTLOT A, KWK TRIP 1173, Carver County, Minnesota
PID: 753350020
OWNER: CITY OF WACONIA

AREA SUMMARY

142,705 SQ.FT. OR 3.27 ACRES

BENCHMARK

TOP NUT FIRE HYDRANT LOCATED ON
NORTH SIDE OF SPARROW ROAD
NAD 83 WEST CORNER OF THE
SUBJECT PROPERTY
ELEVATION=1024.82

REVISIONS	
NO.	DATE
REV.	
PROJECT:	TLS1516
DRAWING:	042415
CHECKED BY:	SOT
SUBMITTER:	042415
CLIENT:	Ronald and Linda Kocals
	1750 Sterling Road
	Waconia, MN 55387

PROJECT:	16385 COUNTY ROAD 50
	HAMBURG, MN 55339
	Being p/o The NE 1/4 Sec. 34, T. 115 N., R. 26 W. AND p/o The NW 1/4 Sec. 27, T. 115 N., R. 26 W.
CERTIFICATE OF SURVEY	TROSEN LAND SURVEYING, LLC
	236 LEWIS STREET SOUTH
	SHAKOPEE, MN 55379
	PH. 612.960-1182
	WWW.TROSENLANDSURVEYING.COM
SHEET 1 OF 1	

CERTIFICATION
I HEREBY CERTIFY THAT THE FOREGOING SURVEY 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.

SCOTT C. TROSEN, M.N. LS 47465
DATE: 06/26/2023 REVISED:





AID ELECTRIC CORPORATION
1622 93RD LANE NE
BLAINE, MN 55449

PHONE: 763.571.7267
FAX: 763.571.4735

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF AID ELECTRIC CORPORATION, AND WAS PREPARED FOR THE EXCLUSIVE USE OF AID ELECTRIC CORPORATION FOR THE SERVICES PERFORMED BY AID ELECTRIC CORPORATION. NO USE, REPRODUCTION, OR DUPLICATION OF THIS DRAWING, IN PART OR WHOLE MAY BE MADE WITHOUT WRITTEN CONSENT OF AID ELECTRIC CORPORATION.

AID ELECTRIC CORPORATION

I HEREBY CERTIFY THAT THIS ELECTRICAL PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A MASTER ELECTRICIAN IN THE STATE OF MINNESOTA.

NAME: _____
LICENSE # _____

PROJECT
PHOTOMETRIC SITE PLAN
NEW CREATIONS
WACONIA, MN

REVISIONS

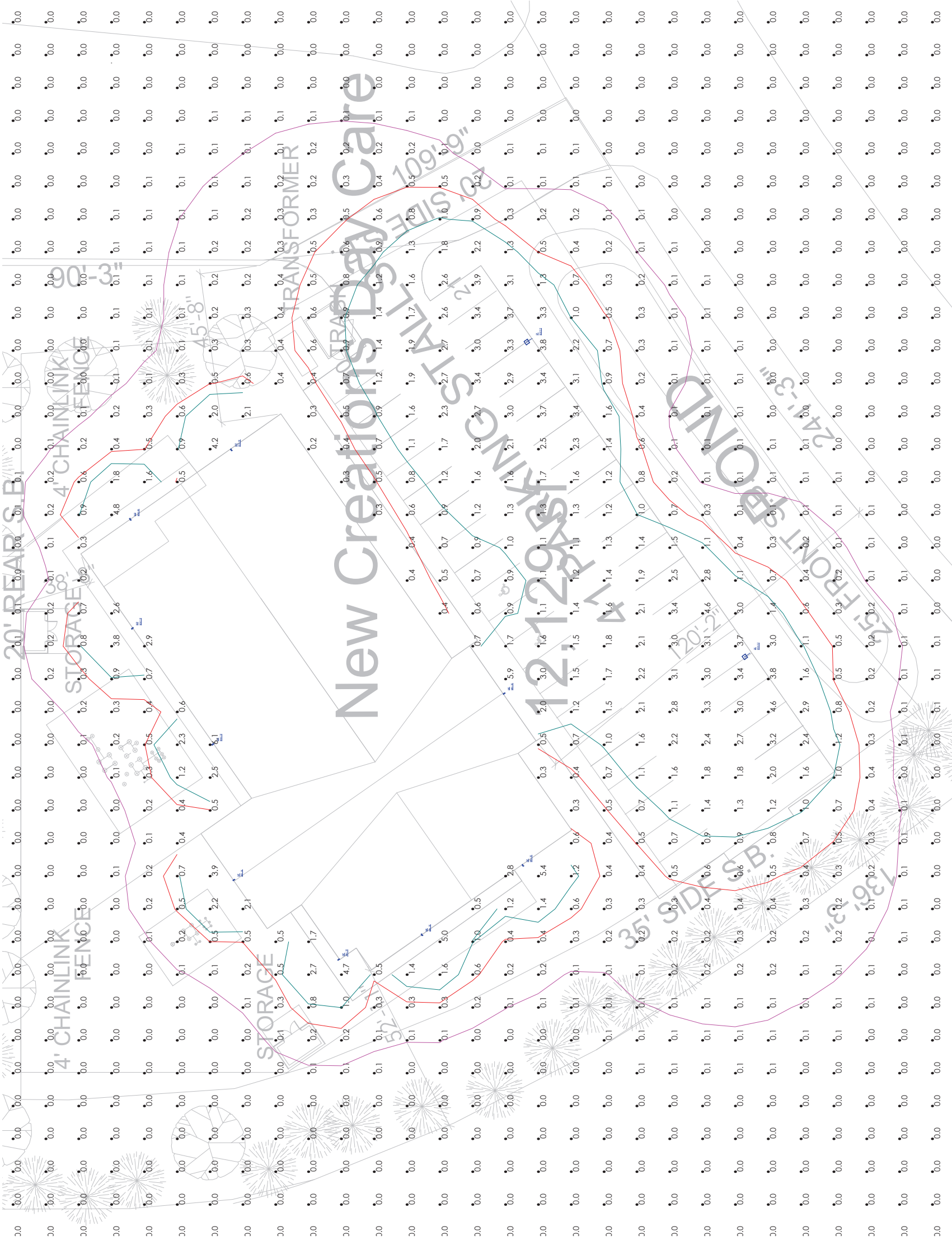
NO.	DATE

DATE: 06-29-2023

SCALE
1" = 15'-0"

SHEET

E1.0



Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
SITE	Illuminance	Fc	0.16	6.1	0.0

- Standard Reflectance of 80/50/20 unless noted otherwise
- Not a Construction Document, for Design purposes only
- Standard indoor calc points @ 30' A.F.F. unless noted otherwise
Standard outdoor calc points @ Grade unless noted otherwise
Egress calc points @ 0' A.F.F.

Luminaire Schedule				Arrangement			Lum. Watts		Lum. Lumens		LLF	
Symbol	Qty	Label	Manufacturer	Description	Single		19984		153		0.900	
	2	SP	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C60-D-UNV-T4-BZ								
	9	WP	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	AXCS1A	Single		1806		13.5		0.900	

New Creations Child Day Care Review #1

July 21, 2023

This review is based on the plans received on 7/10/2023.

General Comments

1. The following permits will need to be provided conditional to City approval:
 - a. CCWMO Erosion Control and Stormwater Management Permit
 - b. NPDES Construction Stormwater Permit
2. Two bioretention basins are proposed to meet stormwater management requirements. The following should be considered regarding the proposed stormwater management design:
 - a. Per City requirements, the design must limit proposed peak runoff rates to that of existing for the 2, 10, and 100 year – 24h hour events. Since this is part of a common development with over 1 acre of impervious surface, the system must include volume reduction equal to 1” of runoff from the new impervious surface per NPDES requirements. If volume reduction requirements cannot be met due to site constraints, documentation of the reasons must be provided. If a filtration basin is utilized, it must remove at least 80% of Total Suspended Solids (TSS). The stormwater management plan should be revised as necessary to meet all requirements and all calculations submitted for review prior to Final Plat approval to ensure adequate siting is available for required facilities.
 - b. The analysis should include load reduction quantities in lbs/yr for Total Suspended Solids and Total Phosphorus. Per the City’s MS4 requirements these quantities must be tracked and reductions can be applied to applicable TMDLs.
 - c. The CCWMO may require additional treatment per their rules. Final approval of the stormwater management design will need to be coordinated with them accordingly.
 - d. It is unclear what is proposed for outlets from the basins. Details of the outlet structures should be included for review.
 - e. A defined emergency surface overflow should be provided for the filtration basins. The overflows should be located at the estimated 100-yr highwater elevation. A minimum 1’ freeboard should be provided from the overflow to the top of the berm. The overflow should outlet directly off-site. Also, the overflow should be armored with Turf Reinforcement Mat (TRM) or riprap.
 - f. Access must be provided to all outlet control structures and surface overflows. A minimum 8’ wide route must be provided accordingly.
 - g. The applicant will be required to submit a Maintenance Agreement for the private stormwater management structures and facilities installed to meet governmental requirements. The agreement must define maintenance responsibilities following completion of project, specific types and frequencies of inspection and maintenance activities, designate who will conduct inspection and maintenance activities, and outline reporting requirements. The City of Waconia must be listed as party to the agreement.

- h. A storm sewer stub should be provided to the proposed lot to the north. It appears the stub could be connected to the outlet structure for the north basin (CB #1). Modifications to the grading and storm sewer design may be necessary to accommodate addition of the stub. Storm routing and sewer calculations should include this drainage area as fully developed for sizing purposes
- 3. Work within public right-of-way or connection to public utilities must be coordinated with the Waconia Public Services Department. Contractor must provide a minimum 48-hour notice prior to any work being performed.
- 4. Removal limits shall be confirmed with the Public Services Department prior to any demolition. Bituminous pavement shall be saw-cut and concrete removed to nearest joint for clean match lines.
- 5. Record drawings must be submitted upon completion of the project. Two hard copies and an electronic copy are required.
- 6. Developer must conduct televising of the sanitary sewer system and provide two copies of the report and televising data for review by the City staff.

Preliminary & Final Plat

- 7. A Preliminary and Final Plat must be provided. This can be a separate submission but must be completed prior to building permit issuance. Drainage and Utility easement must be provided over the following:
 - a. Sanitary sewer main, including around MH-3
 - b. Watermains, including hydrants and hydrant leads, and excluding the service line.

Site Plan

- 8. A Site Plan should be included to provide necessary design information. The plan should include pavement types and sections (with hatches indicating locations), dimensions, signage, and development requirements. Construction details are also needed for utility items, erosion control items, etc.
- 9. A 6-foot wide sidewalk with a 3-foot boulevard is required to be constructed along Sparrow Road from the Kwik Trip entrance to the west property line of the subject site. Consideration should also be given to extending the construction of this sidewalk to Shadywood Lane.
- 10. A sidewalk connection from the proposed building to the adjacent public sidewalks is required.
- 11. Additional consideration should be given to site parking during peak demand times to avoid overflow into the adjacent property.

Erosion and Sediment Control Plan

- 12. A Stormwater Pollution Prevention Plan meeting NPDES requirements must be provided for review and approval. A review checklist has been provided to ensure all requirements are met.
- 13. Perimeter erosion control must be installed by the Contractor and inspected by the City prior to any other work. Contractor must provide a minimum 24-hour prior notice.

Grading Plan

14. Additional detail should be included to provide a complete design. Proposed spot elevations and slopes should be added as necessary to adequately define site grading.
15. Sequencing notes should be included for pond construction. If the basins are to be used for temporary ponding during construction, the permanent outlets should not be installed until the site is permanently stabilized and construction sediment is removed. Also, temporary outlets should be indicated for the temporary condition (i.e. Faircloth skimmer).
16. Inlet protection should be provided on catch basins adjacent to the site (on Sparrow Road and the Kwik Trip site) susceptible to site runoff.

Utility Plan

17. Connection to the 10" water service stub on the south side of the site is proposed. More detail should be provided regarding this connection. A gate valve should be installed south of the proposed basin followed by a 6-inch reducer. This 6-inch watermain shall then be looped through the site and through the north site to the stub adjacent to the sewer stub south of CSAH 10.
18. A hydrant shall be installed near the southeast corner of the building. The preferred location is adjacent to the parking lot entrance near the southeastern most proposed parking stall.
19. The size and material type of the water service shall be included.
20. The Fire Chief and Public Services must review gate valve, hydrant, and firefighting connection locations.

Landscape Plan

21. Conflicts between trees and utilities should be avoided. The layout of utilities and trees should be confirmed once the final layout is determined.



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date: August 3, 2023

Item Name: Ordinance Amendment - Park Dedication - Continued

Originating Department: Community Development

Presented by: Lane Braaten

Previous Commission Action (if any):

Item Type (X only one):	Consent		Regular Session	X	Discussion Session	
--------------------------------	---------	--	-----------------	---	--------------------	--

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

Motion recommending either approval or denial of the proposed revisions to Section 1000 of the City Code pertaining to park dedication.

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

In 2000 the City of Waconia amended Section 1000, Subd. 7 of the Waconia City Code, specifically in reference to public land dedication and open space requirements in relation to property subdivisions/plats. In summary, the ordinance amendment established findings for the required park dedication, identified a land dedication of presumably 10% for parks and open space, and included a payment in lieu of land dedication in the amount of \$4,000 per gross acre for each acre of land in a residential subdivision and \$3,000 per gross acre of land in each commercial, industrial or other land use classification. Since the initial adoption of the payment in lieu language the per acre fee has been updated from time to time in the City's annual fee resolution. The current per acre fees of \$6,000 per gross acre of land in a residential subdivision and \$5,000 per gross acre of land in each commercial, industrial or other land use classification subdivision, were adopted in 2004.

The Park Board discussed the payment in lieu fees at their regular meeting on November 17th, 2022, and recommended the City Code pertaining to payment in lieu be updated. Specifically, the Park Board recommended the per acre fee be based upon the fair market value of the land to be subdivided.

The Planning Commission initially reviewed the proposed ordinance amendment in January and asked that the City Attorney review the proposed language and provide revisions to the amendment that would clarify fair market value as it pertains to payment in lieu of land for park dedication purposes. The ordinance amendment language drafted by the City Attorney has been attached for review and consideration by the Planning Commission.

CONCLUSION / RECOMMENDATION

City Staff requests that the Planning Commission review the draft ordinance amendment and make a recommendation to the City Council either approving or denying the proposed amendment.

Attachments:

1. [Amendment to Park Dedication Ordinance.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted

_____ Non Budgeted

_____ Amendment Required

CITY OF WACONIA
ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 1000 REGARDING PARK DEDICATION REQUIREMENTS
AND CHAPTER 1100 REGARDING RELATED FEES**

The City Council of the City of Waconia ordains:

FINDINGS AND PURPOSE

Section 1000.06, Subdivision 7, of the Waconia City Code (Code) currently requires anyone that subdivides land to set aside and dedicate a portion of such land for parks, schools, playgrounds, trails, or open space. When dedication of land for such purposes is not suitable or desirable, Section 1000.06, Subdivision 7, Paragraph D, allows the City of Waconia (City) to require a cash payment in lieu of land dedication.

The purpose of this ordinance is to: i) amend Section 1000.06, Subdivision 7, Paragraph D, of the Code to update the formula for determining the amount of a cash payment made in lieu of land dedication; and ii) update corresponding fee provisions in Chapter 1100 of the Code.

The City Council finds this amendment is needed because economic changes globally, nationwide, in Minnesota, and locally have increased the cost of providing parks, playgrounds, open space, and trails within the community. The City Council further finds it is in the best interests of the City and its residents to amend the formula for calculating cash payments made in lieu of land dedication to accurately reflect current costs and land values. Moreover, the City Council finds it is appropriate to revise the fee schedule found in Chapter 1100 of the Code to coordinate the language of the fee schedule with such amendments.

The City has previously relied on a Park Dedication Fees Study made by Hoisington Koegler Group to plan for and accommodate the City's future growth by providing parks, playgrounds, open space, trails, community centers, and other recreational amenities within the community. The City Council finds the information provided by such report is still relevant and provides support for the amendment made by this Ordinance.

AMENDMENTS TO CHAPTER 1000

Chapter 1000, Section 1000.06, Subdivision 7, Paragraph D, of the Waconia City Code is amended, in its entirety, to read as follows:

D. Payment in Lieu of Land.

1. Preliminary plats shall be submitted to the Waconia Park Board for review and comment. If, after considering the Park Board's input, the City Council determines any portion of the land proposed for dedication as parks, schools,

playgrounds, trails or open space (collectively, "Park Land") is not suitable or desirable because of location, size, or any other reason, the City Council shall require a payment of cash in lieu of receiving Park Land, which payment shall be calculated as described immediately below.

2. If a cash payment in lieu of Park Land is required, the City Council shall take the percentage of land in the subdivision required for dedication, as determined under subsection C above (assumed to be 10% unless the City Council determines otherwise) and multiply it by the fair market value of the total land in the subdivision to determine the "Total Dedication Value". If the City Council determines that none of the Park Land is suitable or desirable, the subdivider shall make a cash payment to the City equal to the Total Dedication Value. If the City Council determines the City will accept a portion of the Park Land and that another portion is not suitable or desirable, the developer shall convey the Park Land the City is willing to accept and, in addition, make a cash payment to the City equal to the Total Dedication Value, proportionally reduced to reflect the Park Land accepted by the City. The subdivider shall pay any amount due to the City via wire transfer or cashier's check prior to, and as a condition of, the City releasing the final plat for the subdivision.
3. For the purposes of this subsection D, "fair market value" means the amount mutually agreed to by the City and the subdivider. If an agreement is not reached within a reasonable amount of time, as determined by the City's Zoning Administrator, the following procedure shall apply:
 - a. The subdivider, at its expense, shall have the fair market value of the total land in the subdivision appraised using a certified general real property appraiser approved by the City's Zoning Administrator, which is referred to below as the "appraised value".
 - b. The subdivider shall provide the City Zoning Administrator with all documentation required for the City to determine the compensation last paid to acquire the land in the subdivision (whether in one or more transactions and including the value of 1031 exchange transactions). The aggregate amount of the compensation last paid for the total land in the subdivision is the "last sales price."
 - c. The "fair market value" shall equal the higher of the appraised value and the last sales price.

AMENDMENTS TO CHAPTER 1100

Chapter 1100 of the Waconia City Code, *Fees*, is amended to revise the “Park Dedication” section under “Planning and Zoning” to read as follows:

Planning & Zoning

Park Dedication

<u>Fee Description</u>	<u>Current Rate</u>	<u>Unit</u>	<u>Related Code</u>	<u>Additional Information</u>
Residential Development	Presumed 10%	Fair Market Value	1000.06	Determined by City Council based on development’s impact on community need for parks and other amenities
Commercial/Industrial/ Other Land	Presumed 10%	Fair Market Value	1000.06	Determined by City Council based on development’s impact on community need for parks and other amenities

EFFECTIVE DATE

This ordinance is effective upon publication.

Passed and adopted by the City Council of the City of Waconia this ____ day of ____, 2023.

Nicole Waldron, Mayor

ATTEST: _____
Jacqueline Schulze, City Clerk

M/_____	Gleason	_____
	Grengs	_____
S/_____	Sorensen	_____
	Waldron	_____
	Yetzer	_____