

WACONIA CITY COUNCIL REGULAR MEETING AGENDA



**Monday, August 3, 2026
6:00 PM**

VISION STATEMENT

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

MISSION STATEMENT

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

**MAYOR: TIM LITFIN
COUNCIL MEMBER: NICK GLEASON
COUNCIL MEMBER: JEFF GRENGS
COUNCIL MEMBER: JACOB COLEMAN
COUNCIL MEMBER: DEREK SIDDONS**

**NOTE: TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST,
PLEASE BE PRESENT AT 6:00 P.M.**

Those with items on the agenda should reach out to their staff contact. Others who wish to participate in the meeting, please contact the City Administrator at 952-442-3100 or sfineran@waconiamn.gov to make certain that you are called upon during the meeting.

- 1. CALL MEETING TO ORDER AND ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PROCLAMATIONS**
- 4. ADOPT AGENDA**
- 5. PUBLIC HEARING**
- 6. OPEN FORUM**
Matt Steen, Carver County Sheriff Candidate
- 7. COMMUNITY INTEREST PRESENTATIONS**
2026 State of the Library
- 8. ADOPT CONSENT AGENDA**

The items listed on the Consent Agenda are considered routine and non-controversial by the Council and will be approved by one motion. There will be no separate discussion of these items unless a Councilmember, City Staff, or Citizen so requests; in which case, the item will be removed from the Consent Agenda and considered at the end of the Regular Agenda.

- 1) Approve the July 20, 2026, Council Minutes
- 2) **Approve Aug 3, 2026 Expenditures**
- 3) **Downtown Reconstruction Phase 4 Pay Request #3 to GMH Asphalt Corporation**
Motion to approve Downtown Reconstruction Phase 4 Pay Request No. 3 to GMH Asphalt Corporation
- 4) **Approve the Limit Use Permit for TH5 and TH 284**
Adopt Resolution No. 2026-180 Approving the Limit Use Permit for TH5 and TH 284
- 5) **Approve JPA with Carver County for CSAH 10 Improvements**
Adopt Resolution No. 2026-181 Approving JPA with Carver County for CSAH 10 Improvement Project
- 6) **CONT. - Ordinance Amendment Related to Retail Cannabis Buffers**
Adopt Ordinance No. 794 Amending Section 900.05.7, B-1, Highway Business District, Section 900.05.11, I-1, Industrial Park District, Section 900.05.12, I-2, General Industrial District, Section 900.06.1.D. Cannabis Retail Business Buffer Requirements and Section 900.11, Uses Permitted by Conditional Use Permit (CUP) and Interim Use Permit (IUP).

Adopt Resolution No. 2026-182 Approving the summary publication of Ordinance No. 794
- 7) **Hiring of Probationary Firefighters**
Adopt Resolution No. 2026-183 Authorizing Hire of Probationary Firefighters
- 8) **Street Banner Pole Use Policy**
Motion to adopt Street Banner Pole Use Policy
- 9) **Facade Improvement Grant - 138 1st Street West**
Adopt Resolution No. 2026-184 Approving Facade Improvement Grant for 138 1st Street West
- 10) **Special Event Permit - Thrivent Back to School Jamboree**
Adopt Resolution No. 2026-185 approving a Special Event permit for Thrivent Financial for a back-to-school jamboree
- 11) **Temporary On-Sale Liquor License**
Adopt Resolution No. 2026-186 approving a Temporary On-Sale Liquor License.

9. COUNCIL BUSINESS

- 1) **8th Street Parking Restrictions Request**

Discussion & Direction

- 2) **Authorize Award of Contract for Water Treatment Plant No. 4 Construction**
Adopt Resolution No. 2026-187 Authorizing Award of Construction Contract for Water Treatment Plant No. 4 and Cold Storage Building Construction Project
- 3) **Permit Fee Appeal Deck Permit for 1905 Charleston Lane**
Motion to deny the building permit fee appeal for 1905 Charleston Lane.

10. ITEMS REMOVED FROM CONSENT AGENDA

11. STAFF REPORTS

12. BOARD REPORTS

- 1) **Staff Reports**
 - a. Road Construction Updates - Jon Haukaas
- 2) **Councilmember Siddons**
- 3) **Councilmember Coleman**
- 4) **Councilmember Gleason**
- 5) **Councilmember Grengs**
- 6) **Mayor Litfin**

13. ANNOUNCEMENTS

14. ADJOURN REGULAR MEETING

OFFICE OF THE CITY ADMINISTRATOR
Shane Fineran

WORK SESSION: COUNCIL OPEN FORUM

UPCOMING CALENDAR OF EVENTS/MEETINGS:



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: August 3, 2026	
Item Name: 8.1. Approve the July 20, 2026, Council Minutes	
Originating Dept: Administration	
Presented By:	
Previous Council Action: None	
Item Type:	
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Approve the July 20, 2026, Council Minutes	
EXPLANATION OF AGENDA ITEM: Approve the July 20, 2026, Council Minutes.	
ATTACHMENTS: 1. Council Minutes July 20, 2026	
FINANCIAL IMPLICATIONS:	ADVISORY BOARD RECOMMENDATIONS:
Funding Sources & Uses:	Planning Commission:
Budget Information:	Park Board:
_____ Budgeted	Personnel Committee:
_____ Non-Budgeted	Other:
_____ Amendment Required	

**CITY OF WACONIA
JULY 20, 2026**

1. CALL MEETING TO ORDER AND ROLL CALL

Mayor Litfin called the July 20, 2026, Waconia City Council meeting to order at 6:30 p.m. Noting that Council Member Coleman is absent.

2. PLEDGE OF ALLEGIANCE

Mayor Litfin led all in the Pledge of Allegiance.

3. PROCLAMATIONS

None.

4. ADOPT AGENDA

Motion to accept the agenda as published was made by Council Member Gleason, seconded by Council Member Siddons.
MOTION CARRIED.

5. PUBLIC HEARING

1) Annexation Petition – Tamarack Land & Carver County Parcels

Motion to open the public hearing was made by Council Member Gleason, seconded by Council Member Grengs.
MOTION CARRIED.

Abdi Sahai, Community Development Assistant, provided an overview of the proposed annexation, which includes approximately 138.08 acres. The property owners have submitted a petition for annexation in connection with the Woodland Trail residential development, which was approved by the Council on April 2, 2026. The proposed annexation also includes adjacent property owned by Carver County. The preliminary plat, approved by the Council in April 2026, consists of 127 residential units. Of the total annexation area, approximately 77.7 acres are owned by Carver County and include the site designated for a future lift station. No public comments were received regarding the proposed annexation, and with no members of the public present to speak, the public hearing was closed.

Motion to close the public hearing was made by Council Member Siddons, seconded by Council Member Grengs.
MOTION CARRIED.

Motion to adopt Joint Resolution No. 2026-170 approving the annexation petition between the city of Waconia and Laketown Township for the Carver County owned properties and the Tamarack Land LLC property identified in the Resolution was made by Council Member Grengs, seconded by Siddons.

MOTION CARRIED.

6. OPEN FORUM

Mayor Litfin provided instruction regarding the open forum.

Mark Sullivan, 1333 Creekside Drive. Requesting the Council to vote no to reduce the cannabis retail buffer requirements on tonight's agenda, Mr. Sullivan represents Promise Church, where he is lead pastor. He stated the State of Minnesota does legally allow the sale of cannabis, and it is becoming increasingly acceptable to consume; however, the risks to the individual community at large are understated by those who approve of their use.

Marijuana addiction and marijuana psychosis are a real danger to those consuming the drug. He agrees with the Planning Commission and the Council Members that cannabis retail businesses should not exist within specified distances of schools, daycares, residential treatment facilities and playgrounds. This decision was made due to the risk of proximity that this type of business poses to children. The Council should not reverse itself by creating an exception to its prior well-thought-out Ordinance. Additionally, the City has a tunnel under Highway 5 that provides a safe means of crossing a four-lane highway for all residents but with strong consideration for students that travel to the middle school, the high school, and parks. The tunnel which was made for physical safety enters and empties directly onto this property. Mr. Sullivan is asking the Council to vote no on the cannabis retail buffer requirements.

Dan Iverson, 1230 Spring Hill Road, urged the Council to vote against reducing the cannabis buffer requirements. He expressed concern that allowing cannabis businesses closer to schools would promote activity he does not believe reflects the values of the Waconia community. Mr. Iverson stated that he and his family do not support this direction for the City and stated that, if the proposal is intended to increase tax revenue, there are other ways to generate revenue without changing the buffer requirements.

7. COMMUNITY INTEREST PRESENTATIONS

None.

8. ADOPT CONSENT AGENDA

- 1) Approve the June 20, 2026, City Council Minutes**
- 2) Approve July 20, 2026, Expenditures**
- 3) Safari Island Community Center Expenditures from Sports Facilities Companies Incurred June 2026**

- 4) **Ice Arena Expenditures from Sports Facilities Companies Incurred June 2026**
- 5) **Contractor Pay Request - Island View Estates Park to NW Asphalt Inc. #1**
- 6) **Contractor Pay Request - Downtown Reconstruction Phase 4 to GMH Asphalt Corporation #2**
- 7) **Contractor Pay Request - CSAH 10 Trail Project to GMH Asphalt, Inc. #3**
- 8) **Contractor Pay Request - Wildcat Way Reconstruction Pay Request to GMH Asphalt Corporation #3**
- 9) **Firefighter Resignation**
- 10) **Park Board Resignation**
- 11) **Election Judge Appointments**
- 12) **Authorizing Staff to Submit to the Department of Labor and Industry Safety Grant Program**
- 13) **MOU for Permanent Drainage and Utility Easements - Little Ave**
- 14) **Woodland Trail Early Grading Agreement & Permit – Tamarack Land**
- 15) **Approve Gambling Raffle Application Church of St. Joseph**
- 16) **Designate Outdoor Area for Nickle Dickle Day Festival**
- 17) **Liquor License Application**
- 18) **On Sale Tap Room License**
- 19) **Approve Sidewalk Cafe License and Encroachment Agreement**
- 20) **Cannabis Retail Registration Application**
- 21) **Accepting Cash Donation for War Memorial Maintenance and Preservation**
- 22) **Donation and Approve Pass Thru Recommendation - Waconia Fire Relief Association**
- 23) **Lodging Tax Fund Request - Waconia Convention & Visitors Bureau (CVB)**

Motion to adopt the consent agenda as published was made by Council Member Grengs, seconded by Council Member Siddons.

MOTION CARRIED.

9. COUNCIL BUSINESS

- 1) **Ordinance Amendment - Amend Sections 900.05.7, B-1, Highway Business District, Section 900.06.1.D Cannabis Retail Business Buffer Requirements and Section 900.11, Uses Permitted by Conditional Use Permit (CUP) and Interim Use Permit (IUP)**

Community Development Director Lane Braaten reviewed the proposed ordinance amendment and explained the current method for measuring cannabis retail buffer zones. At the Council's previous direction, staff researched how other communities measure buffer zones, contacted the school district for input, and prepared examples illustrating the impact of potential changes. Staff reported that many local

communities have adopted the same buffer requirements as Waconia, while others have no buffer requirements.

Staff explained that changing the school buffer measurement from property line to property line to building to building while maintaining the 1,000-foot distance, and reducing the park buffer from 500 feet to 250 feet, would make the property at 1320 Mill Lane eligible for a cannabis business. The proposed changes would also make approximately 10 B-1 and B-2 commercial parcels eligible, including a portion of the former UFC site, two downtown parcels, and several parcels near Target and Regarding Dentistry. Staff also noted that, based on state statute, the City's population, and City Ordinance, Waconia is limited to a maximum of two cannabis retail licenses.

Council Member Grengs stated that Waconia's current Ordinance was written with the most restrictive buffer requirements possible to protect children. He noted that while schools are generally built close to their property lines, the middle school is separated from the potential retail location by a large parking lot and Highway 5, making the current property line measurement less meaningful in this situation. He stated that measuring from building to building would better reflect the actual separation between the school and a cannabis retailer.

Council Member Siddons noted that City Administrator Shane Fineran had spoken with the school superintendent, who expressed no concerns regarding a reduced buffer area.

Mr. Fineran explained that state law permits onsite consumption only for certain cannabis license holders and only for edible products. Smoking, vaping, and consumption of cannabis concentrates are prohibited indoors under the Minnesota Clean Indoor Air Act. He also noted that the legal age to purchase cannabis is 21 and that the proposed ordinance amendments were consistent with the Planning Commission's recommendation and the Council's previous direction to gather additional information.

Mayor Litfin acknowledged that the issue is confusing for both residents and business owners and invited the applicant, Mr. Levine, to provide any additional comments.

Resolution No. 2026-159 to deny Ordinance amendment to review Section 900.05, Section 900.06, and Section 900.11 related to cannabis retail buffers, permitted uses and interim uses.

FAILED TO LACK OF A MOTION AND A SECOND

Motion to direct staff to provide a formal Ordinance to amend Chapter 900 regarding Cannabis Zoning Requirements was made by Council Member Grengs, seconded by Council Member Siddons.

MOTION CARRIED.

2) Small Area Plan — 801 Hwy. 284

Mr. Braaten introduced Lance Bernard of TC2 who will provide the details of the agreement for the development of the 9-acre site located at 801 Highway 284. Mr. Bernard stated that the items for discussion will be a refresher of the study purpose, the public engagement recap and findings, and the highlights of the small area plan draft. The purpose of the study was to evaluate the existing site, access the transportation network, prepare several conceptual redevelopment alternatives, and recommend a concept supported by a realistic implementation strategy. The engagement process included an open house and a community survey with the commercial uses generally favored. Mr. Bernard went on to explain the purpose and structure of the agreement, which will guide prospective developers by articulating the City's aspirations for the site and explained a range of potential redevelopment scenarios. The next step in the process will be the plan approval and developer, followed by the planning approvals and the infrastructure planning and design. Then construction would begin.

Mr. Fineran stated if approved, the next step would be to create a request for proposal so that interested developers/businesses can have an opportunity to respond to the plan.

Motion to approve the small area plan, 801 Highway 284 agreement was made by Council Member Gleason, seconded by Council Member Grengs.

MOTION CARRIED.

3) Site Plan — Trails Edge Senior Apartments at 905 Airport Road

Lane Braaten introduced the site plan review for the Trails Edge Senior Apartments at 905 Airport Road. Explaining that the property is Zoned R-5, which is high density residential and meets the requirements including setbacks, height, hardcover, parking and landscaping. This is a three-story, 43-unit affordable senior apartment building and is a mirrored project to Trails Edge South, built in 2022.

Allison Strike, Executive Director of Carver County Development Agency and the developer for this project. For this project, the CDA purchased this land in 2009. The renters must be 55 or older, and no minors are allowed. Adult children are allowed, but they must be over 18 years of age.

Adopt Resolution No. 2026-178 approving the site plan for the Trails Edge Senior Project at 905 Airport Road was made by Council Member Siddons, seconded by Council Member Grengs.

MOTION CARRIED.

4) Ordinance No. 793, Amending Municipal Code Section 630, Regulating Parking & Traffic and Ordering Summary Publication.

City Administrator Shane Fineran explained that the proposed Ordinance and Resolution were brought forward at the direction of the Council to review parking and

regulations within the downtown core. The proposed Ordinance would amend the current time-restricted parking limits on designated downtown streets, changing the restriction from 90 minutes to 4 hours, Monday through Saturday between 8:00 am and 6:00 pm. The amendment would also establish a consistent 4-hour parking limit on Elm Street and the portions of Vine Street and Olive Street that are currently subject to different restrictions. In addition, parking Lot #2, located near Elm Street and 1st Street, would be designated as a safe harbor location for winter parking. No changes are proposed to truck parking regulations or the City's existing winter parking regulations.

Adopt Ordinance No. 793 amending Chapter 630 of the City Code related to Parking Regulations was made by Council Member Gleason, seconded by Council Member Grengs.

MOTION CARRIED.

Motion to adopt Resolution No. 2026-279 approving summary publication of Ordinance No. 793 was made by Council Member Gleason, seconded by Council Member Siddons.

MOTION CARRIED.

10. ITEMS REMOVED FROM CONSENT AGENDA

None.

11. BOARD REPORTS

1) Staff Reports

Shane Fineran announced that he accompanied Jackie Schulze and Jen Friesen to the Northern Lights Awards for the Minnesota Association of Government Communicators. The City of Waconia is an award-winning communicator thanks to Jackie and Jen. The City was awarded two silver and one bronze awards in various categories in communication efforts. Fun fact: different states are judged by different states, with the Minnesota entries judged by South Carolina and the South Carolina entries were judged by Minnesota, with the key to winning being submitting winter entries.

.Jackie Schulze, Assistant City Administrator, stated that the next Summer Music in the Streets is Thursday, July 23rd and will feature Pandora's Other Box Unplugged, and they will be performing on 1st Street between Vine Street and Olive Street starting at 6:30 p.m.

National Night Out will take place on August 4th at City Square Park with the City partnering with Gather and Grow food shelf. There will be food trucks, music, pop-up splash pad, and of course, fire trucks. The fun starts at 5:00 pm.

Early voting for the State Primary Election begins on Friday, July 24, 2026, at City

Hall.

Candidates filing for City offices is open through Tuesday, July 28, 2026, at 5:00 p.m. with two council seats and the mayor's seat.

2) Councilmember Siddons

Nothing to report.

3) Councilmember Coleman

Absent

4) Councilmember Gleason

Nothing to report.

5) Councilmember Grengs

Nothing to report.

6) Mayor Litfin

Mayor's Update

Mayor Litfin reported that he attended the Waconia Marching Band Parade on Saturday, June 20, noting it was a great community event with thousands of attendees.

He also thanked Caver County Deputy Howard Stahn for participating in the *Mayor's Minute*.

On Sunday, June 28, Mayor Litfin attended a Comcast event recognizing first responders, including firefighters, public works employees, local military personnel and law enforcement.

On Tuesday, June 30, he attended a candidate open mic event at Waconia Middle School, which primarily featured candidates running for State Representative.

On Wednesday, July 1, Mayor Litfin, Public Services Director Jon Haukaas, and Bolton & Menk hosted an open house for the Fox Run drainage project.

Mayor Litfin announced that the new recreational trail along the west side of Waconia on County Road 10 is now open, calling it a great addition to the City's trail system.

He also recognized Sovereign Estates, the Waconia Lions, and the Waconia Chamber of Commerce for hosting a successful fireworks celebration on July 3 at Sovereign Estates.

On Saturday, July 18, Mayor Litfin attended an event at the American Legion that drew hundreds of attendees and featured great food and live music. He also noted that

earlier in the meeting, the Council approved a donation from the Waconia Legion Post 150 to support the upkeep and maintenance of the Veterans Memorial Park.

12. ANNOUNCEMENTS

None.

13. ADJOURN REGULAR MEETING

Motion to adjourn the July 20, 2026, City Council meeting was made by Council Member Gleason, seconded by Council Member Siddons at 7:20 pm.

MOTION CARRIED.

Tim Litfin, Mayor

ATTEST:

Sue Schwalbe, Administrative Specialist



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 3, 2026
Item Name:	8.2. Approve Aug 3, 2026 Expenditures
Originating Dept:	Finance
Presented By:	Joel Merry
Previous Council Action:	
Item Type:	Consent
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Approve Aug 3, 2026 Expenditures	
EXPLANATION OF AGENDA ITEM: Attached are the claim and disbursement registers for the City of Waconia as of Aug 3, 2026. Payments are made to vendors via check, electronic payment, and through the City's purchasing card program.	
ATTACHMENTS: None	
FINANCIAL IMPLICATIONS:	ADVISORY BOARD RECOMMENDATIONS:
Funding Sources & Uses:	Planning Commission:
Budget Information:	Park Board:
_____ Budgeted	Personnel Committee:
_____ Non-Budgeted	Other:
_____ Amendment Required	



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 3, 2026		
Item Name:	8.3. Downtown Reconstruction Phase 4 Pay Request #3 to GMH Asphalt Corporation		
Originating Dept:	Finance		
Presented By:	Amanda Ortloff		
Previous Council Action:	Resolution No. 2026-073 Accepting Bids and Awarding Contract for the 2026 Downtown Reconstruction Phase 4 Project.		
Item Type:	Consent		
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Motion to approve Downtown Reconstruction Phase 4 Pay Request No. 3 to GMH Asphalt Corporation EXPLANATION OF AGENDA ITEM: Staff have reviewed the contractor pay request for the Waconia Downtown Reconstruction Phase 4 Project and recommends payment of \$523,447.16 based on the engineering request for payment. This payment represents approximately 44% of the total approved contract for the project. ATTACHMENTS: 1. Downtown Recon Phase 4 Pay Request 3 B&M			
FINANCIAL IMPLICATIONS: Funding Sources & Uses: PIR, Water, Sewer, Storm Water Budget Information: ☒ Budgeted ☐ Non-Budgeted ☐ Amendment Required		ADVISORY BOARD RECOMMENDATIONS: Planning Commission: Park Board: Personnel Committee: Other:	



**BOLTON
& MENK**

Real People. Real Solutions.

2638 Shadow Lane
Suite 200
Chaska, MN 55318-1172

Ph: (952) 448-8838
Fax: (952) 448-8805
Bolton-Menk.com

July 29, 2026

City of Waconia
Attn: Nicole Meyer
201 South Vine St.
Waconia, MN 55387

**RE: Waconia Downtown Reconstruction – Phase 4
Pay Request No. 3**

Dear Mrs. Meyer:

Enclosed please find Pay Request No. 3 for work completed through 7/24/2026 on the above referenced project. The work completed includes payment for pavement, concrete sidewalk, electrical, banner poles, irrigation, and other miscellaneous items.

We have reviewed the estimate, verified the quantities, and recommend the City make payment in the amount of **\$523,447.16** to GMH Asphalt Corporation. Below is a total for the project as well as the estimated percent of work completed for each funding type.

Funding Group	Total Payment	Street	Storm	Irrigation	Sewer	Watermain	Sidewalk	Parking Lot
Recon	\$523,447.16	61%	3%	4%	1%	1%	30%	0%
TOTAL	\$523,447.16							

Please contact me if you have any questions regarding this pay request.

Respectfully Submitted,
Bolton & Menk, Inc.

Jake Saulsbury, P.E.

cc: Jon Haukaas, City of Waconia
Colton Lee, Bolton & Menk

Enclosure

CONTRACTOR'S PAY REQUEST

DOWNTOWN RECONSTRUCTION, PHASE 4

**BOLTON
& MENK**

Real People. Real Solutions.

DISTRIBUTION:

CONTRACTOR (1)

OWNER (1)

ENGINEER (1)

CITY OF WACONIA -

BMI PROJECT NO. 25X.138489

TOTAL AMOUNT BID PLUS APPROVED CHANGE ORDERS	\$4,025,242.86
TOTAL, COMPLETED WORK TO DATE	\$1,854,254.62
TOTAL, STORED MATERIALS TO DATE	\$0.00
DEDUCTION FOR STORED MATERIALS USED IN WORK COMPLETED	\$0.00
TOTAL, COMPLETED WORK & STORED MATERIALS	\$1,854,254.62
RETAINED PERCENTAGE (5.0%)	\$92,712.73
TOTAL AMOUNT OF OTHER PAYMENTS OR (DEDUCTIONS)	\$0.00
NET AMOUNT DUE TO CONTRACTOR TO DATE	\$1,761,541.89
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	\$1,238,094.73
PAY CONTRACTOR AS ESTIMATE NO. 3	\$523,447.16

CERTIFICATE FOR PARTIAL PAYMENT

I hereby certify that, to the best of my knowledge and belief, all items quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between the Owner and the undersigned Contractor, and as amended by any authorized changes, and that the foregoing is a true and correct statement of the contract amount for the period covered by this Estimate.

Contractor:GMH Asphalt Corp
9180 Laketown Road
Chaska, MN 55318

By

Anita Johnson

Name

Title

Date

7.29.2026

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:

ENGINEER: BOLTON & MENK, INC., 2638 SHADOW LANE, STE 200, CHASKA, MN 55318

By

, CONSULTING ENGINEER

Date

7/29/2026

APPROVED FOR PAYMENT:

OWNER:

By

Name

Title

Date

And

Name

Title

Date



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 3, 2026
Item Name:	8.4. Approve the Limit Use Permit for TH5 and TH 284
Originating Dept:	Public Services
Presented By:	Jon Haukaas
Previous Council Action:	None
Item Type:	Consent
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Adopt Resolution No. 2026-180 Approving the Limit Use Permit for TH5 and TH 284	
EXPLANATION OF AGENDA ITEM: A MnDOT Limited Use Permit grants local agencies, public bodies, or organizations permission to use, construct, or maintain specific facilities—such as public trails, landscaping, parking/parklets, or municipal signs—within state trunk highway right-of-way areas. The City of Waconia has entered into several LUPs for various projects over the years. These permits have expired or needed updated language to comply with FWHG guidelines. We are also taking this opportunity to combine multiple permits into a single permit for clarity. As shown in the attached Draft LUP 1000-0288, the permit includes trail, retaining walls, landscape areas, benches, lighting, and other associated items installed and maintained by the City within MnDOT right of way on Trunk Highways 5 and 284. Staff recommends approval.	
ATTACHMENTS: 1. Resolution 2026-180 Limited Use Permit for TH5 and TH284 2. Limited Use Permit 1000-0288 3. Limited Use Permit Termination 1002-007,1002-0030,1002-0034,1014-021,1014-026 4. Limited Use Permit Agreement 1000-0288	
FINANCIAL IMPLICATIONS:	ADVISORY BOARD RECOMMENDATIONS:
Funding Sources & Uses:	Planning Commission:
Budget Information:	Park Board:
☒ Budgeted	Personnel Committee:
☐ Non-Budgeted	Other:
☐ Amendment Required	

**CITY OF WACONIA
RESOLUTION NO. 2026-180
APPROVING T.H. 5 AND T.H. 284 LIMITED USE PERMIT**

WHEREAS, Limited Use Permit No. 1000-0288 complies with MN Statutes Section 161.434, and

WHEREAS, the city maintains infrastructure located within and along the right-of-way of Trunk Highway No. 5 and No. 284 and the limits of which are defined in said Limited Use Permit,

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Waconia, MN, that

1. The Mayor and the City Administrator are authorized to execute a Limited Use Permit and its amendments.
2. The City of Waconia enter into Limited Use Permit No. 1000-0288 with the State of Minnesota, Department of Transportation.

Adopted by the City Council of the City of Waconia this 3rd day of August 2026.

Tim Litfin, Mayor

Attest: _____
Jackie Schulze, Assistant City Administrator

CERTIFICATION

I certify that the above Resolution is an accurate copy of the Resolution adopted by the City Council of the City of Waconia, Minnesota at an authorized meeting held on the 3rd day of August, 2026, as shown by the minutes of the meeting in my possession.

Subscribed and sworn to before me this 3rd
day of August, 2026

Notary Public _____

My Commission Expires 01-31-2027

NOTARY
STAMP

June 3, 2026

Mayor Tim Litfin
City of Waconia
201 S Vine Street #1337
Waconia, N 55387

Subject: C.S. 1002 (T.H. 5)
C.S. 1014 (T.H. 284)
LUP # 1000-0288
Limited Use Permit for Non-Motorized Trail

Dear Mayor Litfin:

I've included a draft of your Limited Use Permit for Non-Motorized Trail. Please sign on page 7 and return to this office for further processing. We also need a copy of your certified resolution to attach to the permit. I've included a sample resolution and guidance for your convenience. The sample resolution may need to be reformatted to meet the City of Waconia requirements.

A final executed copy of your Limited Use Permit will be returned for your records with instructions on how to apply for a permit to perform miscellaneous work to complete your construction.

If you have any additional questions or concerns about this process, please contact me at 651-234-7586 or e-mail Lisa.Dircks@state.mn.us

Sincerely,

Lisa Dircks

Lisa Dircks
Limited Use Permit Facilitator



Metro District Right of Way
1500 W. County Road B2
Roseville, MN 55113

Office Tel: 651-234-7500
Fax: 651-234-7708

June 3, 2026

Mayor Tim Litfin
City of Waconia
201 S Vine Street #1337
Waconia, N 55387

Subject: C.S. 1002 (T.H. 5) and C.S. 1014 (T.H. 284)
LUP #'s: 1002-007, 1002-0030, 1002-0034, 1014-021, 1014-0026
Limited Use Permit for Non-Motorized Trail
Termination Notice

Dear Mayor Litfin:

This letter serves as MnDOT's formal notice to terminate the Limited Use Permit referred to as # 1002-007, 1002-0030, 1002-0034, 1014-021, 1014-0026 by and between the State of Minnesota, Department of Transportation (MnDOT) and the City of Waconia.

These non-motorized trail permits have expired or needed updated language to comply with FWA guidelines and will be renewed in combination. To bring the City into compliance with current Federal and State regulations and policies, MNDOT will issue LUP # 1000-0288, included with this letter.

Effective on the issuance of Limited Use Permit #1000-0288, MnDOT terminates these Limited Use Permits, and such permits are null and void effective on such date.

If you have any questions or concerns, please contact me at: 651-234-7586 or e-mail Lisa.Dircks@state.mn.us

Sincerely,

Lisa Dircks

Lisa Dircks
Limited Use Permit Facilitator

**STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION**

LIMITED USE PERMIT

C.S. 1002 (T.H. 5)
C.S. 1014 (T.H. 284)
County of Carver
LUP # 1000-0288
Permittee: City of Waconia
Expiration Date: 6/3/2036
Coop./Const. Agmt Nos. 1062919,
04846, 04353, 91019, 94769

In accordance with Minnesota Statutes Section 161.434, the State of Minnesota, through its Commissioner of Transportation, ("MnDOT"), hereby grants a Limited Use Permit (the "LUP") to City of Waconia, ("Permittee"), to use the area within the right of way of Trunk Highway Nos. 284, 5 as shown in red on Exhibit "A", (the "Area") attached hereto and incorporated herein by reference. This Limited Use Permit is executed by the Permittee pursuant to resolution, a certified copy of which is attached hereto as Exhibit B.

Non-Motorized Trail

The Permittee's use of the Area is limited to only the constructing, maintaining and operating a nonmotorized trail, retaining wall, decorative railing and decorative lighting ("Facility") and the use thereof may be further limited by the Code of Federal Regulations, including, but not limited to 23 C.F.R. 217 also published as the Federal-Aid Policy Guide.

The permittee agrees that this permit totally replaces and supersedes the previously issued Limited Use permits affecting the Area, specifically: The first permit, 1002-007, was issued on 3/11/2004 on CS 1002 (TH 5=121). The second permit, 1002-0030, was issued on 10/12/2015 on CS 1002 (TH 5=121). The third permit, 1002-0034, was issued on 5/7/2018 on CS 1002 (TH 5=121). The fourth permit, 1014-021, was issued on 1/20/2010 on CS 1014 (TH 284=284). The fifth permit, 1014-0026, was issued on 9/18/2013 on CS 1014 (TH 284=284). Upon issuance of this permit each of these earlier issued permits are cancelled.

In addition, the following special provisions shall apply:

SPECIAL PROVISIONS

1. TERM. This LUP terminates at 11:59 PM on 6/3 The Permittee, at its sole cost and expense, shall be responsible for retaining wall failure cleanup, including cleanup of materials deposited within the Right of Way, caused by the Facility. /2036 ("Expiration Date") subject to the right of cancellation by MnDOT, with or without cause, by giving the Permittee ninety (90) days written notice of such cancellation. This LUP will not be renewed except as provided below.

Provided this LUP has not expired or terminated, MnDOT may renew this LUP for a period of up to ten (10) years, provided Permittee delivers to MnDOT, not later than ninety (90) days prior to the Expiration Date, a written request to extend the term. Any extension of the LUP term will be under the same terms and conditions in this LUP, provided:

- (a) At the time of renewal, MnDOT will review the Facility and Area to ensure the Facility and Area are compatible with the safe and efficient operation of the highway and the Facility and Area are in good condition and repair. If, in MnDOT's sole determination, modifications and repairs to the Facility and Area are needed, Permittee will perform such work as outlined in writing in an amendment of this LUP; and
- (b) Permittee will provide to MnDOT a certified copy of the resolution from the applicable governmental body authorizing the Permittee's use of the Facility and Area for the additional term.

If Permittee's written request to extend the term is not timely given, the LUP will expire on the Expiration Date.

Permittee hereby voluntarily releases and waives any and all claims and causes of action for damages, costs, expenses, losses, fees and compensation arising from or related to any cancellation or termination of this LUP by MnDOT. Permittee agrees that it will not make or assert any claims for damages, costs, expenses, losses, fees and compensation based upon the existence, cancellation or termination of the LUP. Permittee agrees not to sue or institute any legal action against MnDOT based upon any of the claims released in this paragraph.

2. REMOVAL. Upon the Expiration Date or earlier termination, at the Permittee's sole cost and expense Permittee will:
 - (a) Remove the Facility and restore the Area to a condition satisfactory to the MnDOT District Engineer; and
 - (b) Surrender possession of the Area to MnDOT.

If, without MnDOT's written consent, Permittee continues to occupy the Area after the Expiration Date or earlier termination, Permittee will remain subject to all conditions, provisions, and obligations of this LUP, and further, Permittee will pay all costs and expenses, including

attorney's fees, in any action brought by MnDOT to remove the Facility and the Permittee from the Area.

3. CONSTRUCTION. The construction, maintenance, and supervision of the Facility shall be at no cost or expense to MnDOT.

Before construction of any kind, the plans for such construction shall be approved in writing by the MnDOT's District Engineer. Approval in writing from MnDOT District Engineer shall be required for any changes from the approved plan.

The Permittee will construct the Facility at the location shown in the attached Exhibit "A", and in accordance with MnDOT-approved plans and specifications. Further, Permittee will construct the Facility using construction procedures compatible with the safe and efficient operation of the highway.

Upon completion of the construction of the Facility, the Permittee shall restore all disturbed slopes and ditches in such manner that drainage, erosion control and aesthetics are perpetuated.

The Permittee shall preserve and protect all utilities located on the lands covered by this LUP at no expense to MnDOT and it shall be the responsibility of the Permittee to call the Gopher State One Call System at 1-800-252-1166 at least 48 hours prior to performing any excavation.

Any crossings of the Facility over the trunk highway shall be perpendicular to the centerline of the highway and shall provide and ensure reasonable and adequate stopping sight distance.

4. MAINTENANCE. Any and all maintenance of the Facility shall be provided by the Permittee at its sole cost and expense, including, but not limited to, maintenance of the nonmotorized trail, retaining wall, decorative railing and decorative lighting, plowing and removal of snow and installation and removal of regulatory signs. The Permittee, at its sole cost and expense, shall be responsible for retaining wall failure cleanup, including cleanup of materials deposited within the Right of Way, caused by the Facility. No signs shall be placed on any MnDOT or other governmental agency sign post within the Area. MnDOT will not mark obstacles for users on trunk highway right of way.
5. USE. Other than as identified and approved by MnDOT, no permanent structures or no advertising devices in any manner, form or size shall be allowed on the Area. No commercial activities shall be allowed to operate upon the Area.

Any use permitted by this LUP shall remain subordinate to the right of MnDOT to use the property for highway and transportation purposes. This LUP does not grant any interest whatsoever in land, nor does it establish a permanent park, recreation area or wildlife or waterfowl refuge. No rights to relocation benefits are established by this LUP.

This LUP is non-exclusive and is granted subject to the rights of others, including, but not limited to public utilities which may occupy the Area.

6. **APPLICABLE LAWS.** This LUP does not release the Permittee from any liability or obligation imposed by federal law, Minnesota Statutes, local ordinances, or other agency regulations relating thereto and any necessary permits relating thereto shall be applied for and obtained by the Permittee.

Permittee at its sole cost and expense, agrees to comply with, and provide and maintain the Area, Facilities in compliance with all applicable laws, rules, ordinances and regulations issued by any federal, state or local political subdivision having jurisdiction and authority in connection with said Area including the Americans with Disabilities Act ("ADA"). If the Area and Facilities are not in compliance with the ADA or other applicable laws MnDOT may enter the Area and perform such obligation without liability to Permittee for any loss or damage to Permittee thereby incurred, and Permittee shall reimburse MnDOT for the cost thereof, plus 10% of such cost for overhead and supervision within 30 days of receipt of MnDOT's invoice.

7. **CIVIL RIGHTS.** The Permittee for itself, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree that in the event facilities are constructed, maintained, or otherwise operated on the Property described in this Limited Use Permit for a purpose for which a MnDOT activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, the Permittee will maintain and operate such improvements and services in compliance with all requirements imposed by the Acts and Regulations relative to nondiscrimination in federally-assisted programs of the United States Department of Transportation, Federal Highway Administration, (as may be amended) such that no person on the grounds of race, color, national origin, sex, age, disability, income-level, or limited English proficiency will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said improvements.
8. **SAFETY.** MnDOT shall retain the right to limit and/or restrict any activity, including the parking of vehicles and assemblage of Facility users, on the highway right of way over which this LUP is granted, so as to maintain the safety of both the motoring public and Facility users.
9. **ASSIGNMENT.** No assignment of this LUP is allowed.
10. **IN WRITING.** Except for those which are set forth in this LUP, no representations, warranties, or agreements have been made by MnDOT or Permittee to one another with respect to this LUP.
11. **ENVIRONMENTAL.** The Permittee shall not dispose of any materials regulated by any governmental or regulatory agency onto the ground, or into any body of water, or into any container on the State's right of way. In the event of spillage of regulated materials, the Permittee shall notify in writing MnDOT's District Engineer and shall provide for cleanup of the

spilled material and of materials contaminated by the spillage in accordance with all applicable federal, state and local laws and regulations, at the sole expense of the Permittee.

12. **MECHANIC'S LIENS.** The Permittee (for itself, its contractors, subcontractors, its materialmen, and all other persons acting for, through or under it or any of them), covenants that no laborers', mechanics', or materialmen's liens or other liens or claims of any kind whatsoever shall be filed or maintained by it or by any subcontractor, materialmen or other person or persons acting for, through or under it or any of them against the work and/or against said lands, for or on account of any work done or materials furnished by it or any of them under any agreement or any amendment or supplement thereto.
13. **NOTICES.** All notices which may be given, by either party to the other, will be deemed to have been fully given when served personally on MnDOT or Permittee or when made in writing addressed as follows:

to Permittee at:
City of Waconia
201 S Vine St
Waconia, MN 55318

and to MnDOT at:
State of Minnesota
Department of Transportation
1500 W. County Road B2
Roseville, MN 55113

The address to which notices are mailed may be changed by written notice given by either party to the other.

14. **INDEMNIFICATION AND RELEASE.** Permittee shall indemnify, defend to the extent authorized by the Minnesota Attorney General's Office, hold harmless and release the State of Minnesota, its Commissioner of Transportation, employees, the FHWA, and any successors and assigns of the foregoing, from and against all claims, demands, and causes of action for injury to or death of persons or loss of or damage to property (including Permittee's property) occurring on the Area and Facility or arising out of or associated with Permittee's use and occupancy of the Area and Facility, regardless of whether such injury, death, loss, or damage (i) is caused in part by the negligence (but not the gross negligence or willful misconduct) of MnDOT or (ii) is deemed to be the responsibility of MnDOT because of its failure to supervise, inspect, or control the operations of Permittee or otherwise discover or prevent actions or operations of Permittee giving rise to liability to any person. Nothing in this LUP shall obligate Permittee to indemnify or save MnDOT harmless from (a) any gross negligence or willful misconduct of MnDOT or its employees, contractors, agents, or anyone for whom MnDOT is legally responsible, or (b) any claims, demands or causes of action not arising out of or associated with Permittee's occupancy or use of the Area and Facility.

Permittee hereby releases the State of Minnesota, its Commissioner of Transportation, employees, the FHWA, and any successors and assigns of the foregoing, from and against all claims, demands, suits, losses, costs, expenses, and causes of action for loss of or damages to the Area and Facility or to Permittee's property on or about the Area and Facility, except when

such loss or damage is caused solely by the negligence of MnDOT or its employees, contractors, agents, or anyone for whom MnDOT is legally responsible.

MnDOT's liability is subject to the Minnesota Tort Claims Act, Minn. Stat. §3.736 and other applicable law.

MINNESOTA DEPARTMENT
OF TRANSPORTATION
RECOMMENDED FOR APPROVAL

CITY OF WACONIA

By: _____
District Engineer

Date _____

APPROVED BY:
COMMISSIONER OF TRANSPORTATION

By: _____
Director, Office of Land Management

Date _____

By _____

Tim Litfin, Its Mayor

And _____

Shane Fineran, Its City Administrator

The Commissioner of Transportation
by the execution of this permit
certifies that this permit is
necessary in the public interest
and that the use intended is for
public purposes.

NOTES

① LUP 1000-0288, Exhibit A
② Sheet 1 of 47 Sheets

TRUCK APRON ALONG CORD LENGTH
(EQUIVALENT TO THE LIP OF THE
B424 CURB).

- ④ PLACE C&G JOINTS AT SAME
INTERVALS AS PAVEMENT JOINTS.
⑤ TRANSITION CURB HEIGHT 0" TO 5" OVER 5'.

MNDOT ROW

℄ C.S.A.H. 10 SB

CONST LIMITS



BEGIN S.P. 1002-109
T.H. 5 EB
STA. 210+78.67

℄ T.H. 5 WB

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LEGEND

- ☐ SODDING TYPE SALT TOLERANT
☐ AGGREGATE SURFACE AREA
☐ 8" CONCRETE DRIVEWAY PAVEMENT
☐ 4" CONCRETE WALK
→ TRAFFIC FLOW
☐ PROPOSED LIGHT POLE (BY OTHERS)

MNDOT ROW

CONST LIMITS

℄ T.H. 5 EB

END S524 C&G

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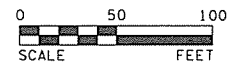
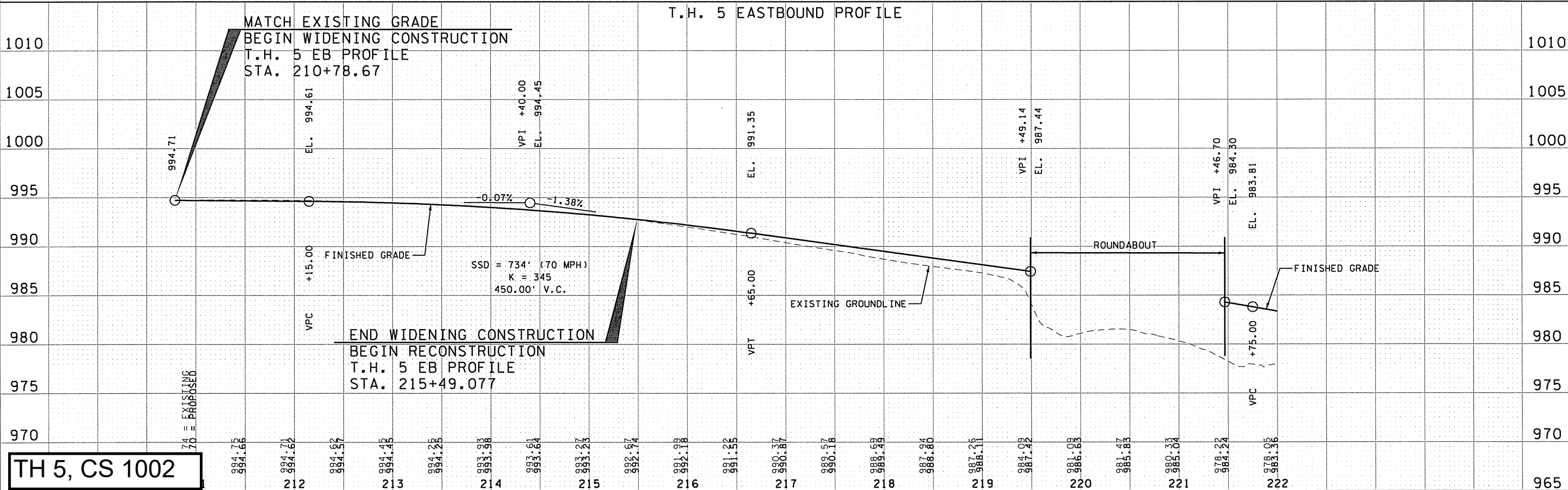
CONST LIMITS

CONST LIMITS

CONST LIMITS

CONST LIMITS

T.H. 5 EASTBOUND PROFILE



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.
DEREK J ARENS
LIC. NO. 52673
DATE 01-20-2017

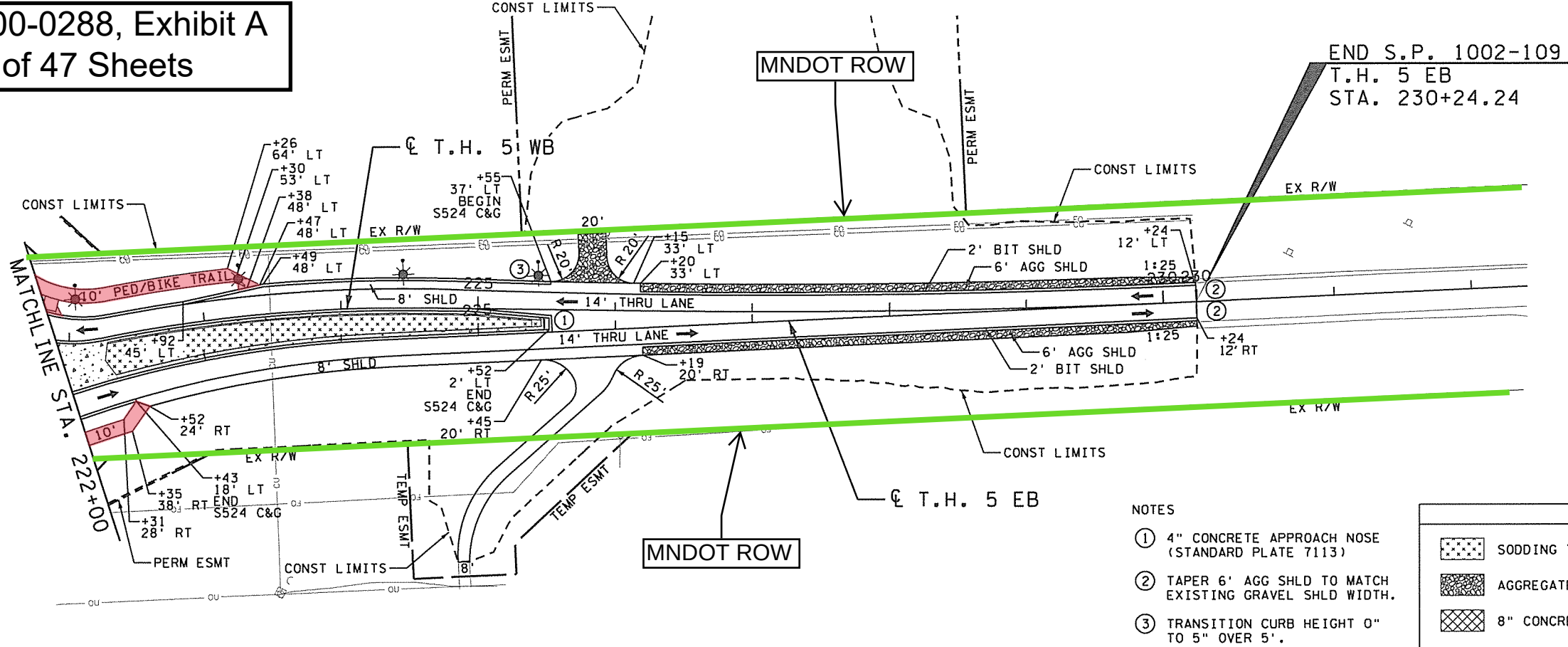
DESIGNED JAH
DRAWN SJP
CHECKED DJA

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
12224 NICOLLET AVENUE - BURNSVILLE, MINNESOTA 55337
Phone: (952)-890-0509 Email: Burns@bolton-menk.com
www.bolton-menk.com

REV.	BY	DATE

C.S.A.H. 10 - SEGMENT 1
S.P. 1002-109 (T.H. 5) - S.A.P. 010-610-051
CONSTRUCTION PLAN & PROFILE
SHEET 49 OF 103
Page 28 of 156

LUP 1000-0288, Exhibit A
Sheet 2 of 47 Sheets

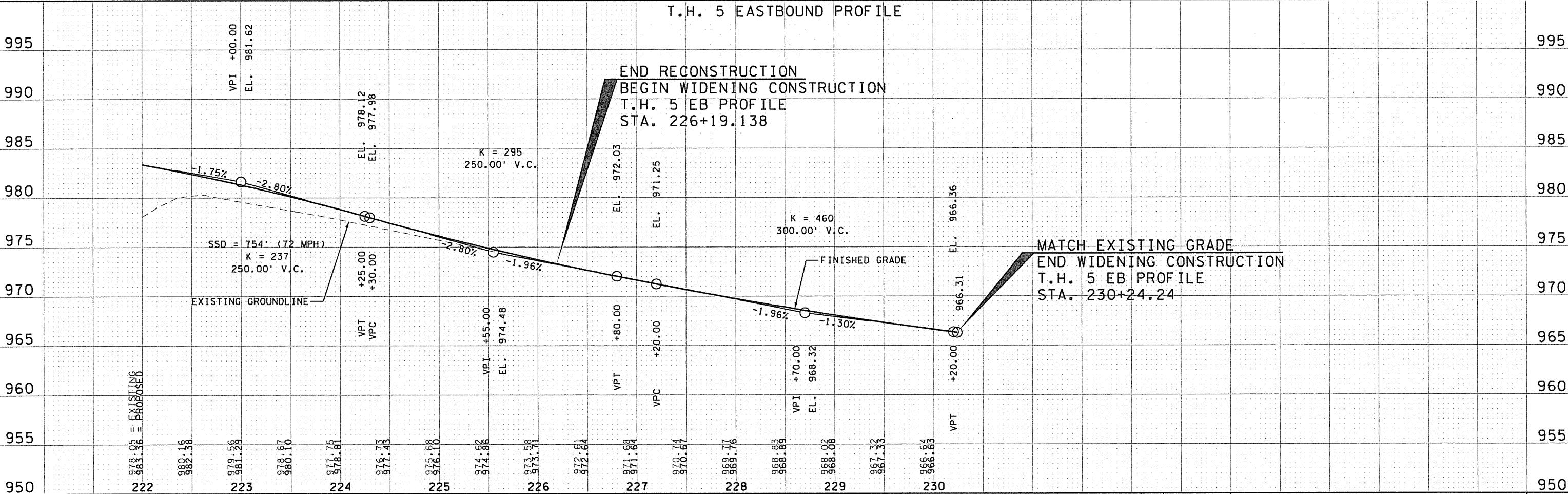


- GENERAL NOTES:
1. SEE INTERSECTION DETAIL SHEETS FOR INTERSECTION, DRIVEWAYS AND PEDESTRIAN RAMP DETAILS.
 2. SEE TURF ESTAB., ERSN. CNTL. & SUPERELEV. PLAN FOR SUPERELEVATION DESIGN.
 3. SEE MISCELLANEOUS DETAILS FOR ROUNDABOUT PED/BIKE TRAIL, PEDESTRIAN RAMP & MEDIAN DETAILS.
 4. SEE TAB 1 FOR DRIVEWAY & FIELD ENTRANCE PAVEMENT SECTIONS.

- NOTES
- ① 4" CONCRETE APPROACH NOSE (STANDARD PLATE 7113)
 - ② TAPER 6' AGG SHLD TO MATCH EXISTING GRAVEL SHLD WIDTH.
 - ③ TRANSITION CURB HEIGHT 0" TO 5" OVER 5'.

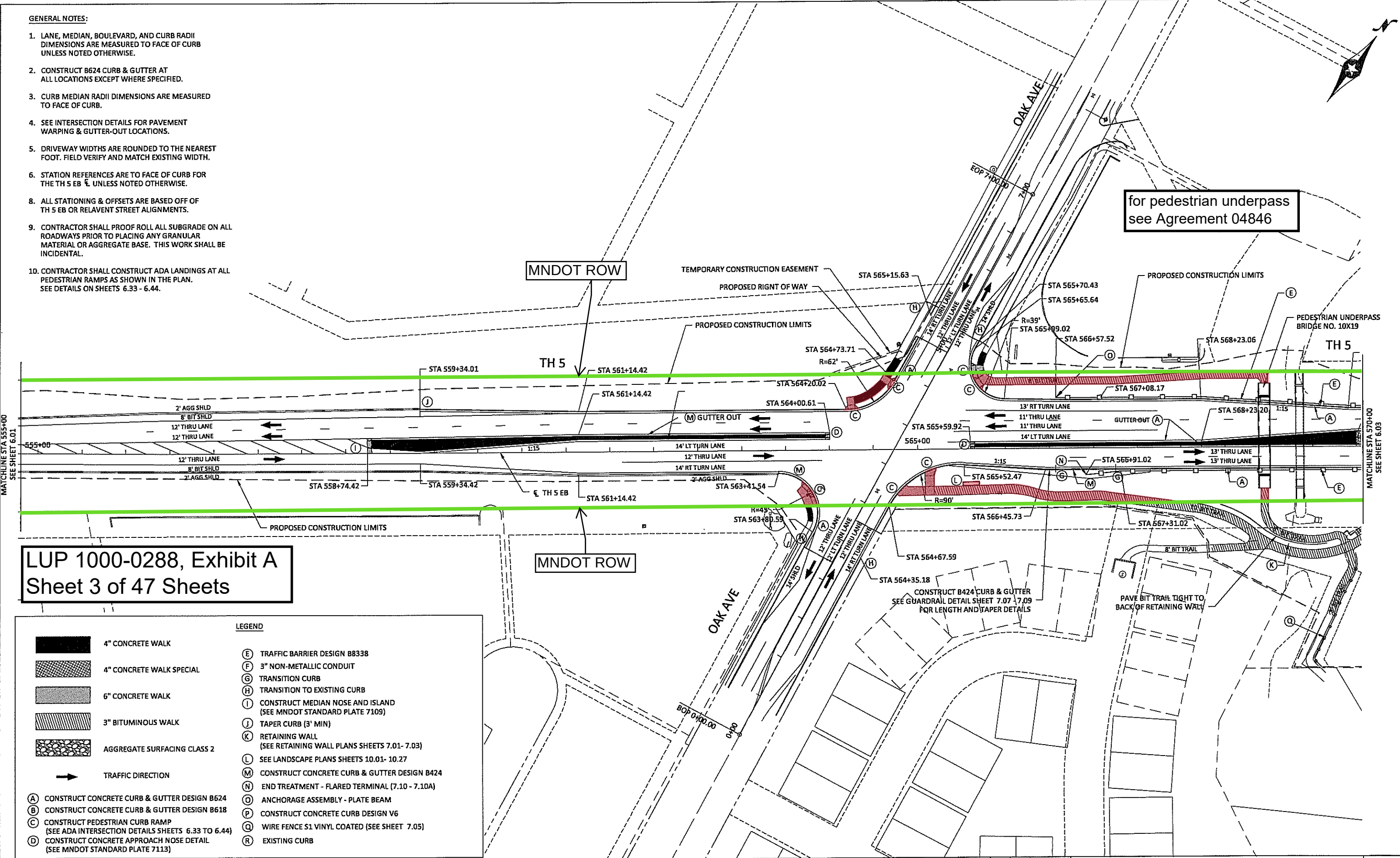
LEGEND

	SODDING TYPE SALT TOLERANT		4" CONCRETE WALK
	AGGREGATE SURFACE AREA		TRAFFIC FLOW
	8" CONCRETE DRIVEWAY PAVEMENT		PROPOSED LIGHT POLE (BY OTHERS)



GENERAL NOTES:

- 1. LANE, MEDIAN, BOULEVARD, AND CURB RADII DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
- 2. CONSTRUCT B624 CURB & GUTTER AT ALL LOCATIONS EXCEPT WHERE SPECIFIED.
- 3. CURB MEDIAN RADII DIMENSIONS ARE MEASURED TO FACE OF CURB.
- 4. SEE INTERSECTION DETAILS FOR PAVEMENT WARPING & GUTTER-OUT LOCATIONS.
- 5. DRIVEWAY WIDTHS ARE ROUNDED TO THE NEAREST FOOT. FIELD VERIFY AND MATCH EXISTING WIDTH.
- 6. STATION REFERENCES ARE TO FACE OF CURB FOR THE TH 5 EB & UNLESS NOTED OTHERWISE.
- 8. ALL STATIONING & OFFSETS ARE BASED OFF OF TH 5 EB OR RELEVANT STREET ALIGNMENTS.
- 9. CONTRACTOR SHALL PROOF ROLL ALL SUBGRADE ON ALL ROADWAYS PRIOR TO PLACING ANY GRANULAR MATERIAL OR AGGREGATE BASE. THIS WORK SHALL BE INCIDENTAL.
- 10. CONTRACTOR SHALL CONSTRUCT ADA LANDINGS AT ALL PEDESTRIAN RAMPS AS SHOWN IN THE PLAN. SEE DETAILS ON SHEETS 6.33 - 6.44.



LUP 1000-0288, Exhibit A
Sheet 3 of 47 Sheets

4" CONCRETE WALK

4" CONCRETE WALK SPECIAL

6" CONCRETE WALK

3" BITUMINOUS WALK

AGGREGATE SURFACING CLASS 2

TRAFFIC DIRECTION

(A)

CONSTRUCT CONCRETE CURB & GUTTER DESIGN B624

(B)

CONSTRUCT CONCRETE CURB & GUTTER DESIGN B618

(C)

CONSTRUCT PEDESTRIAN CURB RAMP
(SEE ADA INTERSECTION DETAILS SHEETS 6.33 TO 6.44)

(D)

CONSTRUCT CONCRETE APPROACH NOSE DETAIL
(SEE MNDOT STANDARD PLATE 7113)

(E)

TRAFFIC BARRIER DESIGN B8338

(F)

3" NON-METALLIC CONDUIT

(G)

TRANSITION CURB

(H)

TRANSITION TO EXISTING CURB

(I)

CONSTRUCT MEDIAN NOSE AND ISLAND
(SEE MNDOT STANDARD PLATE 7109)

(J)

TAPER CURB (3' MIN)

(K)

RETAINING WALL
(SEE RETAINING WALL PLANS SHEETS 7.01- 7.03)

(L)

SEE LANDSCAPE PLANS SHEETS 10.01- 10.27

(M)

CONSTRUCT CONCRETE CURB & GUTTER DESIGN B424

(N)

END TREATMENT - FLARED TERMINAL (7.10 - 7.10A)

(O)

ANCHORAGE ASSEMBLY - PLATE BEAM

(P)

CONSTRUCT CONCRETE CURB DESIGN V6

(Q)

WIRE FENCE S1 VINYL COATED (SEE SHEET 7.05)

(R)

EXISTING CURB

TH 5, CS 1002

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.

DANIELA LONNES
LIC. NO. 42779 DATE JANUARY 9, 2015

DESIGNED
ALB
DRAWN
SCD
CHECKED
RAJ

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLMAR, MN
CHASKA, MN RAMSEY, MN MAPLEWOOD, MN BAXTER, MN ROCHESTER, MN
AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND

REV.	BY	DATE

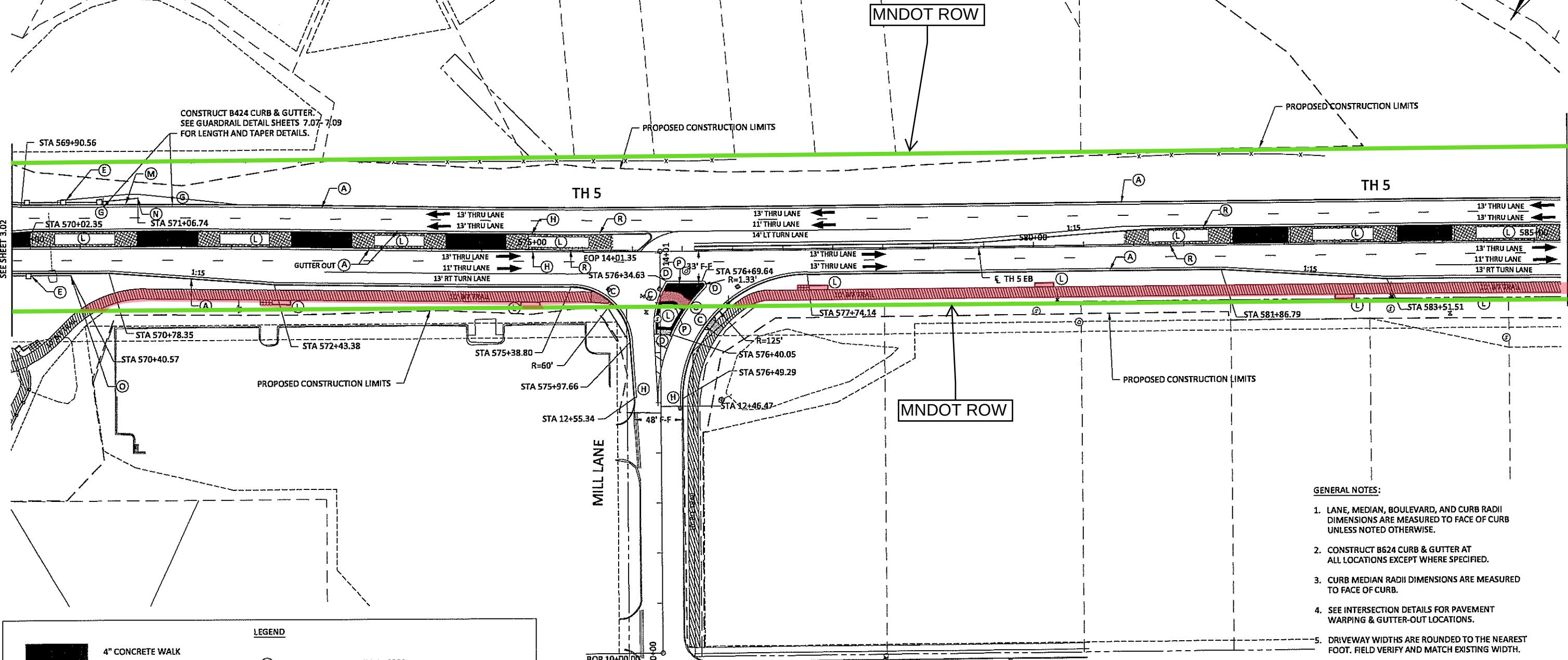
S.P. 1002-106 (TH 5), S.A.P. 231-010-008, S.A.P. 010-610-049, S.A.P. 010-657-002
TH 5 CORRIDOR IMPROVEMENTS
CONSTRUCTION PLAN

SHEET
6.02
OF
6.58

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Page 30 of 156

LUP 1000-0288, Exhibit A
Sheet 4 of 47 Sheets



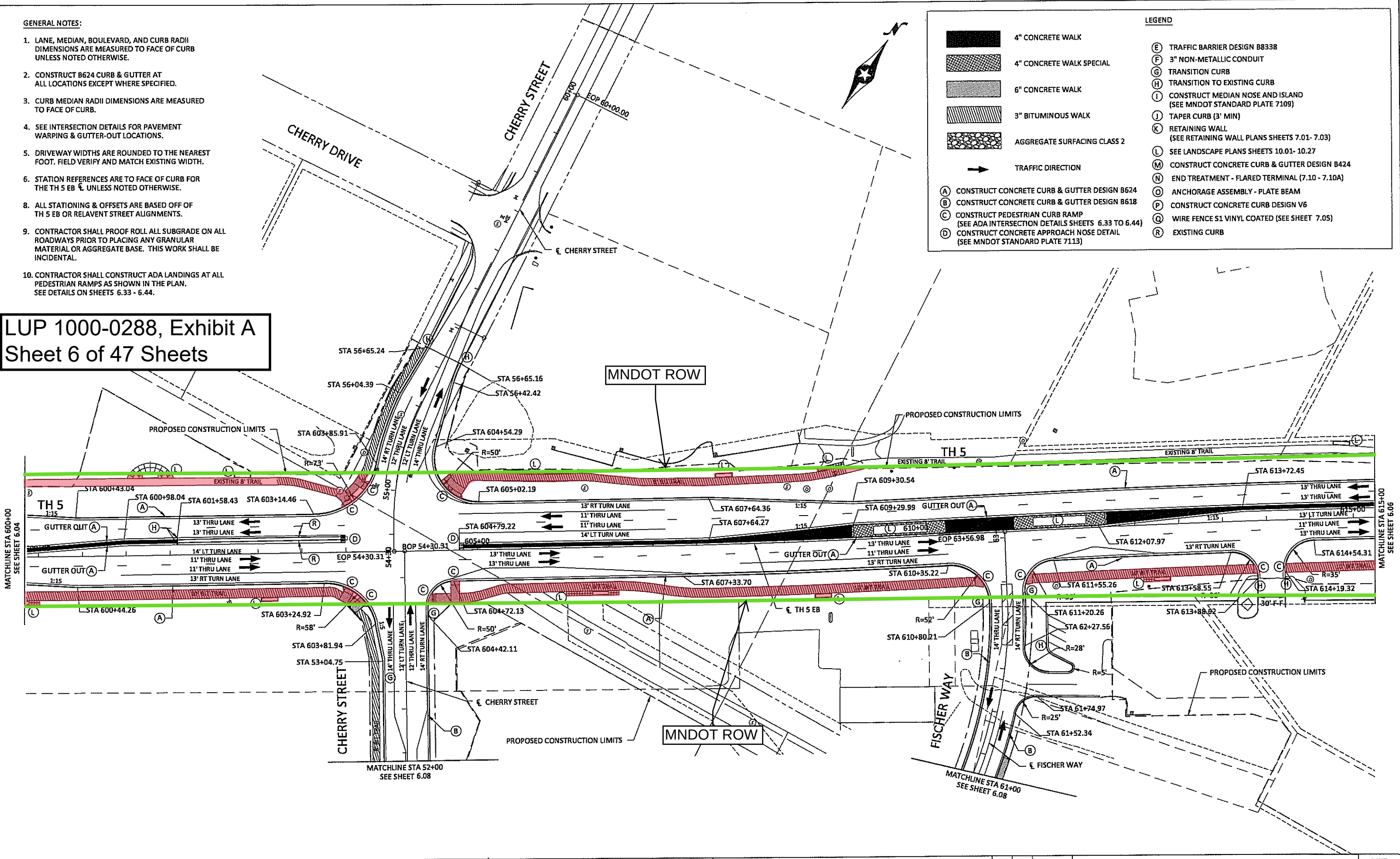
LEGEND

	4" CONCRETE WALK	(E) TRAFFIC BARRIER DESIGN B8338
	4" CONCRETE WALK SPECIAL	(F) 3" NON-METALLIC CONDUIT
	6" CONCRETE WALK	(G) TRANSITION CURB
	3" BITUMINOUS WALK	(H) TRANSITION TO EXISTING CURB
	AGGREGATE SURFACING CLASS 2	(I) CONSTRUCT MEDIAN NOSE AND ISLAND (SEE MNDOT STANDARD PLATE 7109)
	TRAFFIC DIRECTION	(J) TAPER CURB (3' MIN)
(A) CONSTRUCT CONCRETE CURB & GUTTER DESIGN B624		(K) RETAINING WALL (SEE RETAINING WALL PLANS SHEETS 7.01- 7.03)
(B) CONSTRUCT CONCRETE CURB & GUTTER DESIGN B618		(L) SEE LANDSCAPE PLANS SHEETS 10.01- 10.27
(C) CONSTRUCT PEDESTRIAN CURB RAMP (SEE ADA INTERSECTION DETAILS SHEETS 6.33 TO 6.44)		(M) CONSTRUCT CONCRETE CURB & GUTTER DESIGN B424
(D) CONSTRUCT CONCRETE APPROACH NOSE DETAIL (SEE MNDOT STANDARD PLATE 7113)		(N) END TREATMENT - FLARED TERMINAL (7.10 - 7.10A)
		(O) ANCHORAGE ASSEMBLY - PLATE BEAM
		(P) CONSTRUCT CONCRETE CURB DESIGN V6
		(Q) WIRE FENCE 51 VINYL COATED (SEE SHEET 7.05)
		(R) EXISTING CURB

- GENERAL NOTES:**
1. LANE, MEDIAN, BOULEVARD, AND CURB RADII DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
 2. CONSTRUCT B624 CURB & GUTTER AT ALL LOCATIONS EXCEPT WHERE SPECIFIED.
 3. CURB MEDIAN RADII DIMENSIONS ARE MEASURED TO FACE OF CURB.
 4. SEE INTERSECTION DETAILS FOR PAVEMENT WARPING & GUTTER-OUT LOCATIONS.
 5. DRIVEWAY WIDTHS ARE ROUNDED TO THE NEAREST FOOT. FIELD VERIFY AND MATCH EXISTING WIDTH.
 6. STATION REFERENCES ARE TO FACE OF CURB FOR THE TH 5 EB UNLESS NOTED OTHERWISE.
 7. ALL STATIONING & OFFSETS ARE BASED OFF OF TH 5 EB OR RELEVANT STREET ALIGNMENTS.
 8. CONTRACTOR SHALL PROOF ROLL ALL SUBGRADE ON ALL ROADWAYS PRIOR TO PLACING ANY GRANULAR MATERIAL OR AGGREGATE BASE. THIS WORK SHALL BE INCIDENTAL.
 9. CONTRACTOR SHALL CONSTRUCT ADA LANDINGS AT ALL PEDESTRIAN RAMPS AS SHOWN IN THE PLAN. SEE DETAILS ON SHEETS 6.33 - 6.44.

- GENERAL NOTES:
1. LANE, MEDIAN, BOULEVARD, AND CURB RADIi DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
 2. CONSTRUCT B624 CURB & GUTTER AT ALL LOCATIONS EXCEPT WHERE SPECIFIED.
 3. CURB MEDIAN RADII DIMENSIONS ARE MEASURED TO FACE OF CURB.
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 9. CONTRACTOR SHALL PROOF ROLL ALL SUBGRADE ON ALL ROADWAYS PRIOR TO PLACING ANY GRANULAR MATERIAL OR AGGREGATE BASE. THIS WORK SHALL BE INCIDENTAL.
 10. CONTRACTOR SHALL CONSTRUCT ADA LANDINGS AT ALL PEDESTRIAN RAMPS AS SHOWN IN THE PLAN. SEE DETAILS ON SHEETS 6.33 - 6.44.

LUP 1000-0288, Exhibit A
Sheet 6 of 47 Sheets



LEGEND

	4" CONCRETE WALK	(E) TRAFFIC BARRIER DESIGN B8338
	4" CONCRETE WALK SPECIAL	(F) 3" NON-METALLIC CONDUIT
	6" CONCRETE WALK	(G) TRANSITION CURB
	3" BITUMINOUS WALK	(H) TRANSITION TO EXISTING CURB
	AGGREGATE SURFACING CLASS 2	(I) CONSTRUCT MEDIAN NOSE AND ISLAND (SEE MNDOT STANDARD PLATE 7109)
	TRAFFIC DIRECTION	(J) TAPER CURB (3' MIN)
(A) CONSTRUCT CONCRETE CURB & GUTTER DESIGN B624		(K) RETAINING WALL (SEE RETAINING WALL PLANS SHEETS 7.01- 7.03)
(B) CONSTRUCT CONCRETE CURB & GUTTER DESIGN B618		(L) SEE LANDSCAPE PLANS SHEETS 10.01- 10.27
(C) CONSTRUCT PEDESTRIAN CURB RAMP (SEE ADA INTERSECTION DETAILS SHEETS 6.33 TO 6.44)		(M) CONSTRUCT CONCRETE CURB & GUTTER DESIGN B424
(D) CONSTRUCT CONCRETE APPROACH NOSE DETAIL (SEE MNDOT STANDARD PLATE 7113)		(N) END TREATMENT - FLARED TERMINAL (7.10 - 7.10A)
		(O) ANCHORAGE ASSEMBLY - PLATE BEAM
		(P) CONSTRUCT CONCRETE CURB DESIGN V6
		(Q) WIRE FENCE S1 VINYL COATED (SEE SHEET 7.05)
		(R) EXISTING CURB

TH 5, CS 1002		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. DANIEL A. LONNES LIC. NO. 42779 DATE: JANUARY 9, 2015	DESIGNED: ALB DRAWN: SCD CHECKED: KAI	BOLTON & MENK, INC. Consulting Engineers & Surveyors MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND	REV.	BY	DATE	S.P. 1002-106 (TH 5), S.A.P. 231-010-008, S.A.P. 010-610-049, S.A.P. 010-657-002	SHEET 6.05 OF 6.58
					TH 5 CORRIDOR IMPROVEMENTS				
					CONSTRUCTION PLAN				

MINNESOTA DEPARTMENT OF TRANSPORTATION
CITY OF WACONIA

CONSTRUCTION PLAN FOR: GRADING, BITUMINOUS SURFACING, BITUMINOUS MILL & OVERLAY, ROUNDABOUT, LIGHTING,
PEDESTRIAN CROSSWALK FLASHER SYSTEM, SIGNALS, RETAINING WALLS, AND ADA IMPROVEMENTS

LOCATED ON TH 5 FROM 0.08 MILES W OF TH 284 TO 0.01 MILES E OF CSAH 59

STATE PROJ. NO. 1002-131, S.P. 231-010-010 (TH 5)

GROSS LENGTH 5033.99 FEET 0.953 MILES
BRIDGES-LENGTH FEET MILES
EXCEPTIONS-LENGTH FEET MILES
NET LENGTH 5033.99 FEET 0.953 MILES
REF PT 32+00.044 TO REF PT 33+00.068

NOTE: LENGTH AND DESCRIPTION BASED ON
TH 5 EB ROADWAY ALIGNMENT

STATE PROJ. NO. 231-110-004 (FRONTAGE RD.)

GROSS LENGTH 503.18 FEET 0.095 MILES
BRIDGES-LENGTH FEET MILES
EXCEPTIONS-LENGTH FEET MILES
NET LENGTH 503.18 FEET 0.095 MILES

NOTE: LENGTH AND DESCRIPTION BASED ON
E FRONTAGE RD B ROADWAY ALIGNMENT

END S.P. 1002-131
END S.P. 231-010-010
TH 5 EB STA. 147+60.39

TH 5 DESIGN DESIGNATION

R-VALUE (12)	10-TON DESIGN
ADT (2025)	13,571
ADT (2045)	23,380
PAVEMENT DESIGN	20-YR BITUMINOUS
FUNCTIONAL CLASSIFICATION	MINOR ARTERIAL
T (Heavy Commercial)	4.56%
NO. OF TRAFFIC LANES	1-2
NO. OF PARKING LANES	0
SHOULDER WIDTH	13'
DESIGN ESALS (2045)	2,516,000
DESIGN SPEED:	40-55 MPH
BASED ON:	STOPPING SIGHT DISTANCE
HEIGHT OF EYE:	3.5'
HEIGHT OF OBJECT:	2.0'
DESIGN SPEED NOT ACHIEVED AT:	ROUNDABOUT APPROACHES

EAST FRONTAGE RD (MSAS 110) DESIGN DESIGNATION

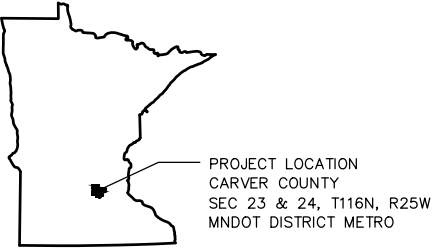
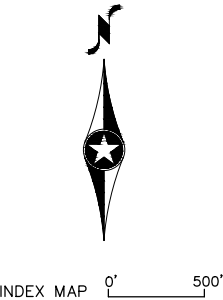
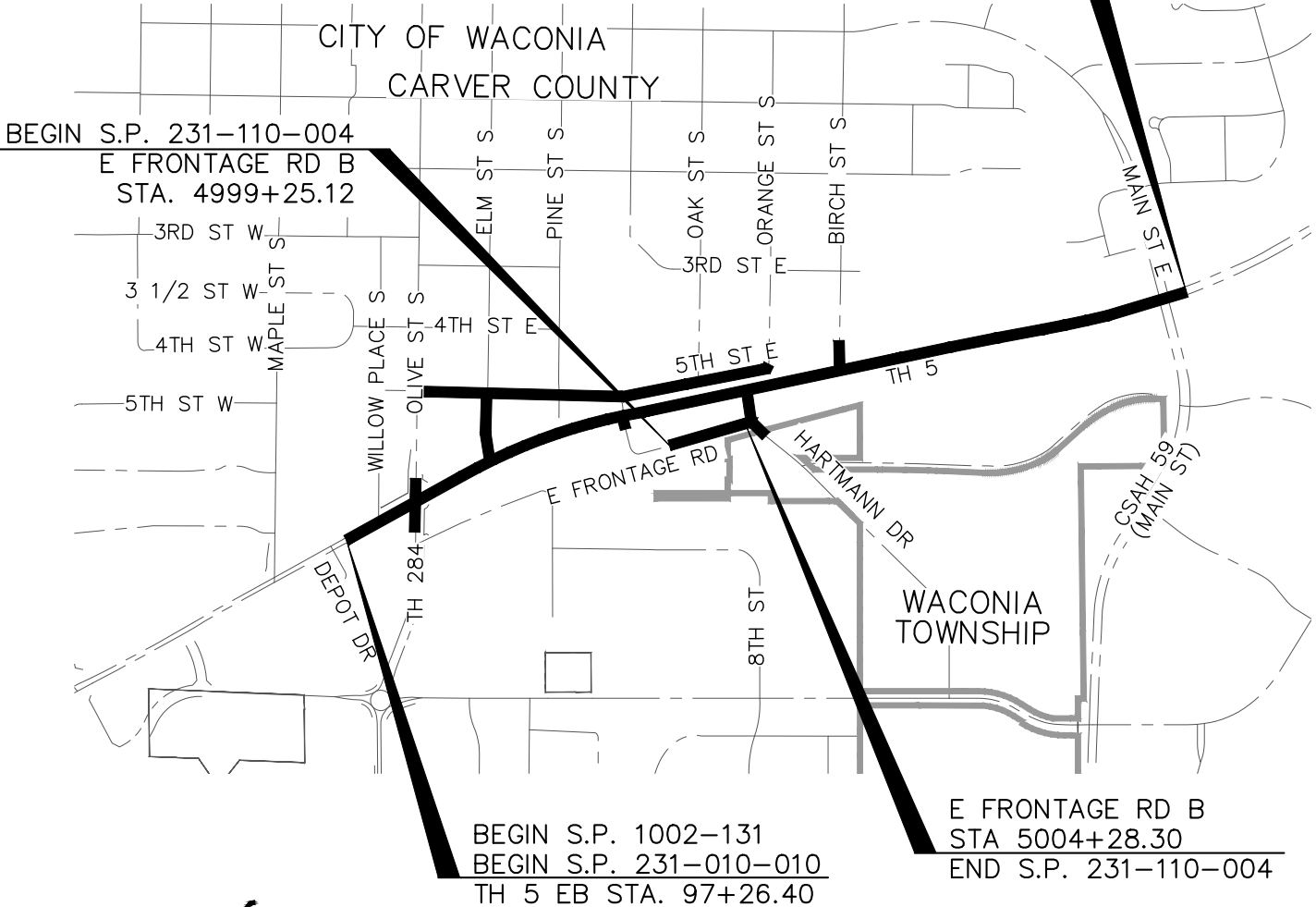
R-VALUE (12)	10-TON DESIGN
ADT (2025)	xxxx
ADT (2045)	xxxx
PAVEMENT DESIGN	20-YR BITUMINOUS
FUNCTIONAL CLASSIFICATION	LOCAL
T (Heavy Commercial)	X.XX%
NO. OF TRAFFIC LANES	1
NO. OF PARKING LANES	0
SHOULDER WIDTH	X
DESIGN ESALS (2045)	X,xxx,xxx
DESIGN SPEED:	30 MPH
BASED ON:	STOPPING SIGHT DISTANCE
HEIGHT OF EYE:	3.5'
HEIGHT OF OBJECT:	2.0'
DESIGN SPEED NOT ACHIEVED AT:	ROUNDABOUT APPROACHES

TRAIL DESIGN DESIGNATION

DESIGN SPEED	20 MPH
BASED ON:	STOPPING SIGHT DISTANCE
HEIGHT OF EYE:	3.5'
HEIGHT OF OBJECT:	2.0'
DESIGN SPEED NOT ACHIEVED AT:	N/A

PLAN REVISIONS		
DATE	SHEET NO.	APPROVER

TH 5 CS 1002



FOR PLANS AND UTILITIES SYMBOLS SEE TECHNICAL MANUAL
STATE PROJECT NO. 1002-131 CHARGE IDENTIFIER

MINN. PROJ. NO.

GOVERNING SPECIFICATIONS
THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION
"STANDARD SPECIFICATION FOR CONSTRUCTION" SHALL GOVERN.
ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE "MINNESOTA MANUAL
ON UNIFORM TRAFFIC CONTROL DEVICES" (MN MUTCD), INCLUDING THE LATEST FIELD MANUAL FOR
TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET NO.	INDEX
1	TITLE SHEET
2	GENERAL LEGEND
3	GENERAL LAYOUT
4 - 8	STATEMENT OF ESTIMATED QUANTITIES
9	STANDARD PLATES & STANDARD PLANS
10	EARTHWORK TABULATION & SUMMARY
12	SOILS AND CONSTRUCTION NOTES
13 - 16	QUANTITY TABULATIONS
18 - 27	TYPICAL SECTIONS
28 - 40	MISCELLANEOUS DETAILS
43 - 46	ALIGNMENT PLAN & TABULATIONS
47 - 54	EXISTING UTILITIES, TOPO & RIGHT OF WAY PLAN
55 - 63	REMOVAL PLAN
64 - 71	CONSTRUCTION PLAN
72 - 82	CONSTRUCTION PROFILES
83	SUPERELEVATION PLAN
84 - 92	INTERSECTION DETAILS
93 - 95	RETAINING WALL PLAN
96 - 102	GRADING PLAN
104 - 110	DRAINAGE PLAN
111 - 127	DRAINAGE PROFILES
128 - 132	SANITARY SEWER PLAN & PROFILE
133 - 142	WATERMAIN PLAN & PROFILE
143 - 145	STORM WATER POLLUTION PREVENTION PLAN
146 - 153	EROSION CONTROL & TURF ESTABLISHMENT PLAN
154 - 167	STAGING & TRAFFIC CONTROL PLAN
168 - 193	SIGNING & STRIPING PLAN
195 - 219	SIGNAL PLAN
220 - 236	TRAFFIC MANAGEMENT SYSTEM
237 - 243	LIGHTING PLAN
244 - 248	LANDSCAPING PLAN
249 - 250	CROSS SECTION MATCH LINE LAYOUT
XS01 - XS56	CROSS SECTIONS

THIS PLAN CONTAINS 306 SHEETS

**BOLTON
& MENK**

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

PRINT NAME: SAMUEL ELLISON LICENSE # 53762

DATE: xx/xx/xxxx SIGNATURE:

RECOMMENDED FOR APPROVAL CARVER COUNTY ENGINEER 20

RECOMMENDED FOR APPROVAL CITY OF WACONIA ENGINEER 20

OFFICE OF LAND MANAGEMENT APPROVAL DIRECTOR, LAND MANAGEMENT 20

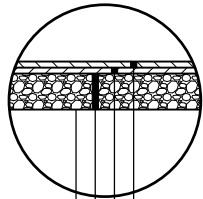
APPROVED STATE DESIGN ENGINEER 20

DISTRICT STATE AID ENGINEER: REVIEWED FOR COMPLIANCE
WITH STATE AID AND FEDERAL AID RULES/POLICY 20

STATE AID ENGINEER: APPROVED FOR STATE AID AND
FEDERAL AID FUNDING 20

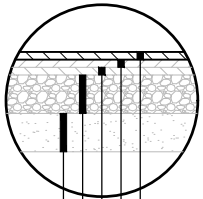
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INSET G
BITUMINOUS TRAIL



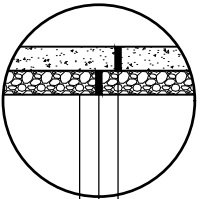
2" TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) (SPWEA240C) (2360)
2" TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) (SPWEA240C) (2360)
9" AGGREGATE BASE (CV) CLASS 5 (2211)
SUBGRADE PREPARATION (2112) (INCIDENTAL)

INSET H
MILL & OVERLAY SECTION



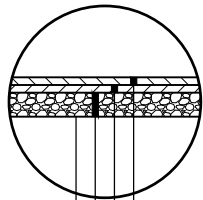
MILL BITUMINOUS SURFACE (2") (2232)
2" TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) (SPWEA340C) (2360)
EXISTING BITUMINOUS WEARING COURSE
EXISTING BITUMINOUS NON WEARING COURSE
EXISTING AGGREGATE BASE
EXISTING SAND SUBBASE

INSET I
CONCRETE CURB RAMPS



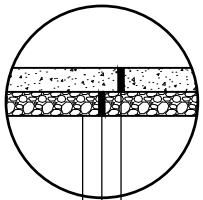
6" CONCRETE CURB RAMP WALK (2521)
6" AGGREGATE BASE (CV) CLASS 5 (2211)
SUBGRADE PREPARATION (2112) (INCIDENTAL)

INSET J
BITUMINOUS DRIVEWAY SECTION



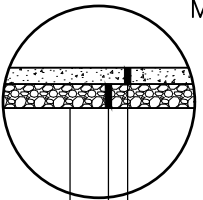
2" TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) (SPWEA340C) (2360)
2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (2,B) (SPNWB230B) (2360)
6" AGGREGATE BASE (CV) CLASS 5 (2211)
SUBGRADE PREPARATION (2112) (INCIDENTAL)

INSET K
CONCRETE DRIVEWAY SECTION



6" CONCRETE DRIVEWAY PAVEMENT (2531) (RESIDENTIAL)
8" CONCRETE DRIVEWAY PAVEMENT (2531) (COMMERCIAL)
6" AGGREGATE BASE (CV) CL 5 (2211)
SUBGRADE PREPARATION (2112) (INCIDENTAL)

INSET L
CONCRETE WALK, CONCRETE TRAIL, CONCRETE
MAINTENANCE STRIP



4" CONCRETE WALK (2521)
6" AGGREGATE BASE (CV) CLASS 5 (2211) (WALK)
9" AGGREGATE BASE (CV) CLASS 5 (2211) (TRAIL & MAINTENANCE STRIP)
SUBGRADE PREPARATION (2112) (INCIDENTAL)

LUP 1000-0288, Exhibit A
Sheet 9 of 47 Sheets

TH 5 CS 1002

H:\WACA\0C1128660\CAD\C3D\plans\Typicals\128660_typ001.dwg

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.

SAMUEL ELLISON
LIC. NO. 53762 DATE XX/XX/XXXX

DESIGNED
CAL
DRAWN
CAL
CHECKED
SAE



**BOLTON
& MENK**

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REV	BY	DATE

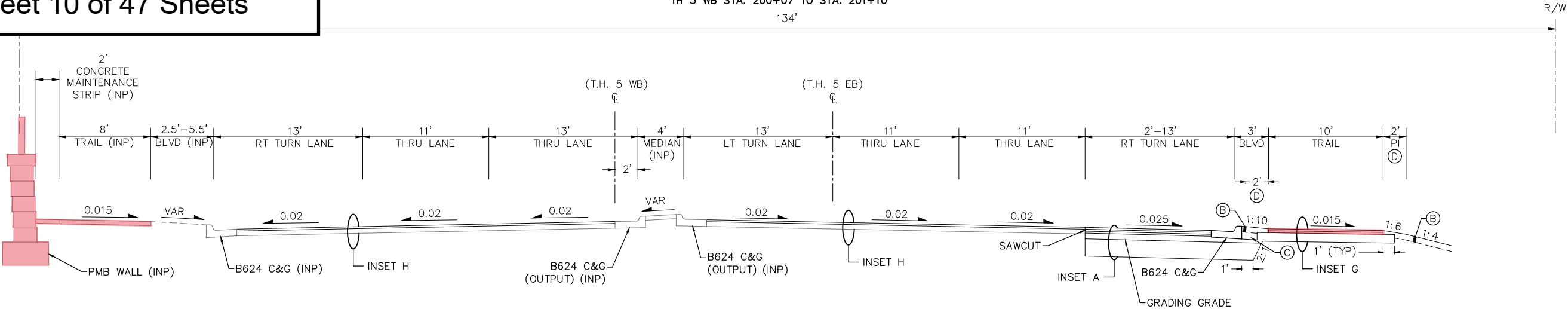
S.P. 1002-131 (TH 5), S.P. 231-010-010,
S.P. 231-110-004
TH 5 PHASE 2 IMPROVEMENTS
TYPICAL SECTIONS

SHEET
23
OF
250

PROPOSED T.H. 5 – TYPICAL SECTION NO. 1

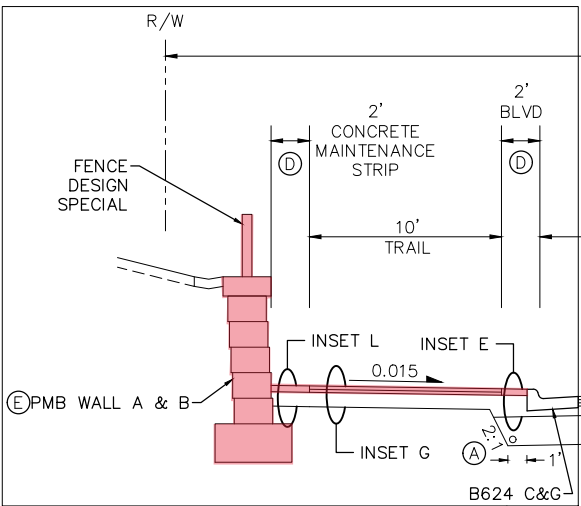
TH 5 EB STA. 97+34 TO STA. 101+10
TH 5 WB STA. 200+07 TO STA. 201+10

134'



WB PMBW CONC. BLVD –
TYPICAL SECTION NO. 2A

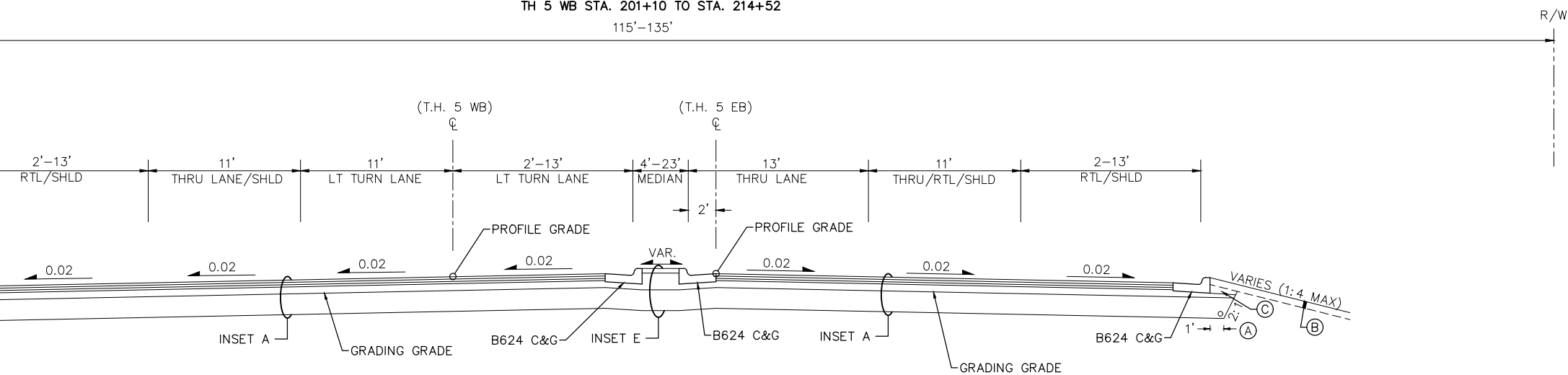
TH 5 WB STA. 201+10 TO STA. 209+33



PROPOSED T.H. 5 – TYPICAL SECTION NO. 2

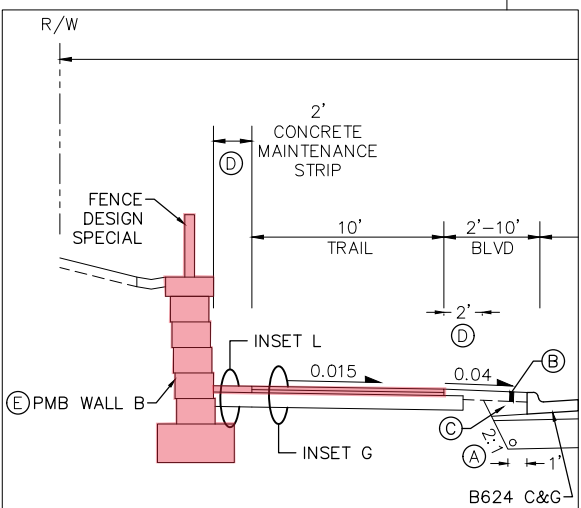
TH 5 EB STA. 101+10 TO STA. 114+45
TH 5 WB STA. 201+10 TO STA. 214+52

115'-135'



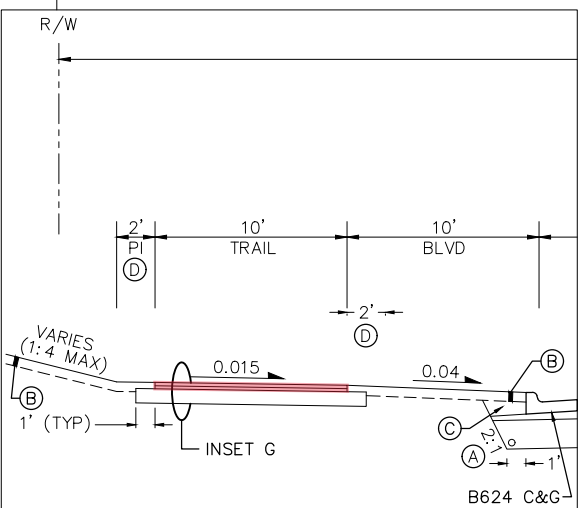
WB PMBW TURF BLVD –
TYPICAL SECTION NO. 2B

TH 5 WB STA. 209+33 TO STA. 212+38



WB GRADING –
TYPICAL SECTION NO. 2C

TH 5 WB STA. 212+38 TO STA. 214+52



GENERAL NOTES:

1. ALL DIMENSIONS ARE IN FEET, UNLESS OTHERWISE NOTED.
2. ALL CROSS SLOPES ARE FT. PER FT.
3. THE GRADING GRADE IS DEFINED AS THE BOTTOM OF THE CLASS 5 AGGREGATE BASE.
4. UNLESS OTHERWISE INDICATED, THE GRADING GRADE AND TOP OF SUBGRADE WILL HAVE THE SAME SLOPE AS THE FINISHED ROAD SURFACE.
5. BITUMINOUS MATERIAL FOR TACK COAT (2357) SHALL BE APPLIED BETWEEN EVERY LIFT OF PAVEMENT UNLESS NOTED OTHERWISE (INCIDENTAL).
6. UNLESS OTHERWISE NOTED, GUTTER CROSS SLOPES IDENTIFIED AS OUTPUT SHALL MATCH THE SLOPE OF THE ADJACENT ROADWAY.
7. MAXIMUM ROLLOVER 0.07 FT/FT, UNLESS OTHERWISE NOTED.
8. SEE SHEETS 22-23 FOR PAVEMENT INSETS.

SPECIFIC NOTES:

- (A) 4" PERF. TP PIPE WITH GEOTEXTILE FABRIC TYPE 1 (INCIDENTAL). SEE STANDARD PLAN 5-297.430. FINE FILTER AGGREGATE AND GEOTEXTILE WRAP SHALL BE INCIDENTAL. SEE DRAINAGE PLANS FOR LOCATIONS.
- (B) MINIMUM 6" TOPSOIL.
- (C) BACKFILL WITH COMMON EMBANKMENT.
- (D) 2' CLEAR ZONE MINIMUM ON A 1:6 MAX SLOPE FOR THE TRAIL.
- (E) SEE RETAINING WALL PLANS FOR DIMENSIONS AND DETAILS (SHEETS XX-XX)
- (F) TRAFFIC BARRIER TYPE 31. SEE STANDARD PLAN 5-297.690. A 2' BUFFER WITH A MAX SLOPE OF 1:10 IS REQUIRED BEHIND THE GUARDRAIL POSTS.
- (G) SEE SUPERELEVATION PLANS FOR DETAILS.

TH 5 CS 1002

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SAMUEL ELLISON
LIC. NO. 53762 DATE XX/XX/XXXX

DESIGNED
CAL
DRAWN
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REV	BY	DATE

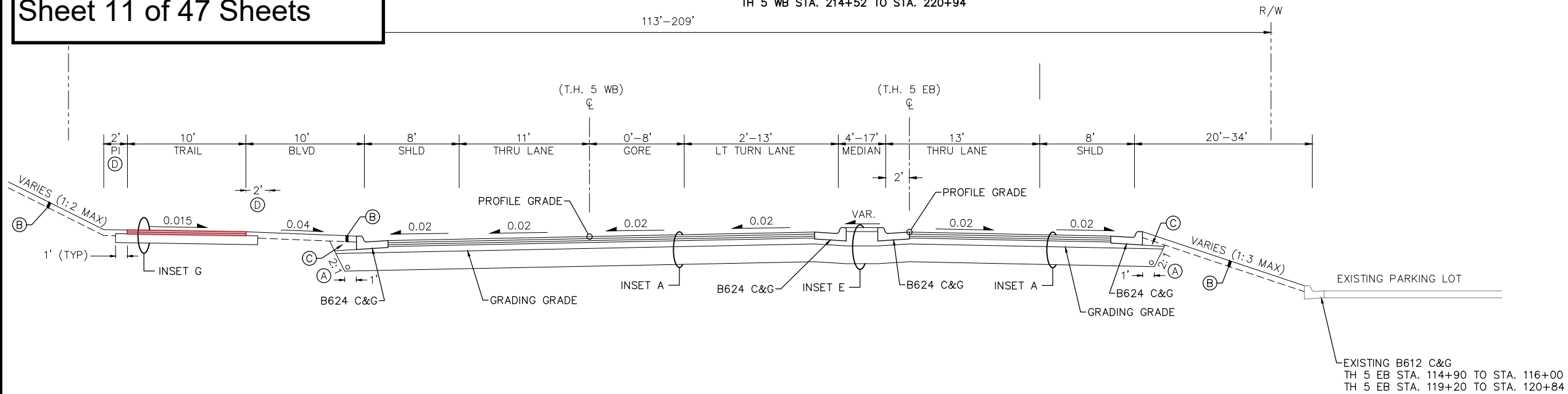
S.P. 1002-131 (TH 5), S.P. 231-010-010,
S.P. 231-110-004
TH 5 PHASE 2 IMPROVEMENTS
TYPICAL SECTIONS

SHEET
24
OF
250

LUP 1000-0288, Exhibit A
Sheet 11 of 47 Sheets

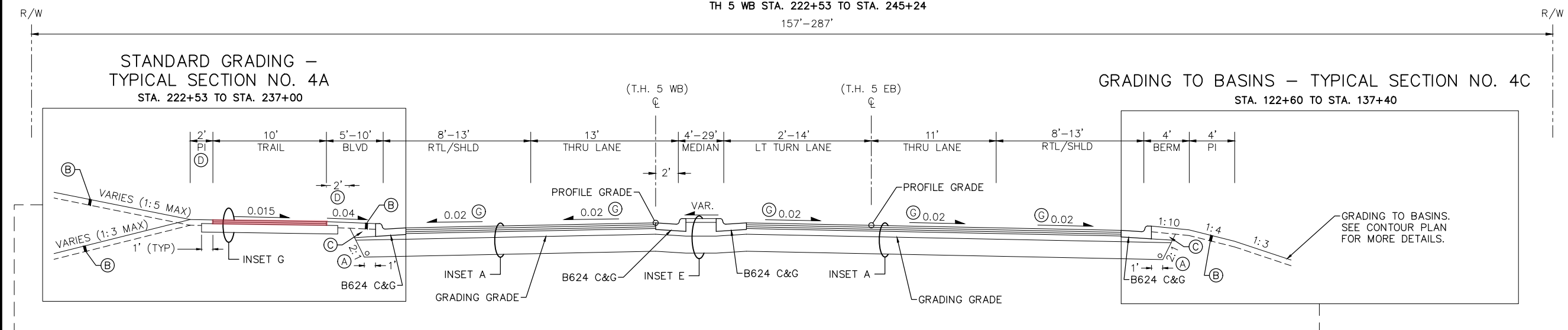
PROPOSED T.H. 5 - TYPICAL SECTION NO. 3

TH 5 EB STA. 114+45 TO STA. 120+85
TH 5 WB STA. 214+52 TO STA. 220+94



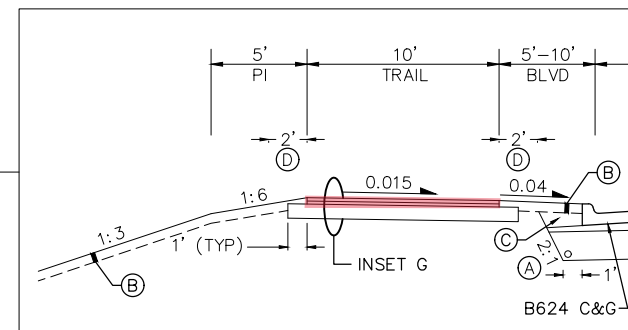
PROPOSED T.H. 5 - TYPICAL SECTION NO. 4

TH 5 EB STA. 122+60 TO STA. 145+35
TH 5 WB STA. 222+53 TO STA. 245+24



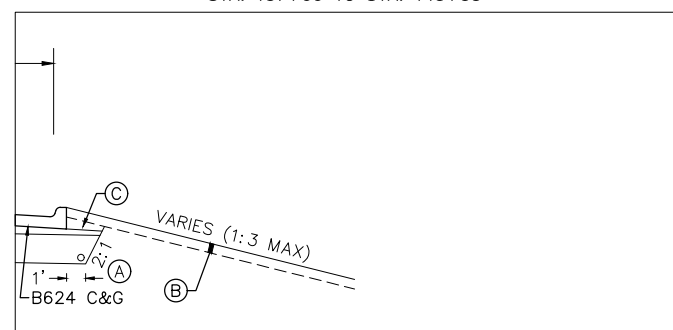
FILL SLOPE – TYPICAL SECTION NO. 4B

STA. 237+00 TO STA. 245+24



STANDARD GRADING — TYPICAL SECTION NO. 4D

STA. 137+00 TO STA. 145+35



GENERAL NOTES:

1. ALL DIMENSIONS ARE IN FEET, UNLESS OTHERWISE NOTED.
2. ALL CROSS SLOPES ARE FT. PER FT.
3. THE GRADING GRADE IS DEFINED AS THE BOTTOM OF THE CLASS 5 AGGREGATE BASE.
4. UNLESS OTHERWISE INDICATED, THE GRADING GRADE AND TOP OF SUBGRADE WILL HAVE THE SAME SLOPE AS THE FINISHED ROAD SURFACE.
5. BITUMINOUS MATERIAL FOR TACK COAT (2357) SHALL BE APPLIED BETWEEN EVERY LIFT OF PAVEMENT UNLESS NOTED OTHERWISE (INCIDENTAL).
6. UNLESS OTHERWISE NOTED, GUTTER CROSS SLOPES IDENTIFIED AS OUTPUT SHALL MATCH THE SLOPE OF THE ADJACENT ROADWAY.
7. MAXIMUM ROLLOVER 0.07 FT/FT, UNLESS OTHERWISE NOTED.
8. SEE SHEETS 22-23 FOR PAVEMENT INSETS.

SPECIFIC NOTES:

- (A) 4" PERF. IP PIPE WITH GEOTEXTILE FABRIC TYPE 1 (INCIDENTAL). SEE STANDARD PLAN 5-297.430. FINE FILTER AGGREGATE AND GEOTEXTILE WRAP SHALL BE INCIDENTAL. SEE DRAINAGE PLANS FOR LOCATIONS.
- (B) MINIMUM 6" TOPSOIL.
- (C) BACKFILL WITH COMMON EMBANKMENT.
- (D) 2' CLEAR ZONE MINIMUM ON A 1:6 MAX SLOPE FOR THE TRAIL.
- (E) SEE RETAINING WALL PLANS FOR DIMENSIONS AND DETAILS (SHEETS XX-XX)
- (F) TRAFFIC BARRIER TYPE 31. SEE STANDARD PLAN 5-297.690. A 2' BUFFER WITH A MAX SLOPE OF 1:10 IS REQUIRED BEHIND THE GUARDRAIL POSTS.
- (G) SEE SUPERELEVATION PLANS FOR DETAILS.

TH 5 CS 1002

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SAMUEL ELLISON
LIC. NO. 53762 DATE XX/XX/XXXX

DESIGNED
CALDRAWN
CAL

CAL
CHECKED
SAFE



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REV	BY	DATE

S.P. 1002-131 (TH 5), S.P. 231-010-010,
S.P. 231-110-004

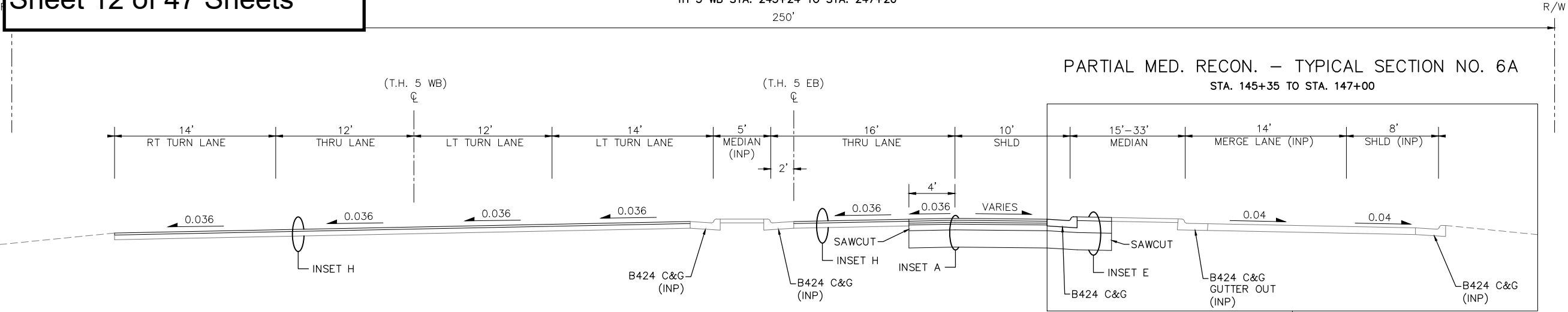
TH 5 PHASE 2 IMPROVEMENTS

TYPICAL SECTIONS

SHEET
25
OF
250

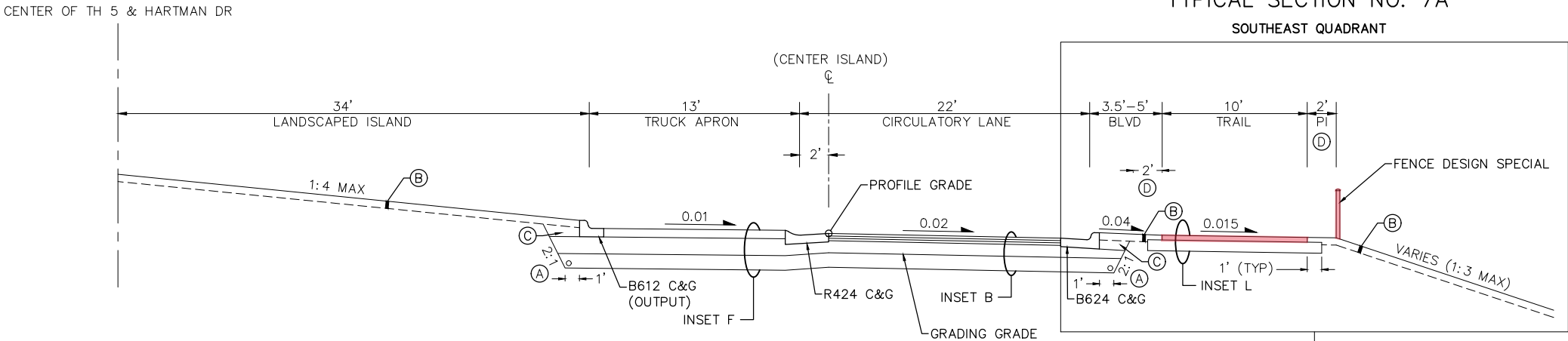
PROPOSED T.H. 5 — TYPICAL SECTION NO. 6

TH 5 EB STA. 145+35 TO STA. 147+60
TH 5 WB STA. 245+24 TO STA. 247+20
250'



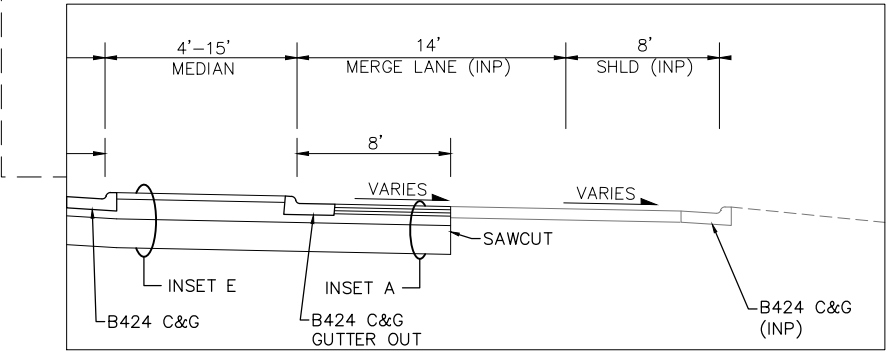
ROUNDBOUT — TYPICAL SECTION NO. 7

CENTER ISLAND STA. 300+00 TO STA. 301+53.94



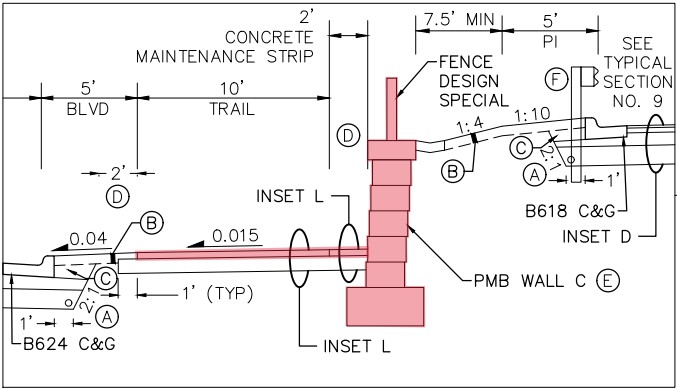
FULL MED. RECON. — TYPICAL SECTION NO. 6B

STA. 147+00 TO STA. 147+60



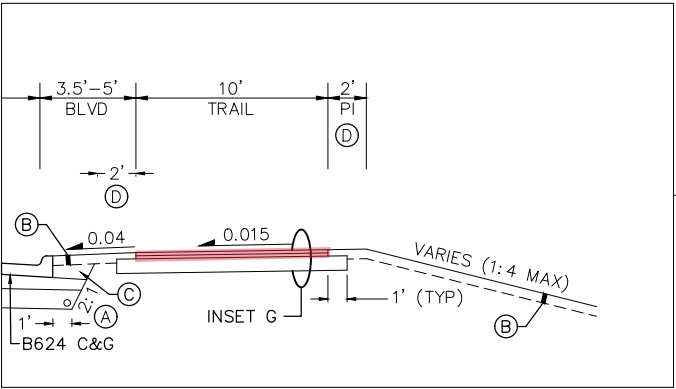
PMBW — TYPICAL SECTION NO. 7B

NORTH QUADRANT



GRADING — TYPICAL SECTION NO. 7C

SOUTHWEST QUADRANT



GENERAL NOTES:

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4. UNLESS OTHERWISE INDICATED, THE GRADING GRADE AND TOP OF SUBGRADE WILL HAVE THE SAME SLOPE AS THE FINISHED ROAD SURFACE.
5. BITUMINOUS MATERIAL FOR TACK COAT (2357) SHALL BE APPLIED BETWEEN EVERY LIFT OF PAVEMENT UNLESS NOTED OTHERWISE (INCIDENTAL).
6. UNLESS OTHERWISE NOTED, GUTTER CROSS SLOPES IDENTIFIED AS OUTPUT SHALL MATCH THE SLOPE OF THE ADJACENT ROADWAY.
7. MAXIMUM ROLLOVER 0.07 FT/FT, UNLESS OTHERWISE NOTED.
8. SEE SHEETS 22-23 FOR PAVEMENT INSETS.

SPECIFIC NOTES:

- (A) 4" PERF. TP PIPE WITH GEOTEXTILE FABRIC TYPE 1 (INCIDENTAL). SEE STANDARD PLAN 5-297.430. FINE FILTER AGGREGATE AND GEOTEXTILE WRAP SHALL BE INCIDENTAL. SEE DRAINAGE PLANS FOR LOCATIONS.
- (B) MINIMUM 6" TOPSOIL.
- (C) BACKFILL WITH COMMON EMBANKMENT.
- (D) 2' CLEAR ZONE MINIMUM ON A 1:6 MAX SLOPE FOR THE TRAIL.
- (E) SEE RETAINING WALL PLANS FOR DIMENSIONS AND DETAILS (SHEETS XX-XX)
- (F) TRAFFIC BARRIER TYPE 31. SEE STANDARD PLAN 5-297.690. A 2' BUFFER WITH A MAX SLOPE OF 1:10 IS REQUIRED BEHIND THE GUARDRAIL POSTS.
- (G) SEE SUPERELEVATION PLANS FOR DETAILS.

TH 5 CS 1002

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SAMUEL ELLISON
LIC. NO. 53762 DATE XX/XX/XXXX

DESIGNED
CAL
DRAWN
CAL
CHECKED
SAE



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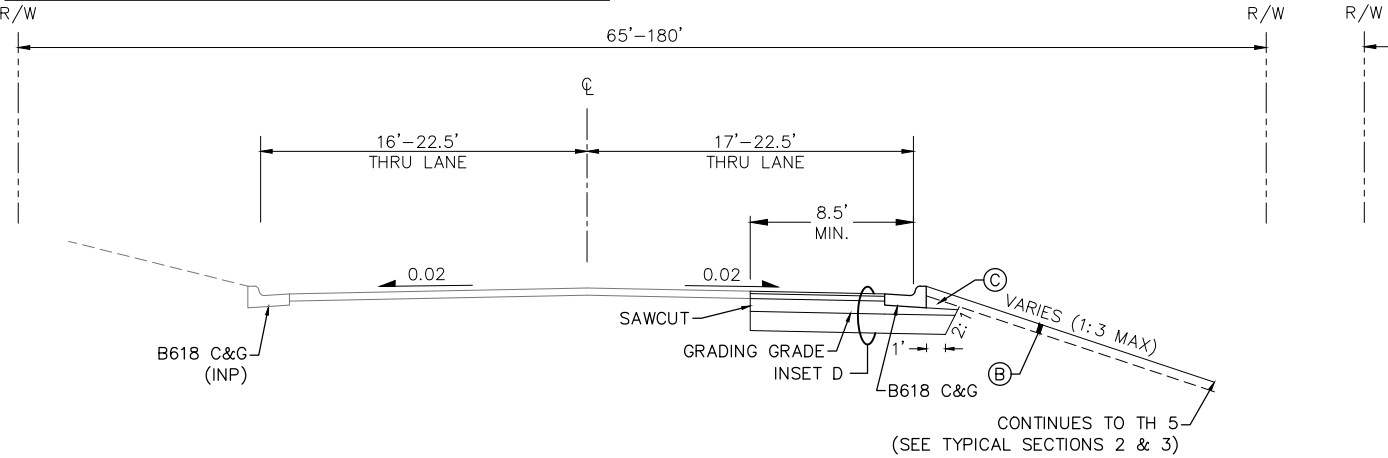
REV	BY	DATE

S.P. 1002-131 (TH 5), S.P. 231-010-010,
S.P. 231-110-004
TH 5 PHASE 2 IMPROVEMENTS
TYPICAL SECTIONS

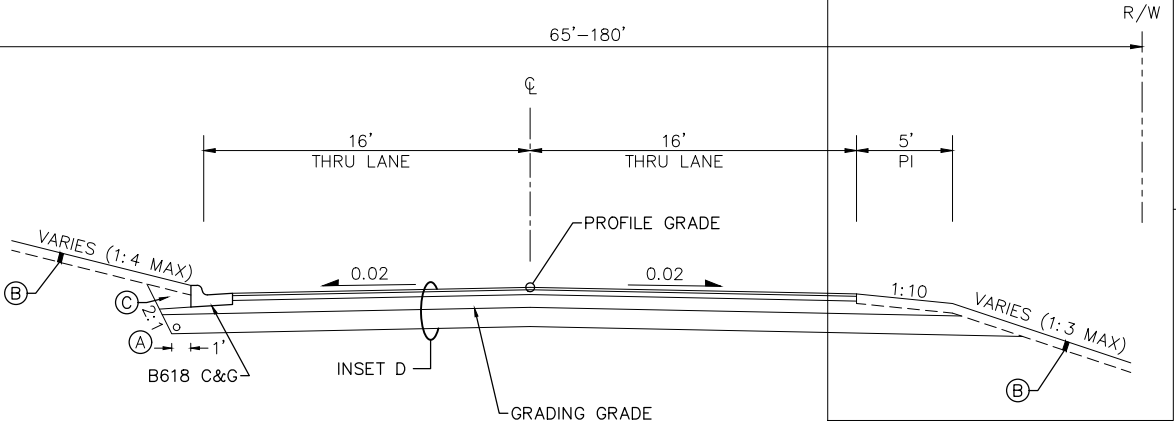
SHEET
26
OF
250

LUP 1000-0288, Exhibit A
Sheet 13 of 47 Sheets

TYPICAL SECTION NO. 8
STA. 3997+10

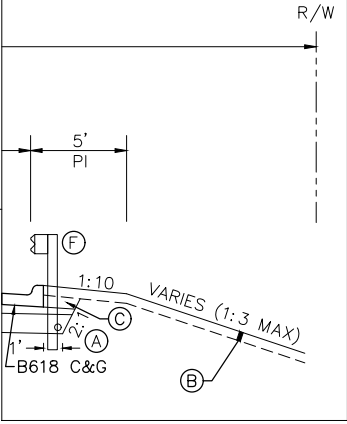


PROPOSED 5TH ST E – TYPICAL SECTION NO. 9
STA. 4000+50 TO STA. 4005+20

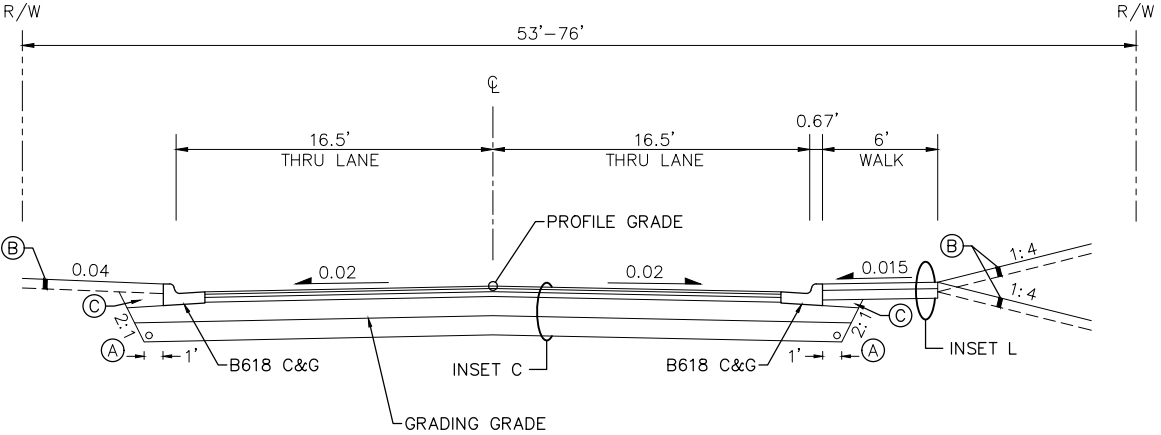


RURAL – TYPICAL
SECTION NO. 9A
STA. 4000+50 TO STA. 4002+50

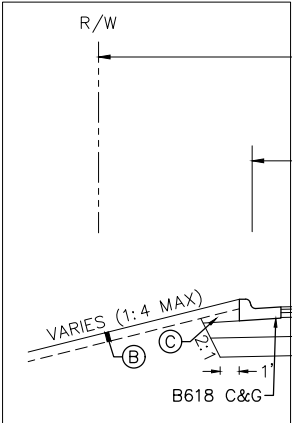
B618 – TYPICAL
SECTION NO. 9B
STA. 4002+50 TO STA. 4005+20



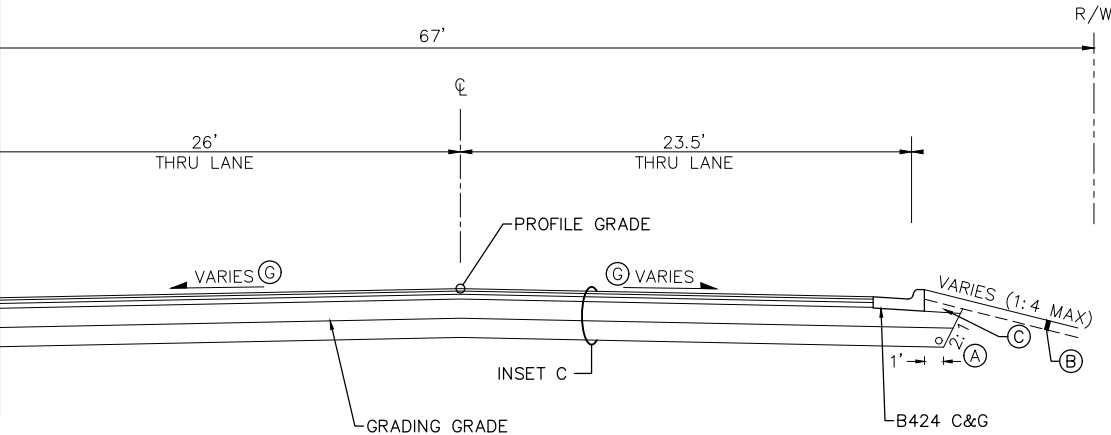
PROPOSED E FRONTAGE RD – TYPICAL SECTION 10
STA. 4999+15 TO STA. 5005+00



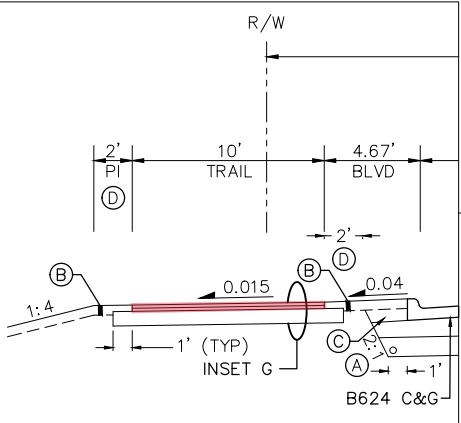
B618 – TYPICAL
SECTION NO. 11A
STA. 6001+00 TO STA. 6001+75



PROPOSED HARTMANN DR – TYPICAL SECTION 11
STA. 6001+00 TO STA. 6003+75



B624 – TYPICAL
SECTION NO. 11B
STA. 6001+75 TO STA. 6003+75



GENERAL NOTES:

1. ALL DIMENSIONS ARE IN FEET, UNLESS OTHERWISE NOTED.
2. ALL CROSS SLOPES ARE FT. PER FT.
3. THE GRADING GRADE IS DEFINED AS THE BOTTOM OF THE CLASS 5 AGGREGATE BASE.
4. UNLESS OTHERWISE INDICATED, THE GRADING GRADE AND TOP OF SUBGRADE WILL HAVE THE SAME SLOPE AS THE FINISHED ROAD SURFACE.
5. BITUMINOUS MATERIAL FOR TACK COAT (2357) SHALL BE APPLIED BETWEEN EVERY LIFT OF PAVEMENT UNLESS NOTED OTHERWISE (INCIDENTAL).
6. UNLESS OTHERWISE NOTED, GUTTER CROSS SLOPES IDENTIFIED AS OUTPUT SHALL MATCH THE SLOPE OF THE ADJACENT ROADWAY.
7. MAXIMUM ROLLOVER 0.07 FT/FT, UNLESS OTHERWISE NOTED.
8. SEE SHEETS 22–23 FOR PAVEMENT INSETS.

SPECIFIC NOTES:

- (A) 4" PERF. TP PIPE WITH GEOTEXTILE FABRIC TYPE 1 (INCIDENTAL). SEE STANDARD PLAN 5–297.430. FINE FILTER AGGREGATE AND GEOTEXTILE WRAP SHALL BE INCIDENTAL. SEE DRAINAGE PLANS FOR LOCATIONS.
- (B) MINIMUM 6" TOPSOIL.
- (C) BACKFILL WITH COMMON EMBANKMENT.
- (D) 2' CLEAR ZONE MINIMUM ON A 1:6 MAX SLOPE FOR THE TRAIL.
- (E) SEE RETAINING WALL PLANS FOR DIMENSIONS AND DETAILS (SHEETS XX–XX)
- (F) TRAFFIC BARRIER TYPE 31. SEE STANDARD PLAN 5–297.690. A 2' BUFFER WITH A MAX SLOPE OF 1:10 IS REQUIRED BEHIND THE GUARDRAIL POSTS.
- (G) SEE SUPERELEVATION PLANS FOR DETAILS.

TH 5 CS 1002

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SAMUEL ELLISON
LIC. NO. 53762 DATE XX/XX/XXXX

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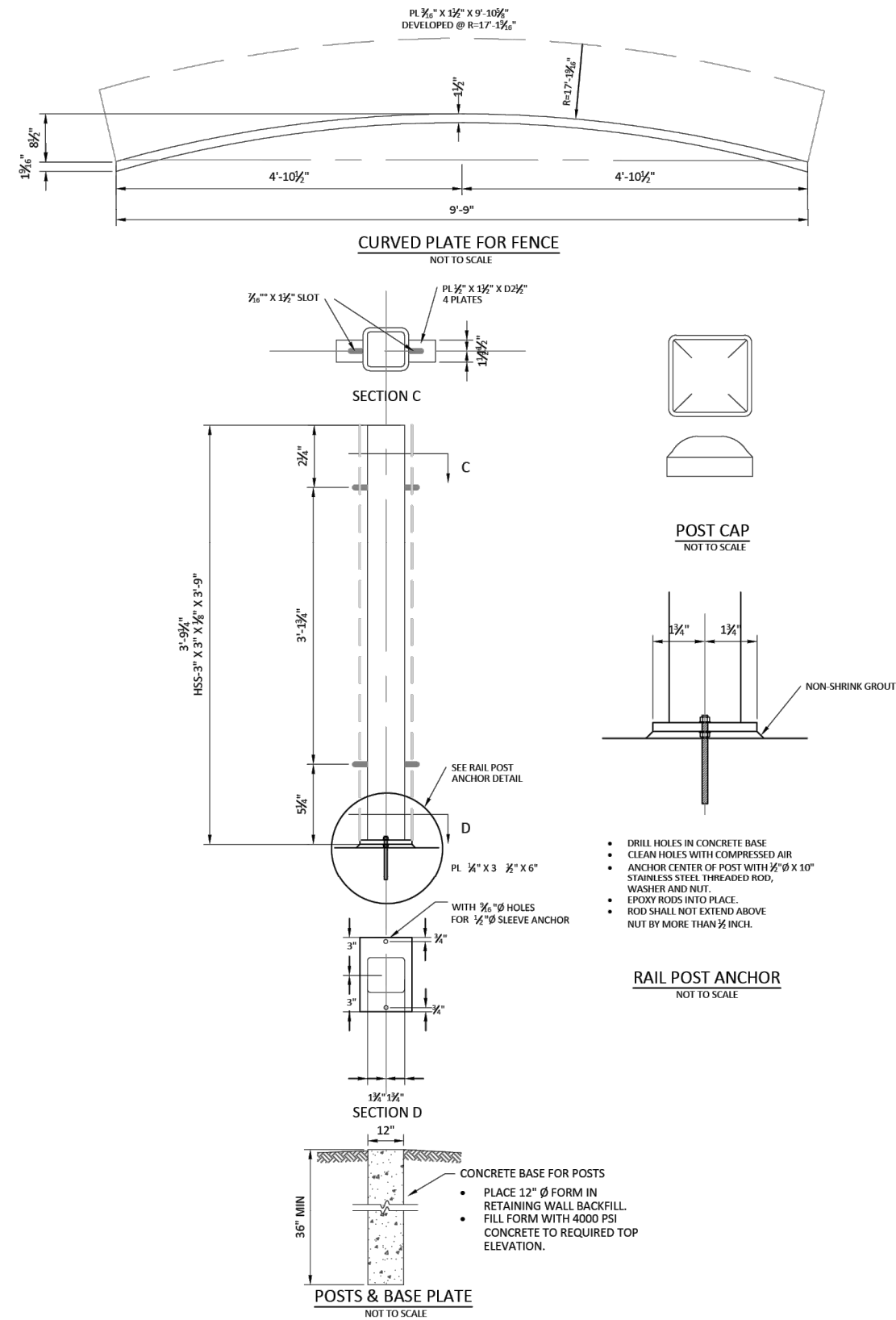


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REV	BY	DATE

S.P. 1002–131 (TH 5), S.P. 231–010–010,
S.P. 231–110–004
TH 5 PHASE 2 IMPROVEMENTS
TYPICAL SECTIONS

SHEET
27
OF
250



CITY OF WACONIA - STANDARD DETAILS
ORNAMENTAL STEEL FENCE

REVISION DATE	DETAIL NO.
FEBRUARY 2021	12-602-A

TH 5 CS 1002

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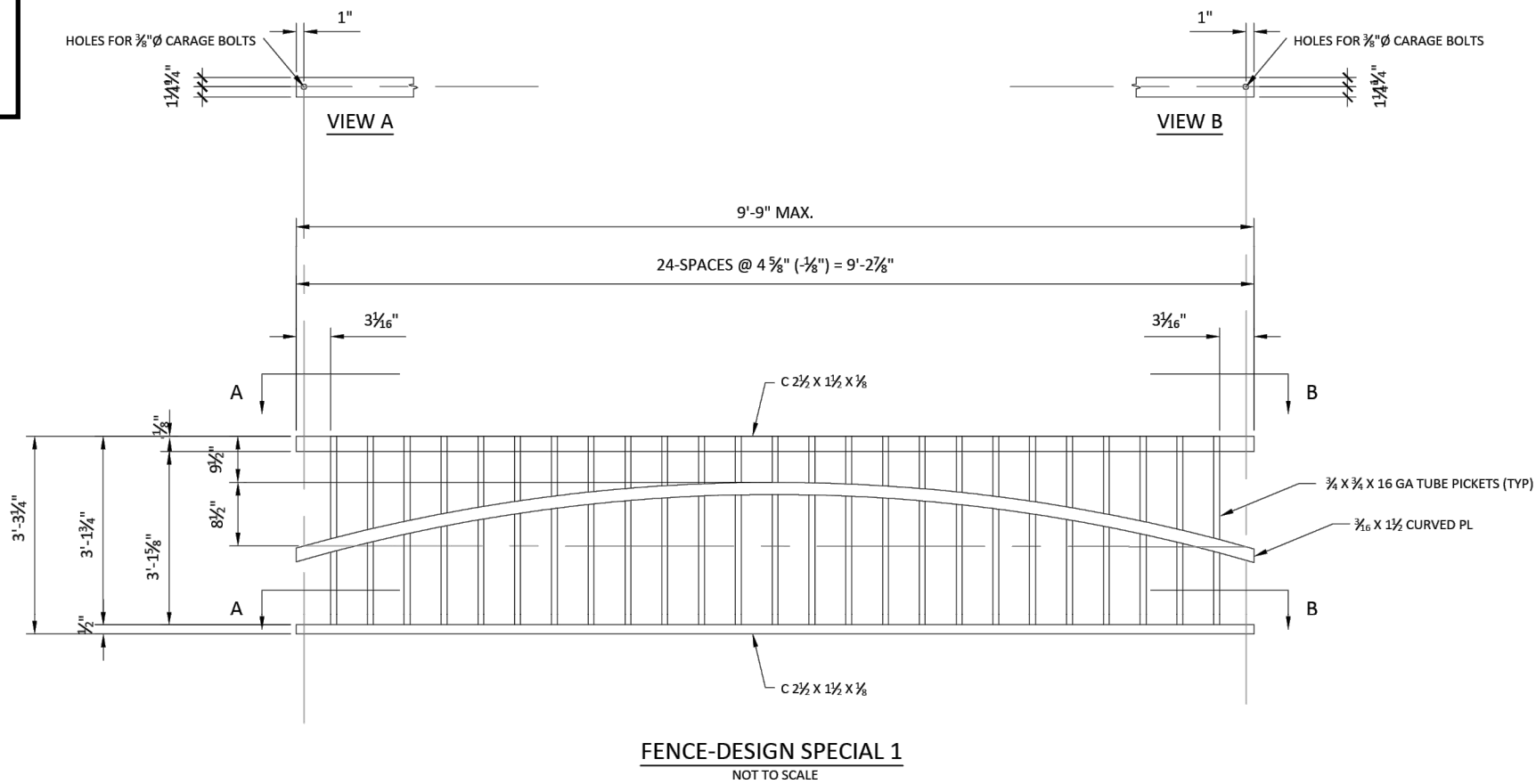


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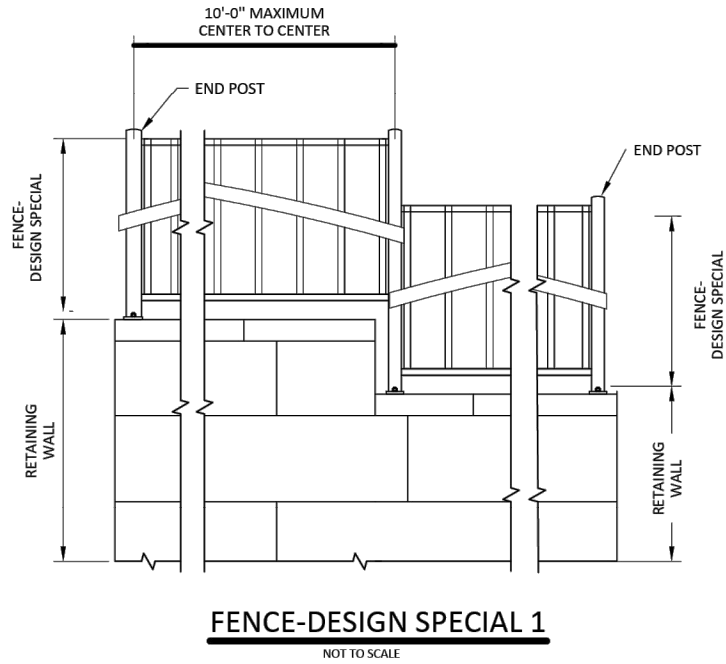
REV	BY	DATE

S.P. 1002-131 (TH 5), S.P. 231-010-010,
S.P. 231-110-004
TH 5 PHASE 2 IMPROVEMENTS
MISCELLANEOUS DETAILS

SHEET
31
OF
250



- NOTES:
1. DIMENSIONS SHOWN ARE TYPICAL. FIELD MEASURE POST LOCATIONS PRIOR TO FABRICATION & INSTALLATION.
 2. ORNAMENTAL FENCE DESIGN SPECIAL 1 SHALL BE BLACK POWDER COATED.



CITY OF WACONIA - STANDARD DETAILS
ORNAMENTAL STEEL FENCE

REVISION DATE	DETAIL NO.
FEBRUARY 2021	12-602-B

TH 5 CS 1002

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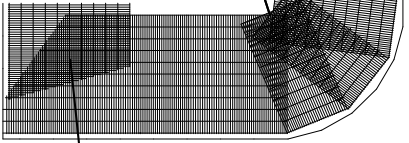
REV	BY	DATE

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S.P. 231-110-004
TH 5 PHASE 2 IMPROVEMENTS
MISCELLANEOUS DETAILS

SHEET
32
OF
250

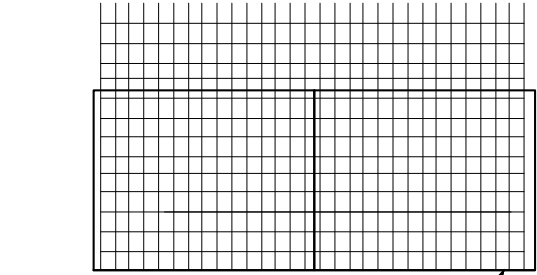
LUP 1000-0288, Exhibit A
Sheet 16 of 47 Sheets

OVERLAPPING REINFORCEMENT
FOR PROPER ANCHORAGE



STAGGER REINFORCEMENT BY
ONE BLOCK HEIGHT.
REINFORCEMENTS SHALL NOT
BE PLACED DIRECTLY ON
TOP OF EACH OTHER.

REINFORCEMENT PLACEMENT
AROUND CURVES AND CORNERS



REINFORCEMENT IS TO BE PLACED ON LEVEL
BACKFILL AND EXTENDED TO FRONT FACE OF
OVERLYING BLOCKS. PLACE NEXT UNIT.
PULL REINFORCEMENT TAUT AND BACKFILL
AS REQUIRED.

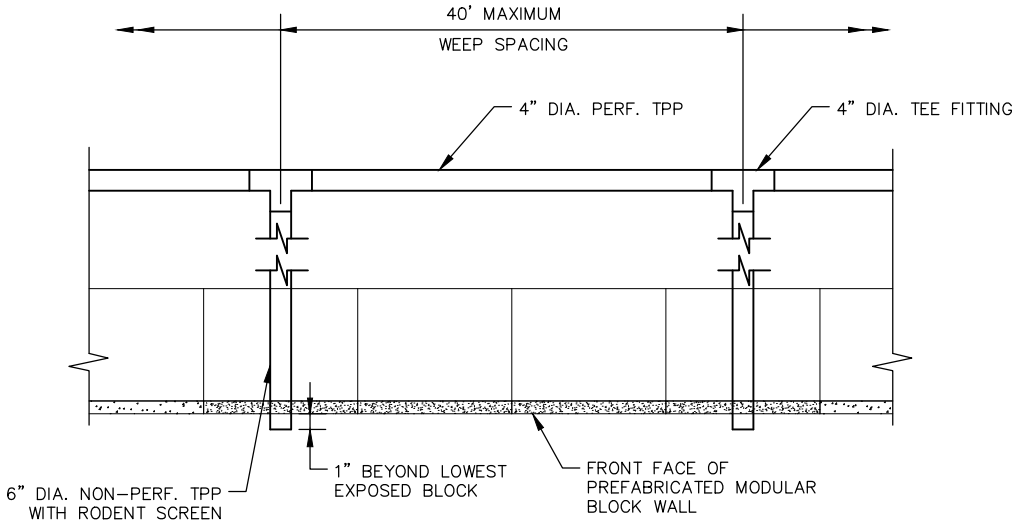
REINFORCEMENT PLACEMENT
BETWEEN BLOCK UNITS

NOTES:

1. CORRECT ORIENTATION OF GEOSYNTHETIC TO OBTAIN PROPER STRENGTH SHALL BE DETAILED ON CONTRACTOR DRAWINGS.
2. ADJACENT WIDTHS OF REINFORCEMENT SHALL BE EXTENDED AS NECESSARY AND NOT PLACED DIRECTLY ON TOP OF EACH OTHER.

WALL REINFORCEMENT DETAILS

NOT TO SCALE

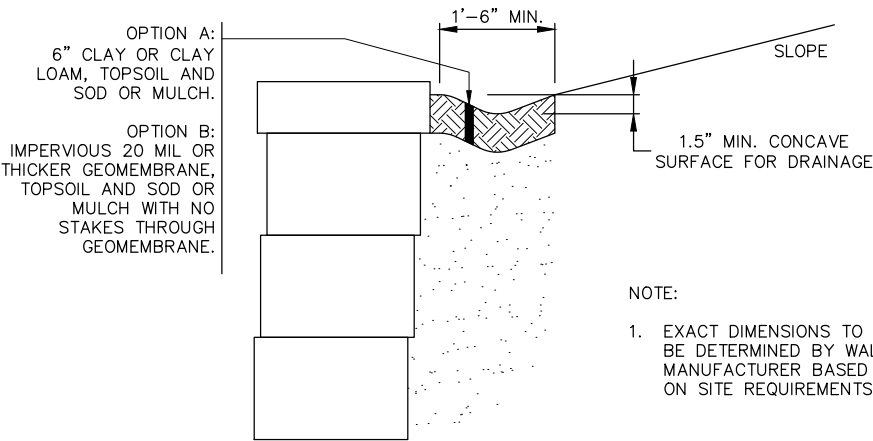


NOTE:

1. USE THIS DETAIL IF WALL DRAINAGE CANNOT TIE INTO A DRAINAGE SYSTEM.

WEEPING WALL DRAINAGE DETAIL

NOT TO SCALE

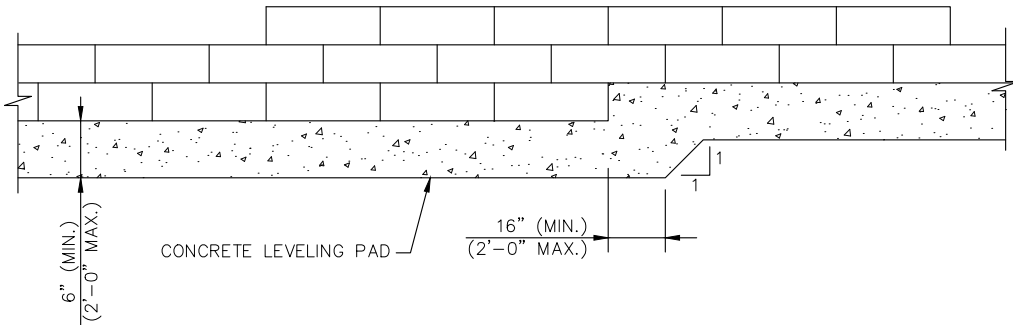


NOTE:

1. EXACT DIMENSIONS TO BE DETERMINED BY WALL MANUFACTURER BASED ON SITE REQUIREMENTS.

TYPICAL DRAIN SWALE DETAIL

NOT TO SCALE



NOTE:

1. BLOCK DIMENSIONS MAY VARY DEPENDING ON MANUFACTURE.

WALL BASE STEP DETAIL

NOT TO SCALE

TH 5 CS 1002

H:\WACA\0C1128660\CAD\C3D\plans\Details\128660_dtl001.dwg

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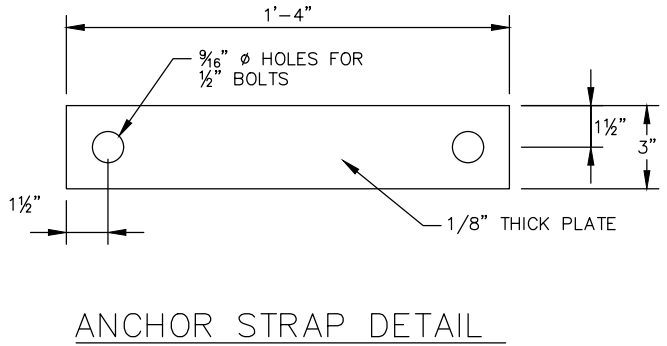
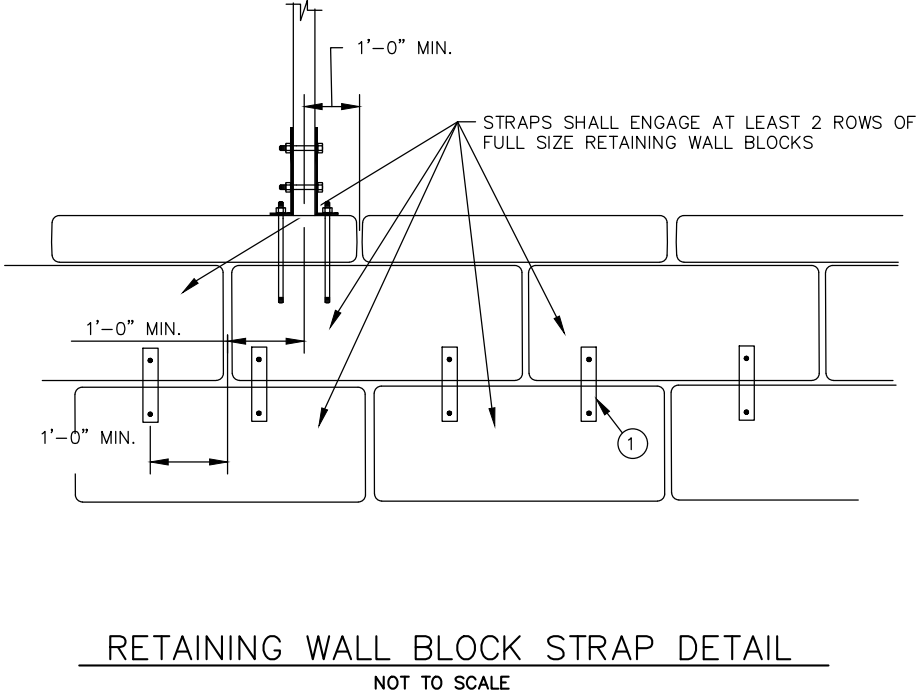
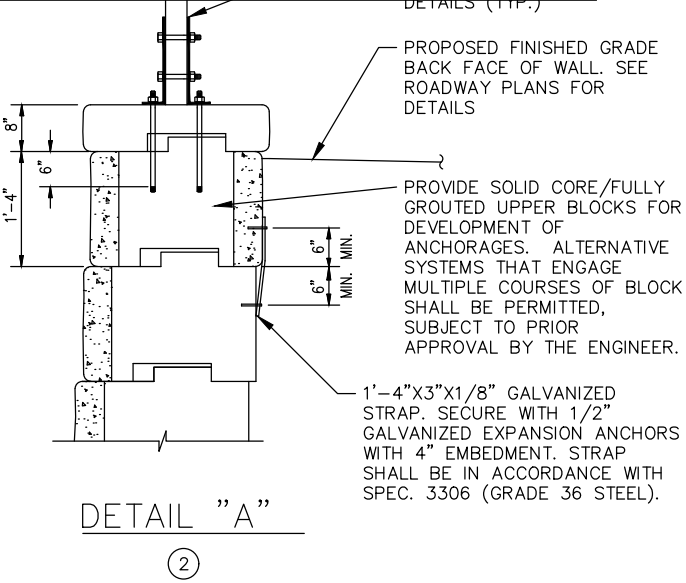
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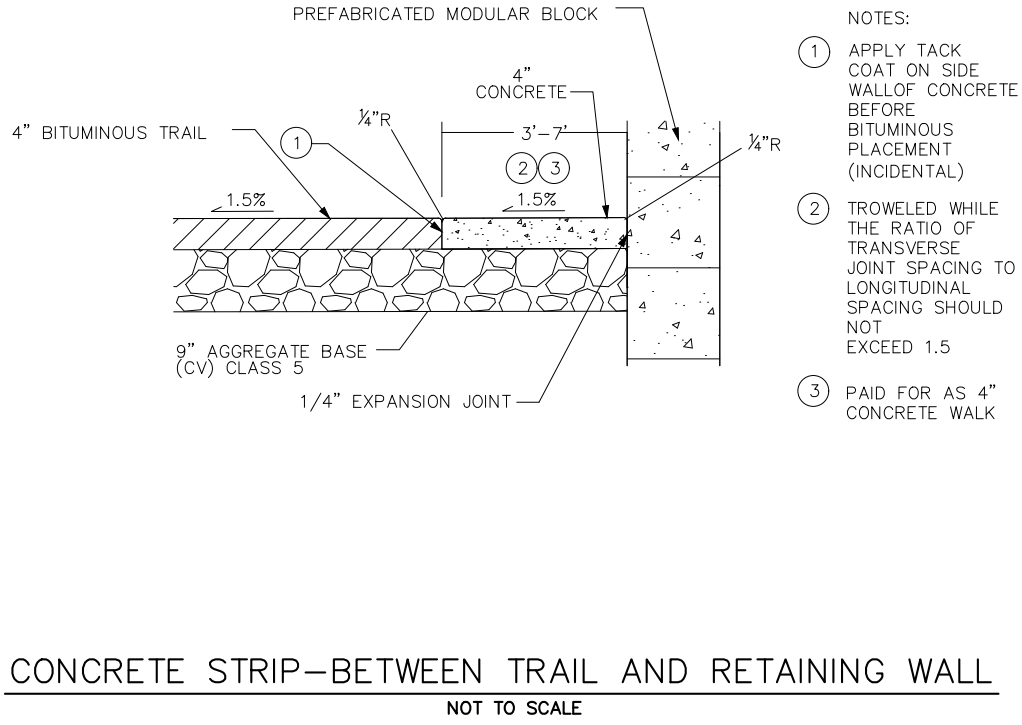
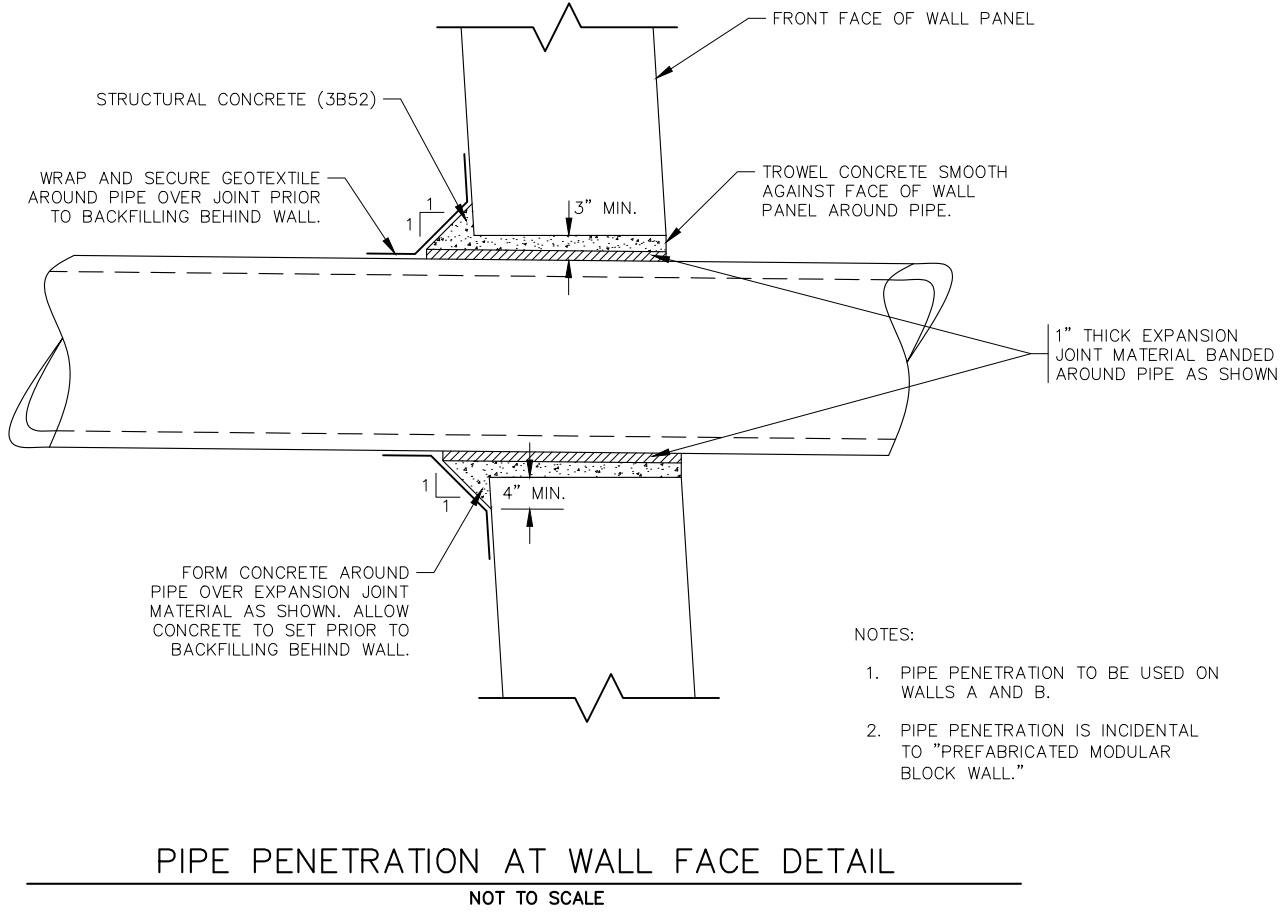
S.P. 1002-131 (TH 5), S.P. 231-010-010,
S.P. 231-110-004
TH 5 PHASE 2 IMPROVEMENTS
MISCELLANEOUS DETAILS

SHEET
35
OF
250

LUP 1000-0288, Exhibit A
Sheet 17 of 47 Sheets



- NOTES:
- ① STRAPS TO ENGAGE A MINIMUM OF 5 PMBW UNITS AT EACH FENCEPOST LOCATION. PAYMENT FOR LABOR AND ALL MATERIALS NECESSARY FOR STRAP FURNISHING AND PLACEMENT TO BE INCLUDED IN ITEM "PREFABRICATED MODULAR BLOCK WALL".
 - ② BLOCK DIMENSIONS ASSUMED. VARIATIONS IN ACTUAL BLOCK SIZE FURNISHED MAY REQUIRE MODIFICATION TO STRAP FROM DIMENSIONS AND SHAPE SHOWN. STRAP SHALL BE CAPABLE OF TRANSFERRING A FACTORED LOAD OF 2.2 KIPS (LRFD). MODIFICATION IF NEEDED SHALL BE PROPOSED AND FURNISHED BY CONTRACTOR AT NO ADDITIONAL COST INCLUDING ALL COSTS FOR MATERIAL AND LABOR.



TH 5 CS 1002

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TH 5 PHASE 2 IMPROVEMENTS

MISCELLANEOUS DETAILS

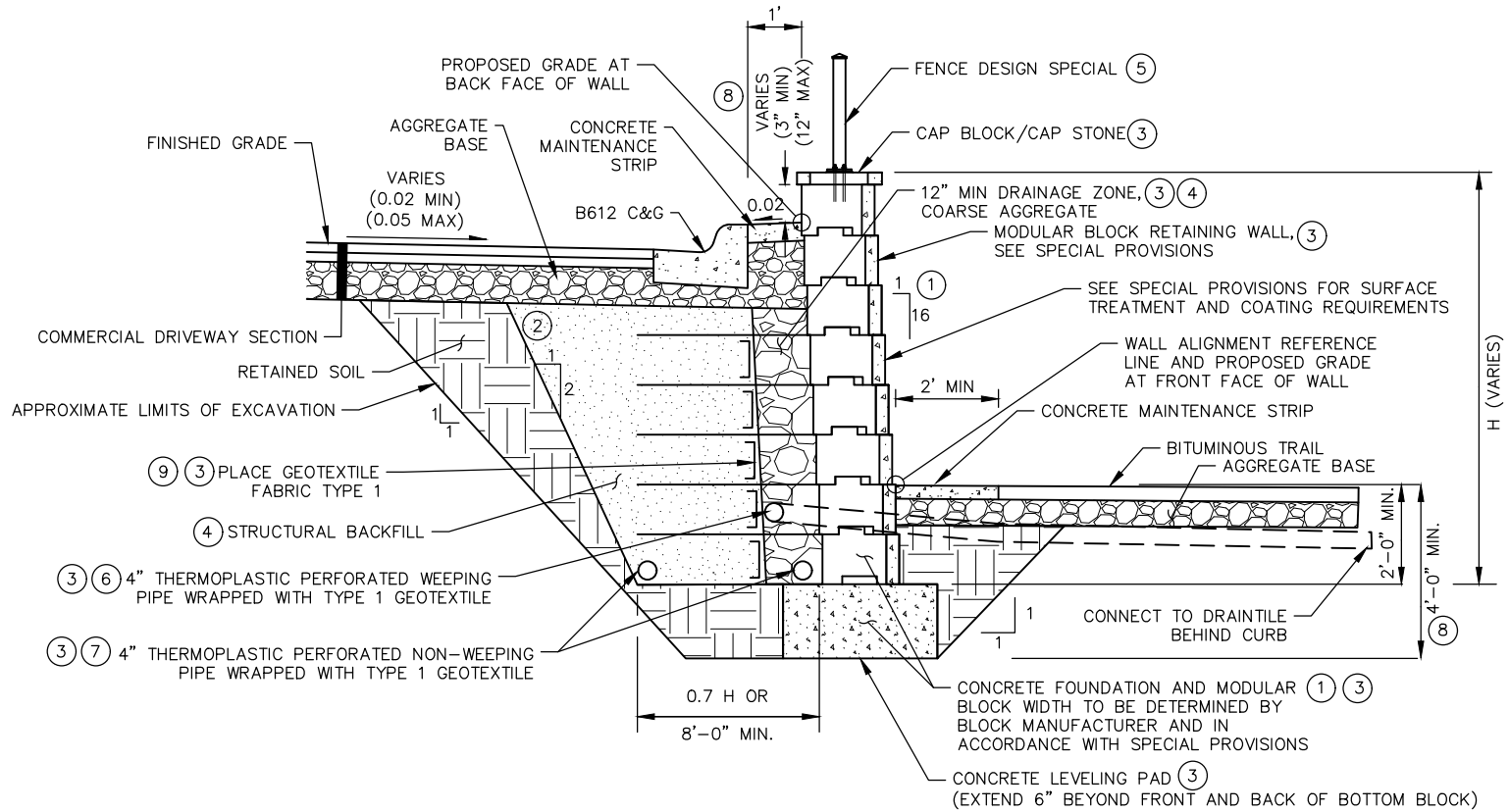
SHEET
36
OF
250

LUP 1000-0288, Exhibit A
Sheet 18 of 47 Sheets

- ALL: "PREFABRICATED MODULAR BLOCK WALL"
- CAP BLOCKS SHALL BE APPROXIMATELY 6" TO 8" IN HEIGHT.
 - 4" DIAMETER PERFORATED TPP PER MNDOT SPEC. 3245. WRAP WITH TYPE 1 GEOTEXTILE PER MNDOT 3733. INSTALLATION PER MNDOT 2502. CONNECT TO DRAINAGE SYSTEM OR OUTLET THROUGH WALL USING 6" T.P. NON-PERFORATED PIPE WITH RODENT SCREEN.
 - ACTUAL SOIL REINFORCEMENT REQUIREMENTS (IF REQUIRED) TO BE DETERMINED BY WALL DESIGNER. REFER TO SPECIAL PROVISIONS FOR ENGINEERING REQUIREMENTS.
 - COARSE FILTER AGGREGATE PER MNDOT SPEC. 3149.2H. TO BE INCLUDED IN BID PRICE FOR ITEM "PREFABRICATED MODULAR BLOCK WALL".
 - MINIMUM HEIGHT AND DEPTH OF BLOCKS SHALL BE 16" AND 24" RESPECTIVELY. ALL FACES OF BLOCKS EXPOSED IN THE FINAL CONDITION SHALL HAVE TEXTURE.
 - SEE EXISTING TOPOGRAPHY & UTILITIES PLAN FOR EXISTING UTILITIES IN THE VICINITY OF THE WALL.
 - RETAINING WALLS A AND C ARE TYPICAL MODULAR BLOCK WALLS WITH SOIL REINFORCEMENT.
 - RETAINING WALL B IS A TYPICAL GRAVITY MODULAR BLOCK WALL.
 - WALL TEXTURE TO MATCH WALL TEXTURE AND COLOR OF EXISTING RECENTLY CONSTRUCTED WALL IN THE NORTHEAST QUADRANT OF TH 5 AND TH 284. COLORING REQUIREMENTS SHALL BE PAID UNDER 2411 SPECIAL SURFACE FINISH BID ITEM.

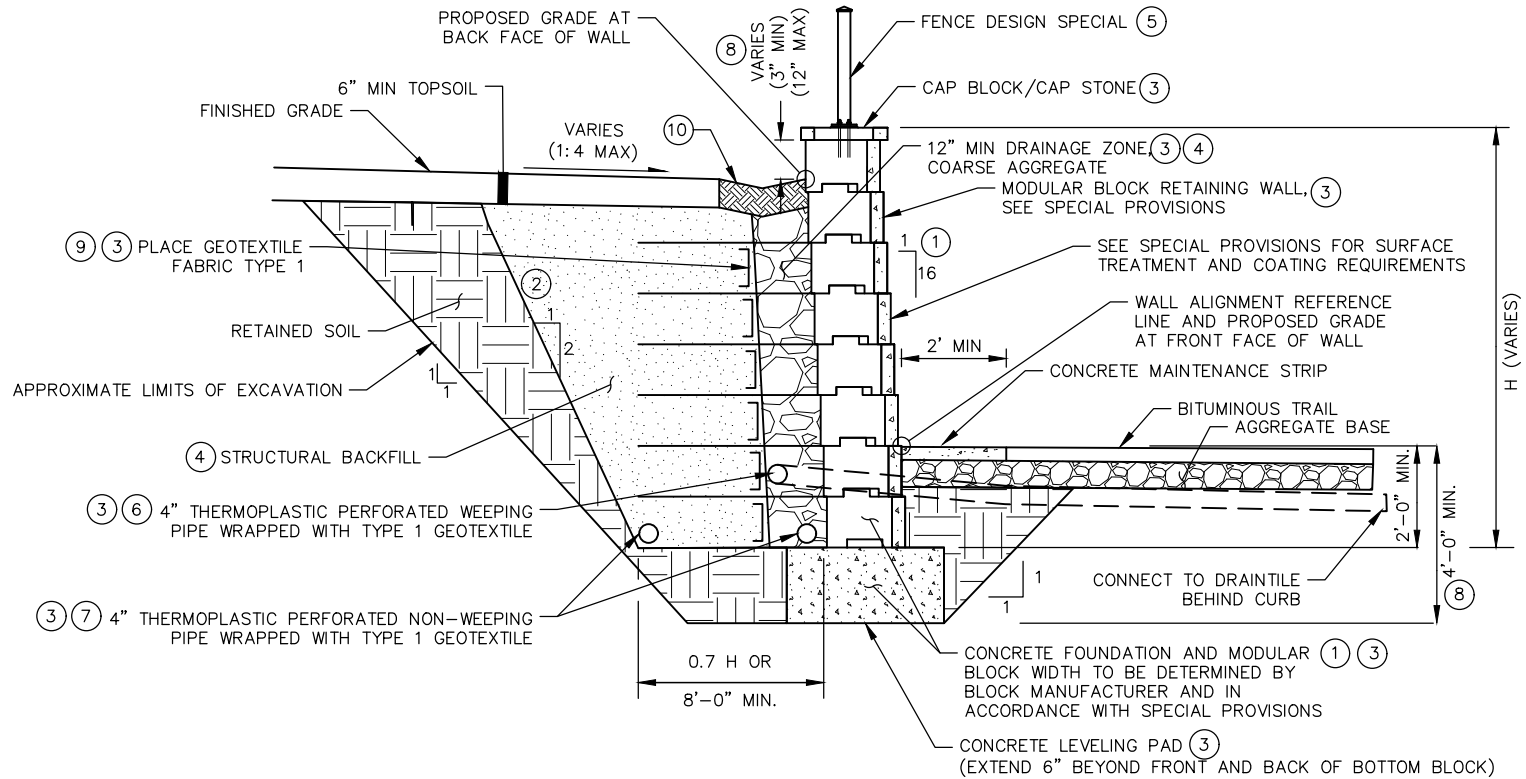
SPECIFIC NOTES:

- DIMENSION MAY VARY DEPENDING ON ACTUAL MODULAR BLOCK MANUFACTURER. CENTER WALL ON FOOTING. FOOTING TO BE INCLUDED IN PRICE BID FOR ITEM "PREFABRICATED MODULAR BLOCK WALL" (FOOTING AREA IS NOT MEASURED OR INCLUDED IN PAYMENT QUANTITY).
- LINE REPRESENTS THE MINIMUM EXCAVATION LIMITS AND THE PAY LIMITS FOR STRUCTURE EXCAVATION CLASS U AND EMBANKMENT AND IS NOT MEANT TO BE ACTUAL EXCAVATION LIMITS. ACTUAL EXCAVATION LIMITS SHALL BE DETERMINED BY THE CONTRACTOR BASED ON EXISTING SOIL CHARACTERISTICS AND OSHA SAFETY REQUIREMENTS. EXCAVATION AND EMBANKMENT BEYOND THE PAY LIMIT LINE IS INCIDENTAL.
- TO BE INCLUDED IN PRICE BID FOR ITEM "PREFABRICATED MODULAR BLOCK WALL".
- MATERIAL SHALL MEET "REINFORCED AND BACKFILL SOIL" REQUIREMENTS IN PROJECT PMBW SPECIAL PROVISIONS.
- RAILING TO BE ATTACHED TO CENTER OF CAP. ALL WORK ASSOCIATED WITH ATTACHING THE RAILING TO THE CAP TO BE INCLUDED IN PRICE BID FOR ITEM "FENCE DESIGN SPECIAL". SEE CITY OF WACONIA STANDARD PLATES 12-602A & 12-602B.
- CONSTRUCT PIPE ONLY IF WALL MANUFACTURER SPECIFICATIONS CALL FOR IT AND THE LOWER NON-WEeping PIPE CANNOT TIE INTO A DRAINAGE SYSTEM.
- DO NOT CONSTRUCT IF WEeping PIPE IS PLACED.
- THE BID ITEM "PREFABRICATED MODULAR BLOCK WALL" INCLUDES 1'-0" ABOVE PROPOSED GRADE AT BACK FACE OF WALL AND 2'-0" BELOW PROPOSED GRADE AT FRONT FACE OF WALL. NO ADJUSTMENT WILL BE MADE TO COMPENSATE FOR VARIATIONS REQUIRED TO ACCOMMODATE ACTUAL BLOCK PLACEMENT. INCLUDES CAP BLOCK IF SPECIFIED.
- THE WRAP LENGTH FOR GEOTEXTILE FABRIC SHALL NOT BE MORE THAN 6".
- SEE TYPICAL DRAIN SWALE DETAIL.



TYPICAL MODULAR BLOCK WALL (PMBW) WITH SOIL REINFORCEMENT (WALL A) (ADJACENT TO PARKING LOT)

NOT TO SCALE



TYPICAL MODULAR BLOCK WALL (PMBW) WITH SOIL REINFORCEMENT (WALL A) (GRADING BEHIND WALL)

NOT TO SCALE

TH 5 CS 1002

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TH 5 PHASE 2 IMPROVEMENTS
MISCELLANEOUS DETAILS

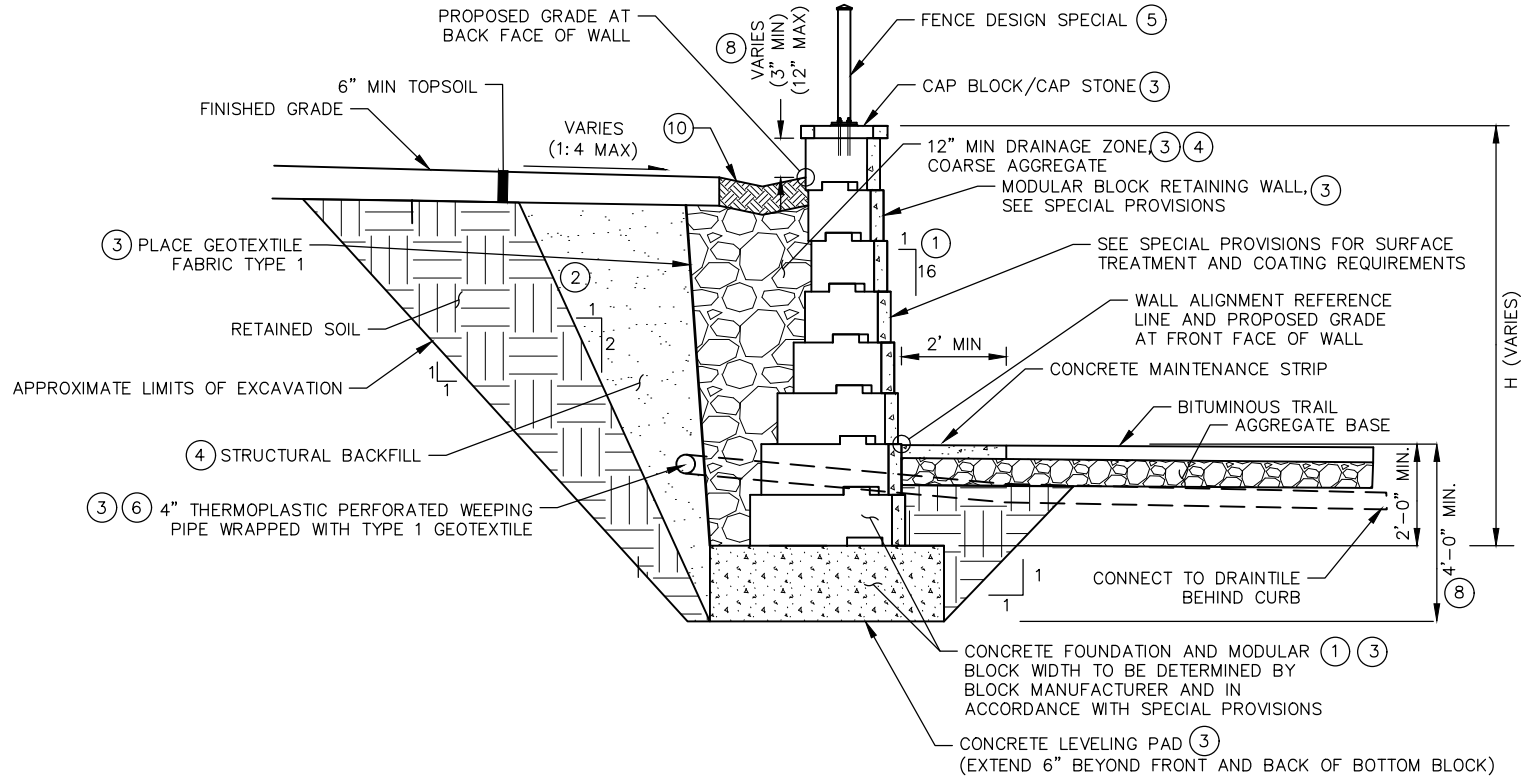
SHEET
37
OF
250

LUP 1000-0288, Exhibit A
Sheet 19 of 47 Sheets

- WALL:
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2. CAP BLOCKS SHALL BE APPROXIMATELY 6" TO 8" IN HEIGHT.
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4. ACTUAL SOIL REINFORCEMENT REQUIREMENTS (IF REQUIRED) TO BE DETERMINED BY WALL DESIGNER. REFER TO SPECIAL PROVISIONS FOR ENGINEERING REQUIREMENTS.
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7. SEE EXISTING TOPOGRAPHY & UTILITIES PLAN FOR EXISTING UTILITIES IN THE VICINITY OF THE WALL.
8. RETAINING WALLS A AND C ARE TYPICAL MODULAR BLOCK WALLS WITH SOIL REINFORCEMENT.
9. RETAINING WALL B IS A TYPICAL GRAVITY MODULAR BLOCK WALL.
10. WALL TEXTURE TO MATCH WALL TEXTURE AND COLOR OF EXISTING RECENTLY CONSTRUCTED WALL IN THE NORTHEAST QUADRANT OF TH 5 AND TH 284. COLORING REQUIREMENTS SHALL BE PAID UNDER 2411 SPECIAL SURFACE FINISH BID ITEM.

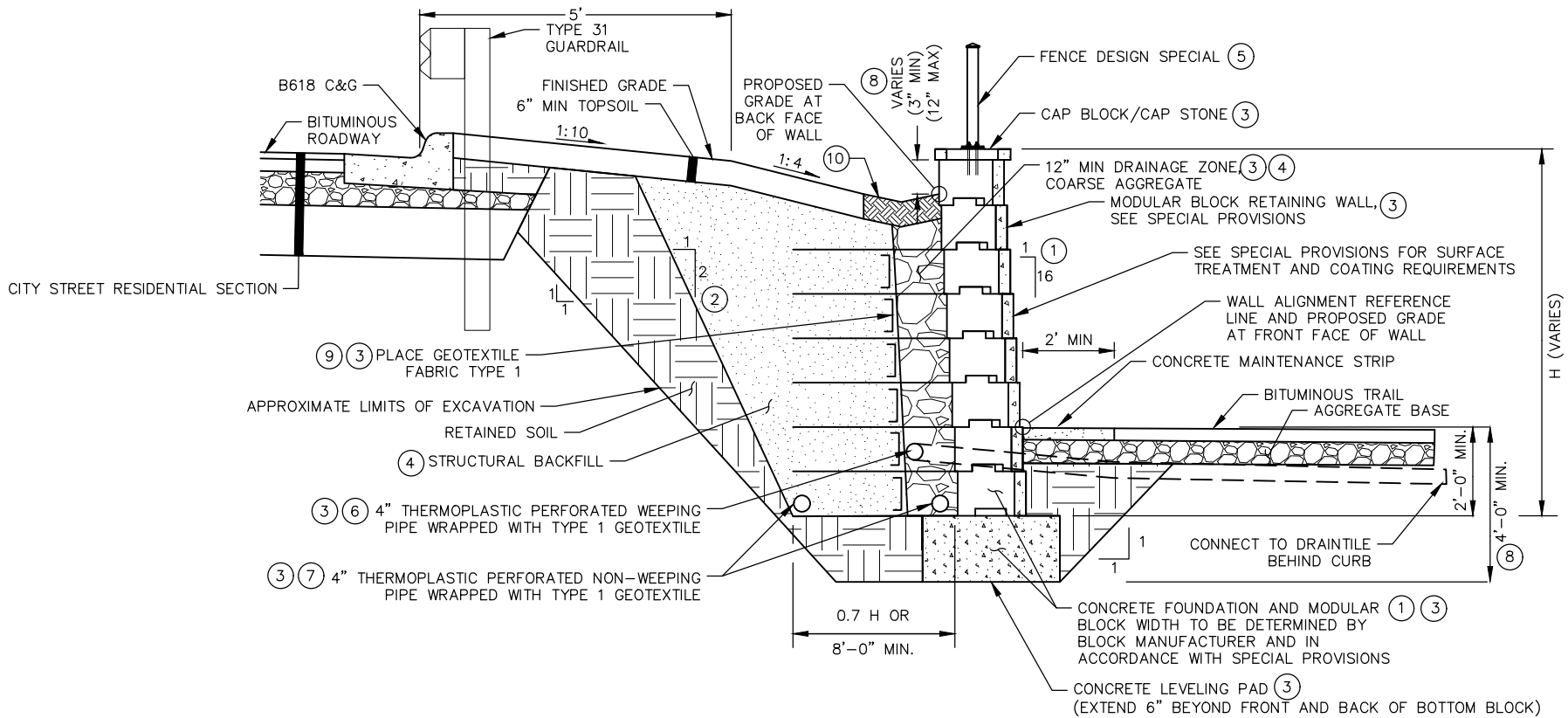
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- ⑤ RAILING TO BE ATTACHED TO CENTER OF CAP. ALL WORK ASSOCIATED WITH ATTACHING THE RAILING TO THE CAP TO BE INCLUDED IN PRICE BID FOR ITEM "FENCE DESIGN SPECIAL". SEE CITY OF WACONIA STANDARD PLATES 12-602A & 12-602B.
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- ⑧ THE BID ITEM "PREFABRICATED MODULAR BLOCK WALL" INCLUDES 1'-0" ABOVE PROPOSED GRADE AT BACK FACE OF WALL AND 2'-0" BELOW PROPOSED GRADE AT FRONT FACE OF WALL. NO ADJUSTMENT WILL BE MADE TO COMPENSATE FOR VARIATIONS REQUIRED TO ACCOMMODATE ACTUAL BLOCK PLACEMENT. INCLUDES CAP BLOCK IF SPECIFIED.
- ⑨ THE WRAP LENGTH FOR GEOTEXTILE FABRIC SHALL NOT BE MORE THAN 6".
- ⑩ SEE TYPICAL DRAIN SWALE DETAIL.



TYPICAL GRAVITY MODULAR BLOCK WALL (PMBW) (WALL B)

NOT TO SCALE



TYPICAL MODULAR BLOCK WALL (PMBW) WITH SOIL REINFORCEMENT (WALL C)

NOT TO SCALE

TH 5 CS 1002

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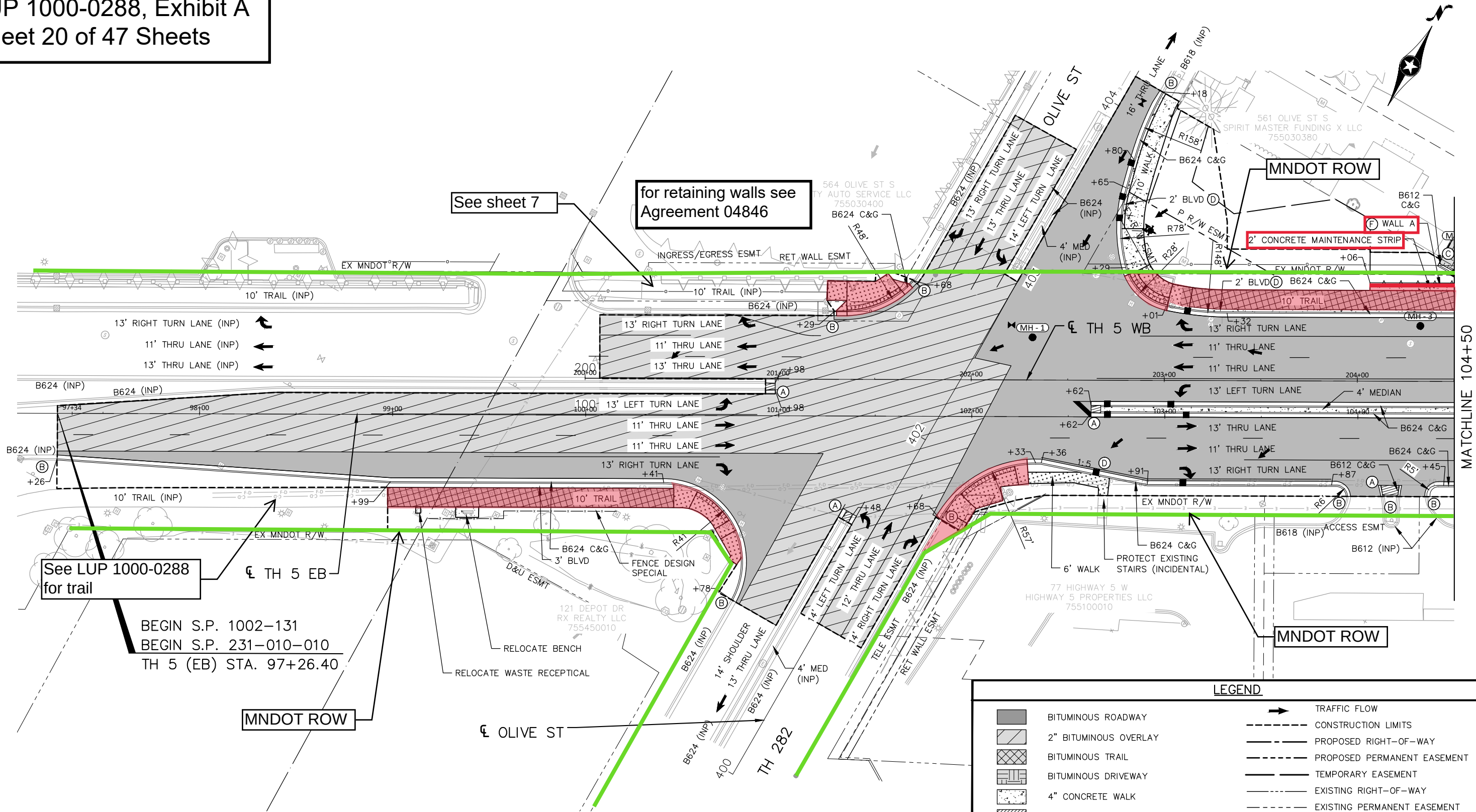
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TH 5 PHASE 2 IMPROVEMENTS
MISCELLANEOUS DETAILS

SHEET
38
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250

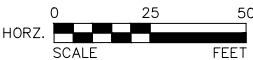
LUP 1000-0288, Exhibit A
Sheet 20 of 47 Sheets



- CONSTRUCTION NOTES:
- SEE INTERSECTION DETAIL SHEETS FOR INTERSECTION, SIDEWALK, DRIVEWAY, AND PEDESTRIAN RAMP DETAILS.
 - SEE SUPERELEVATION PLANS FOR SUPERELEVATION AND PAVEMENT CROSS SLOPE TRANSITIONS.
 - ALL OFFSETS, RADII, AND STATIONING ARE TO FACE OF CURB.
 - SEE TURF AND EROSION PLAN FOR RESTORATION INFORMATION.
 - ALL PAVEMENT IS RECONSTRUCTION UNLESS NOTED OTHERWISE.

LEGEND	
	BITUMINOUS ROADWAY
	2" BITUMINOUS OVERLAY
	BITUMINOUS TRAIL
	BITUMINOUS DRIVEWAY
	4" CONCRETE WALK
	6" CONCRETE WALK
	7" CONCRETE WALK
	CONCRETE CURB RAMP WALK
	6" CONCRETE DRIVEWAY PAVEMENT
	8" CONCRETE DRIVEWAY PAVEMENT
	8" VALLEY GUTTER
	TRAFFIC FLOW
	CONSTRUCTION LIMITS
	PROPOSED RIGHT-OF-WAY
	PROPOSED PERMANENT EASEMENT
	TEMPORARY EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING PERMANENT EASEMENT
(A)	CONCRETE MEDIAN NOSE STANDARD PLATE 7112 (PAID FOR AS 6" CONCRETE WALK)
(B)	TRANSITION TO EXISTING CURB
(C)	TAPER CURB (3' MIN)
(D)	CONCRETE SILL (SEE MNDOT STANDARD PLAN 5-297.254 (4 OF 4))

TH 5 CS 1002



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SAMUEL ELLISON
LIC. NO. 53762 DATE XX/XX/XXXX

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2638 SHADOW LANE, SUITE 200
CHASKA, MINNESOTA 55318
Phone: (952) 448-8838
Email: Chaska@bolton-menk.com
www.bolton-menk.com

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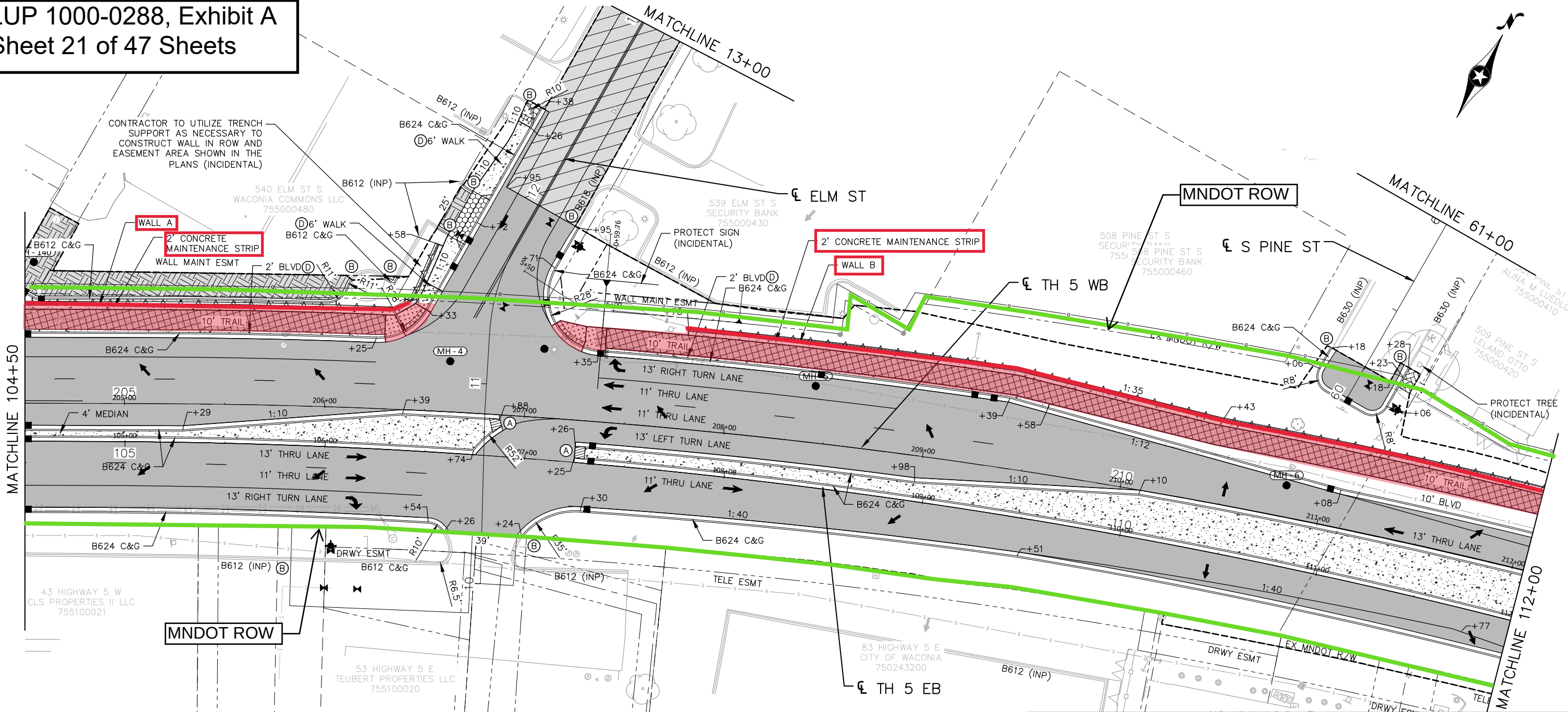
S.P. 1002-131 (TH 5), S.P. 231-010-010,
S.P. 231-110-004
TH 5 PHASE 2 IMPROVEMENTS
CONSTRUCTION PLAN

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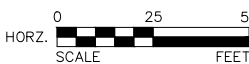
LUP 1000-0288, Exhibit A
Sheet 21 of 47 Sheets



- CONSTRUCTION NOTES:
- SEE INTERSECTION DETAIL SHEETS FOR INTERSECTION, SIDEWALK, DRIVEWAY, AND PEDESTRIAN RAMP DETAILS.
 - SEE SUPERELEVATION PLANS FOR SUPERELEVATION AND PAVEMENT CROSS SLOPE TRANSITIONS.
 - ALL OFFSETS, RADII, AND STATIONING ARE TO FACE OF CURB.
 - SEE TURF AND EROSION PLAN FOR RESTORATION INFORMATION.
 - ALL PAVEMENT IS RECONSTRUCTION UNLESS NOTED OTHERWISE.

LEGEND	
	BITUMINOUS ROADWAY
	2" BITUMINOUS OVERLAY
	BITUMINOUS TRAIL
	BITUMINOUS DRIVEWAY
	4" CONCRETE WALK
	6" CONCRETE WALK
	7" CONCRETE WALK
	CONCRETE CURB RAMP WALK
	6" CONCRETE DRIVEWAY PAVEMENT
	8" CONCRETE DRIVEWAY PAVEMENT
	8" VALLEY GUTTER
	TRAFFIC FLOW
	CONSTRUCTION LIMITS
	PROPOSED RIGHT-OF-WAY
	PROPOSED PERMANENT EASEMENT
	TEMPORARY EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING PERMANENT EASEMENT
(A)	CONCRETE MEDIAN NOSE STANDARD PLATE 7112 (PAID FOR AS 6" CONCRETE WALK)
(B)	TRANSITION TO EXISTING CURB
(C)	TAPER CURB (3' MIN)
(D)	CONCRETE SILL (SEE MNDOT STANDARD PLAN 5-297.254 (4 OF 4))

TH 5 CS 1002



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SAMUEL ELLISON
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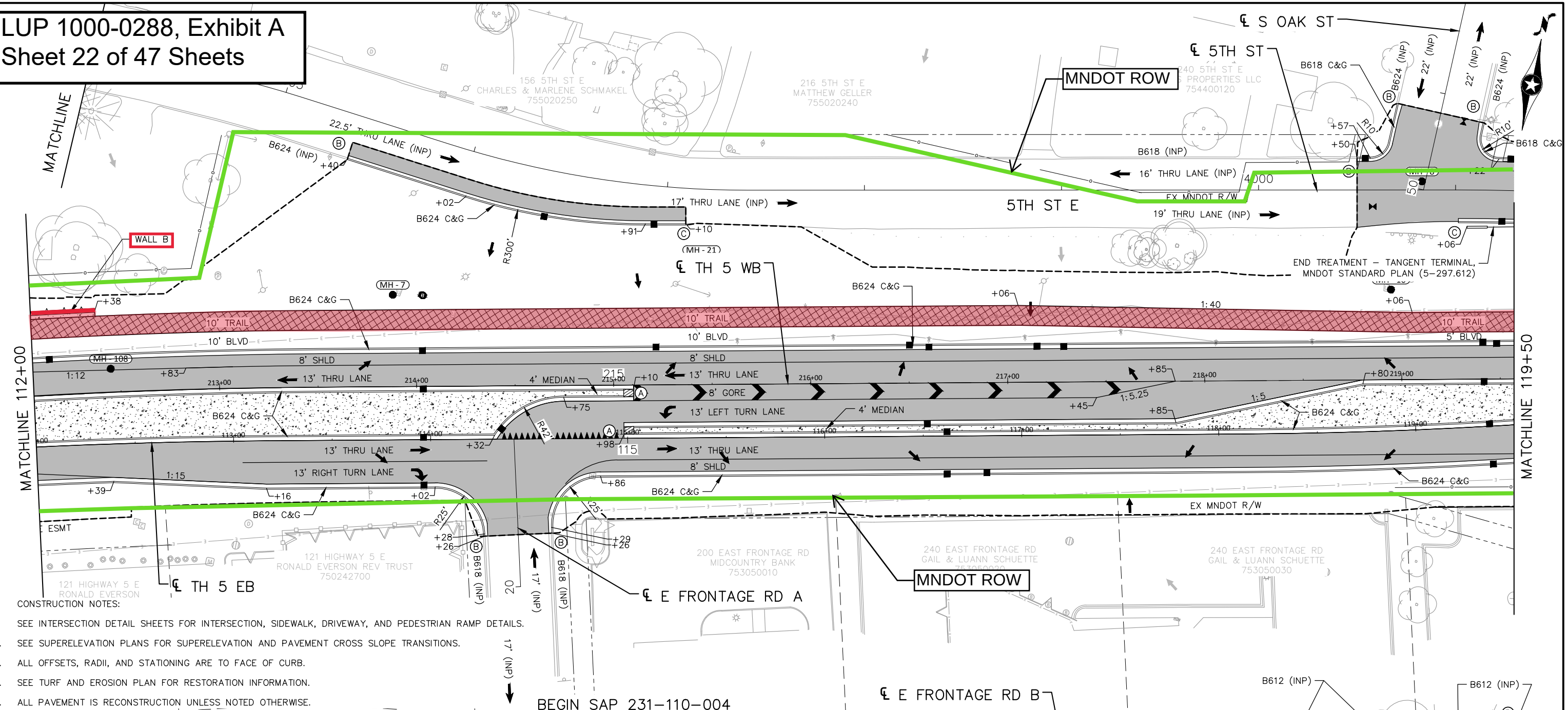
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REV	BY	DATE

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S.P. 231-110-004
TH 5 PHASE 2 IMPROVEMENTS
CONSTRUCTION PLAN

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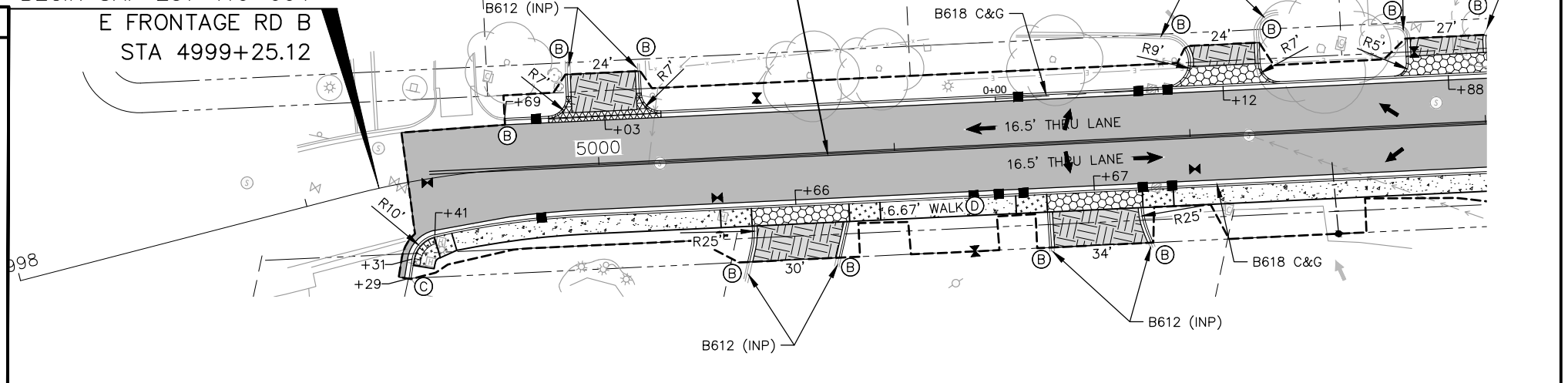
LUP 1000-0288, Exhibit A
Sheet 22 of 47 Sheets



- CONSTRUCTION NOTES:
1. SEE INTERSECTION DETAIL SHEETS FOR INTERSECTION, SIDEWALK, DRIVEWAY, AND PEDESTRIAN RAMP DETAILS.
 2. SEE SUPERELEVATION PLANS FOR SUPERELEVATION AND PAVEMENT CROSS SLOPE TRANSITIONS.
 3. ALL OFFSETS, RADII, AND STATIONING ARE TO FACE OF CURB.
 4. SEE TURF AND EROSION PLAN FOR RESTORATION INFORMATION.
 5. ALL PAVEMENT IS RECONSTRUCTION UNLESS NOTED OTHERWISE.

LEGEND

	BITUMINOUS ROADWAY		TRAFFIC FLOW
	2" BITUMINOUS OVERLAY		CONSTRUCTION LIMITS
	BITUMINOUS TRAIL		PROPOSED RIGHT-OF-WAY
	BITUMINOUS DRIVEWAY		PROPOSED PERMANENT EASEMENT
	4" CONCRETE WALK		TEMPORARY EASEMENT
	6" CONCRETE WALK		EXISTING RIGHT-OF-WAY
	7" CONCRETE WALK		EXISTING PERMANENT EASEMENT
	CONCRETE CURB RAMP WALK		CONCRETE MEDIAN NOSE STANDARD PLATE 7112 (PAID FOR AS 6" CONCRETE WALK)
	6" CONCRETE DRIVEWAY PAVEMENT		TRANSITION TO EXISTING CURB
	8" CONCRETE DRIVEWAY PAVEMENT		TAPER CURB (3' MIN)
	8" VALLEY GUTTER		CONCRETE SILL (SEE MNDOT STANDARD PLAN 5-297.254 (4 OF 4))



TH 5 CS 1002

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SAMUEL ELLISON
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DESIGNED CAL
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BOLTON & MENK

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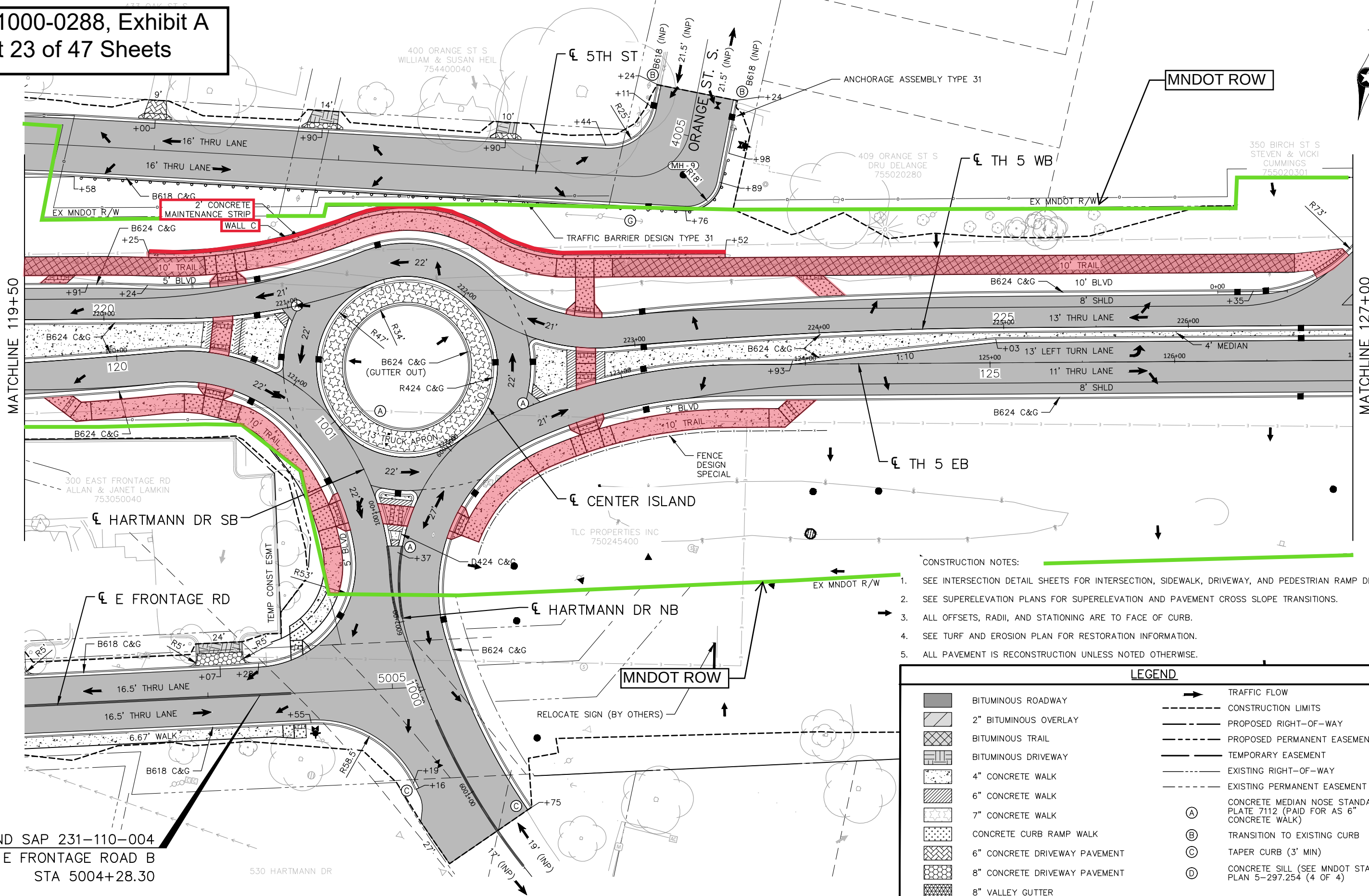
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S.P. 1002-131 (TH 5), S.P. 231-010-010,
S.P. 231-110-004
TH 5 PHASE 2 IMPROVEMENTS
CONSTRUCTION PLAN

SHEET 66 OF 250

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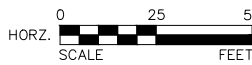
LUP 1000-0288, Exhibit A
Sheet 23 of 47 Sheets



- CONSTRUCTION NOTES:
1. SEE INTERSECTION DETAIL SHEETS FOR INTERSECTION, SIDEWALK, DRIVEWAY, AND PEDESTRIAN RAMP DETAILS.
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LEGEND	
	BITUMINOUS ROADWAY
	2" BITUMINOUS OVERLAY
	BITUMINOUS TRAIL
	BITUMINOUS DRIVEWAY
	4" CONCRETE WALK
	6" CONCRETE WALK
	7" CONCRETE WALK
	CONCRETE CURB RAMP WALK
	6" CONCRETE DRIVEWAY PAVEMENT
	8" CONCRETE DRIVEWAY PAVEMENT
	8" VALLEY GUTTER
	TRAFFIC FLOW
	CONSTRUCTION LIMITS
	PROPOSED RIGHT-OF-WAY
	PROPOSED PERMANENT EASEMENT
	TEMPORARY EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING PERMANENT EASEMENT
	CONCRETE MEDIAN NOSE STANDARD PLATE 7112 (PAID FOR AS 6" CONCRETE WALK)
	TRANSITION TO EXISTING CURB
	TAPER CURB (3' MIN)
	CONCRETE SILL (SEE MNDOT STANDARD PLAN 5-297.254 (4 OF 4))

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SAMUEL ELLISON
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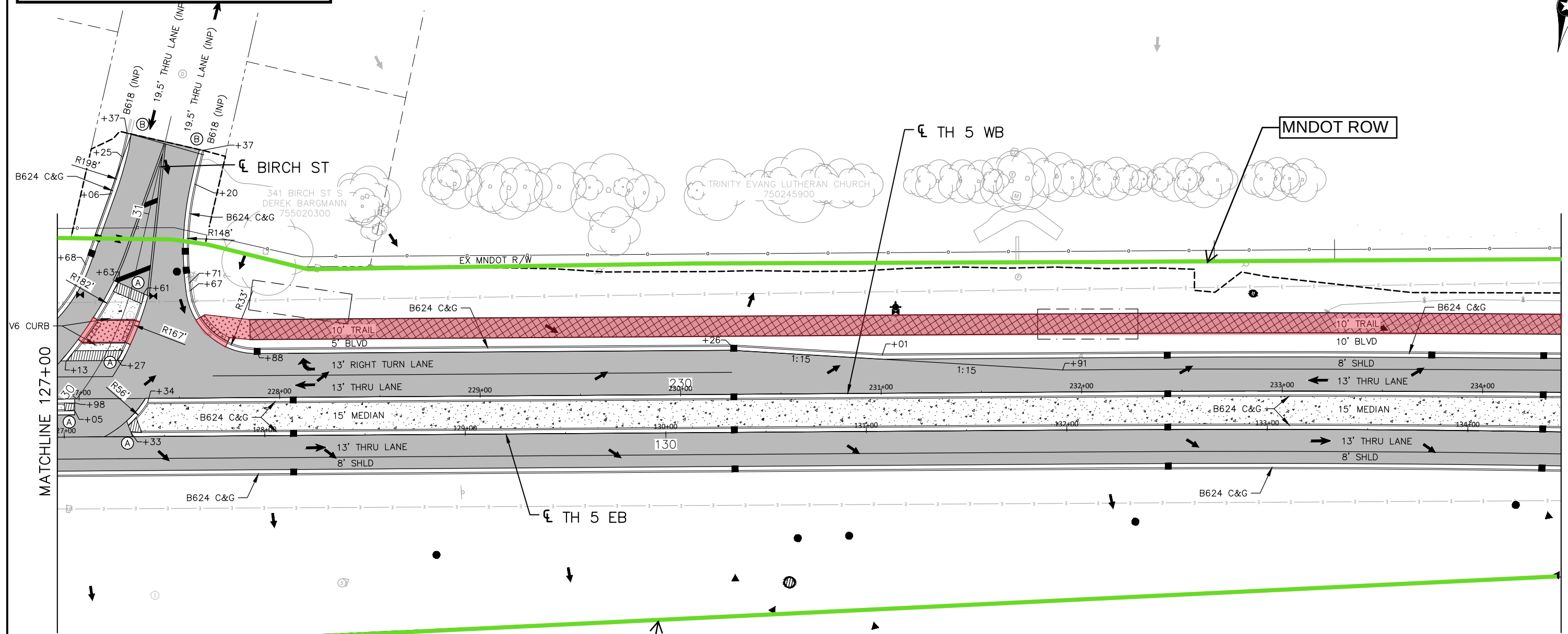
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S.P. 1002-131 (TH 5), S.P. 231-010-010,
S.P. 231-110-004
TH 5 PHASE 2 IMPROVEMENTS
CONSTRUCTION PLAN

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OF
250

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LUP 1000-0288, Exhibit A
Sheet 24 of 47 Sheets



MNDOT ROW

- CONSTRUCTION NOTES:
- SEE INTERSECTION DETAIL SHEETS FOR INTERSECTION, SIDEWALK, DRIVEWAY, AND PEDESTRIAN RAMP DETAILS.
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LEGEND

BITUMINOUS ROADWAY

2" BITUMINOUS OVERLAY

BITUMINOUS TRAIL

BITUMINOUS DRIVEWAY

4" CONCRETE WALK

6" CONCRETE WALK

7" CONCRETE WALK

CONCRETE CURB RAMP WALK

6" CONCRETE DRIVEWAY PAVEMENT

8" CONCRETE DRIVEWAY PAVEMENT

8" VALLEY GUTTER

TRAFFIC FLOW

CONSTRUCTION LIMITS

PROPOSED RIGHT-OF-WAY

PROPOSED PERMANENT EASEMENT

TEMPORARY EASEMENT

EXISTING RIGHT-OF-WAY

EXISTING PERMANENT EASEMENT

CONCRETE MEDIAN NOSE STANDARD
PLATE 7112 (PAID FOR AS 6" CONCRETE WALK)

TRANSITION TO EXISTING CURB

TAPER CURB (3' MIN)

CONCRETE SILL (SEE MNDOT STANDARD
PLAN 5-297.254 (4 OF 4))

TH 5 CS 1002



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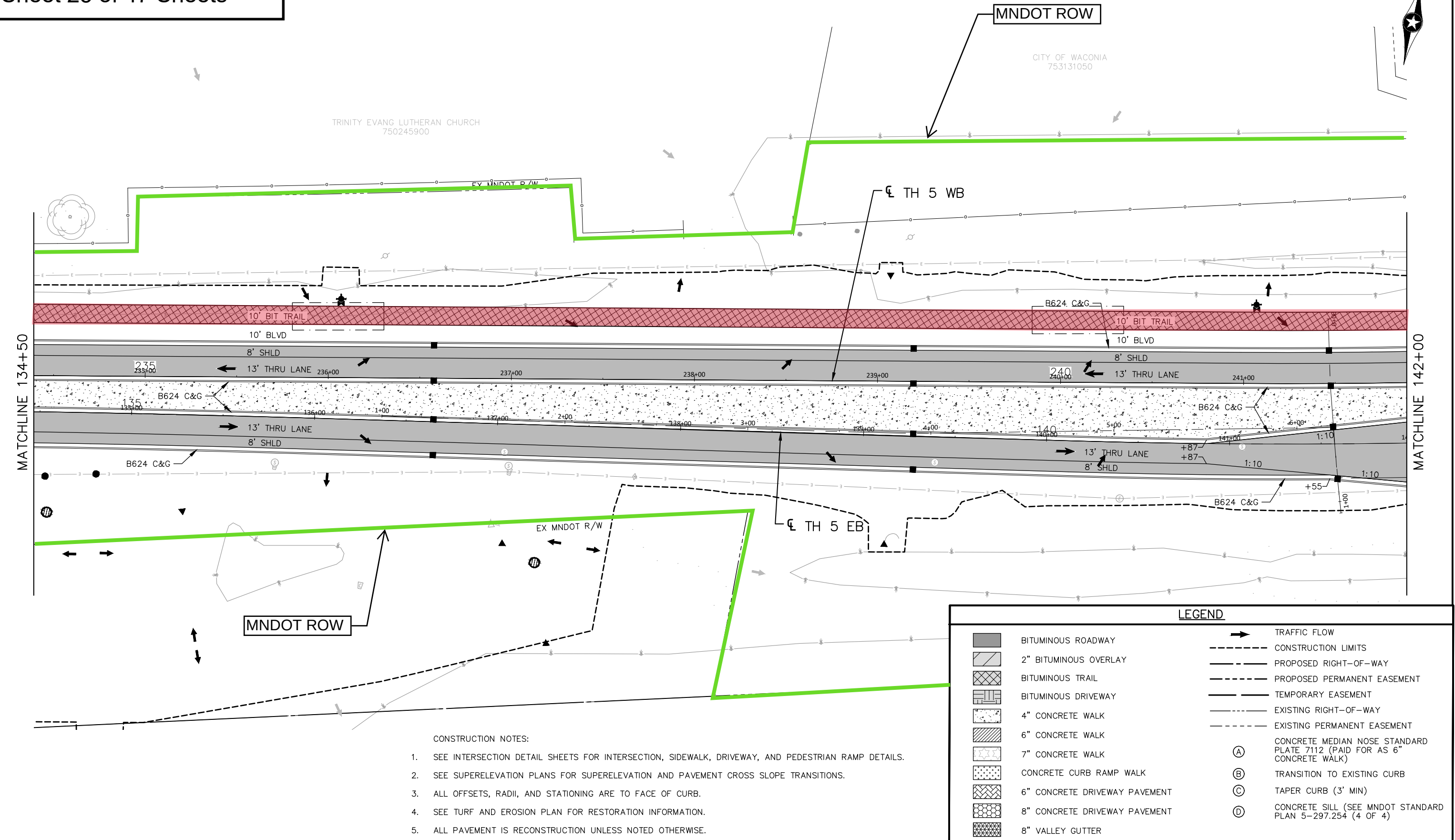
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S.P. 231-110-004
TH 5 PHASE 2 IMPROVEMENTS
CONSTRUCTION PLAN

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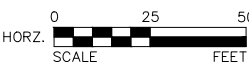
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LUP 1000-0288, Exhibit A
Sheet 25 of 47 Sheets



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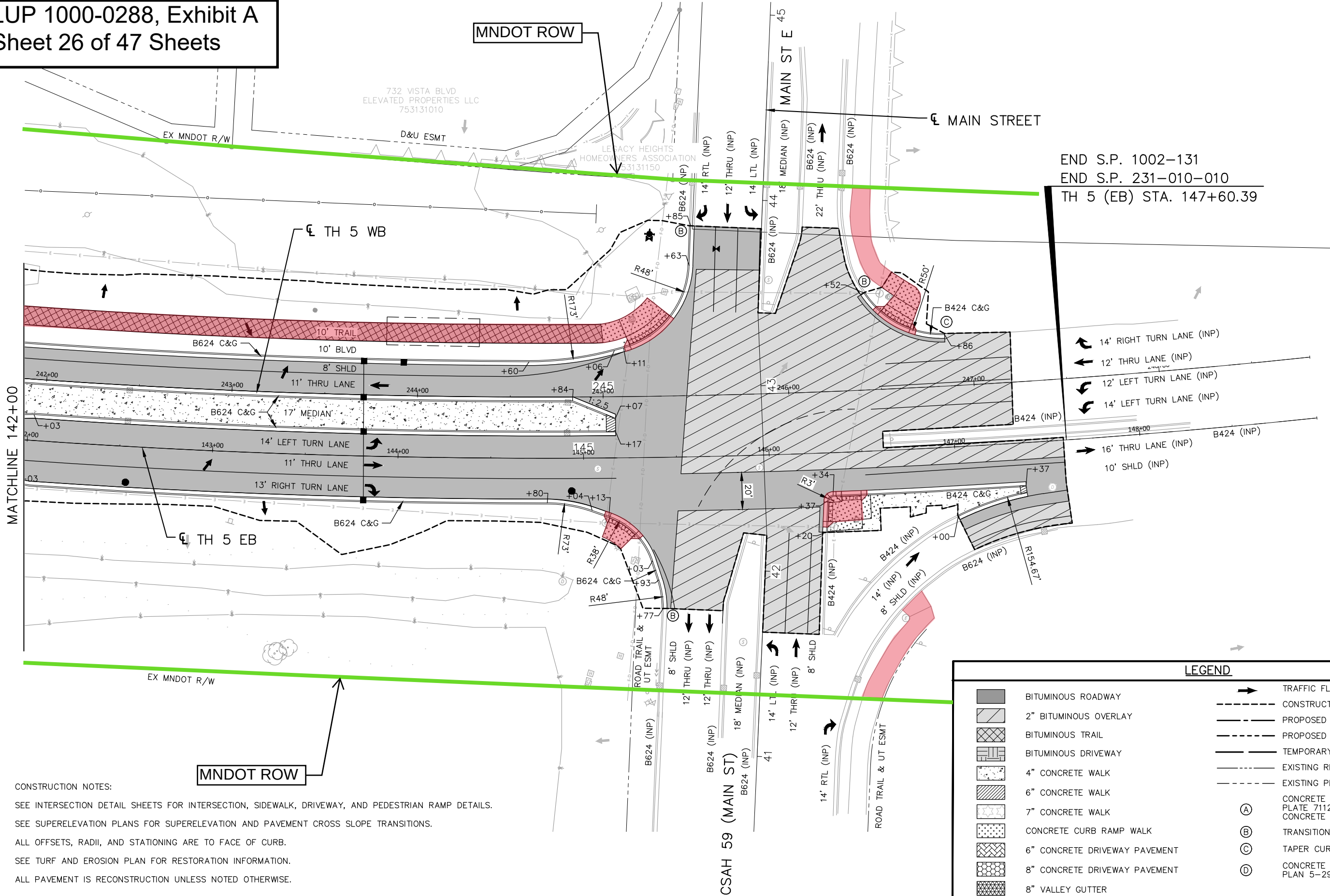
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S.P. 231-110-004
TH 5 PHASE 2 IMPROVEMENTS
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Sheet 26 of 47 Sheets



END S.P. 1002-131
END S.P. 231-010-010
TH 5 (EB) STA. 147+60.39

- 14' RIGHT TURN LANE (INP)
- 12' THRU LANE (INP)
- 12' LEFT TURN LANE (INP)
- 14' LEFT TURN LANE (INP)
- 16' THRU LANE (INP)
- 10' SHLD (INP)

LEGEND

BITUMINOUS ROADWAY

2" BITUMINOUS OVERLAY

BITUMINOUS TRAIL

BITUMINOUS DRIVEWAY

4" CONCRETE WALK

6" CONCRETE WALK

7" CONCRETE WALK

CONCRETE CURB RAMP WALK

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8" VALLEY GUTTER

TRAFFIC FLOW

CONSTRUCTION LIMITS

PROPOSED RIGHT-OF-WAY

PROPOSED PERMANENT EASEMENT

TEMPORARY EASEMENT

EXISTING RIGHT-OF-WAY

EXISTING PERMANENT EASEMENT

CONCRETE MEDIAN NOSE STANDARD
PLATE 7112 (PAID FOR AS 6" CONCRETE WALK)

TRANSITION TO EXISTING CURB

TAPER CURB (3' MIN)

CONCRETE SILL (SEE MNDOT STANDARD
PLAN 5-297.254 (4 OF 4))

- CONSTRUCTION NOTES:
- SEE INTERSECTION DETAIL SHEETS FOR INTERSECTION, SIDEWALK, DRIVEWAY, AND PEDESTRIAN RAMP DETAILS.
 - SEE SUPERELEVATION PLANS FOR SUPERELEVATION AND PAVEMENT CROSS SLOPE TRANSITIONS.
 - ALL OFFSETS, RADII, AND STATIONING ARE TO FACE OF CURB.
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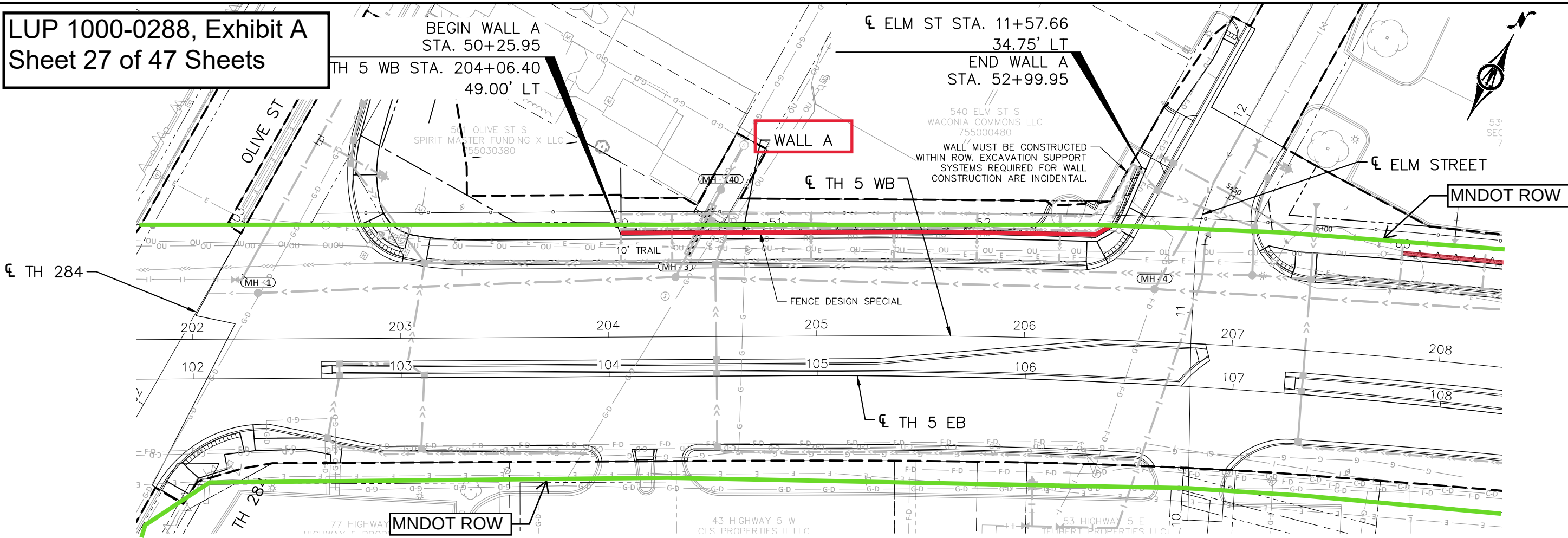
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TH 5 PHASE 2 IMPROVEMENTS
CONSTRUCTION PLAN

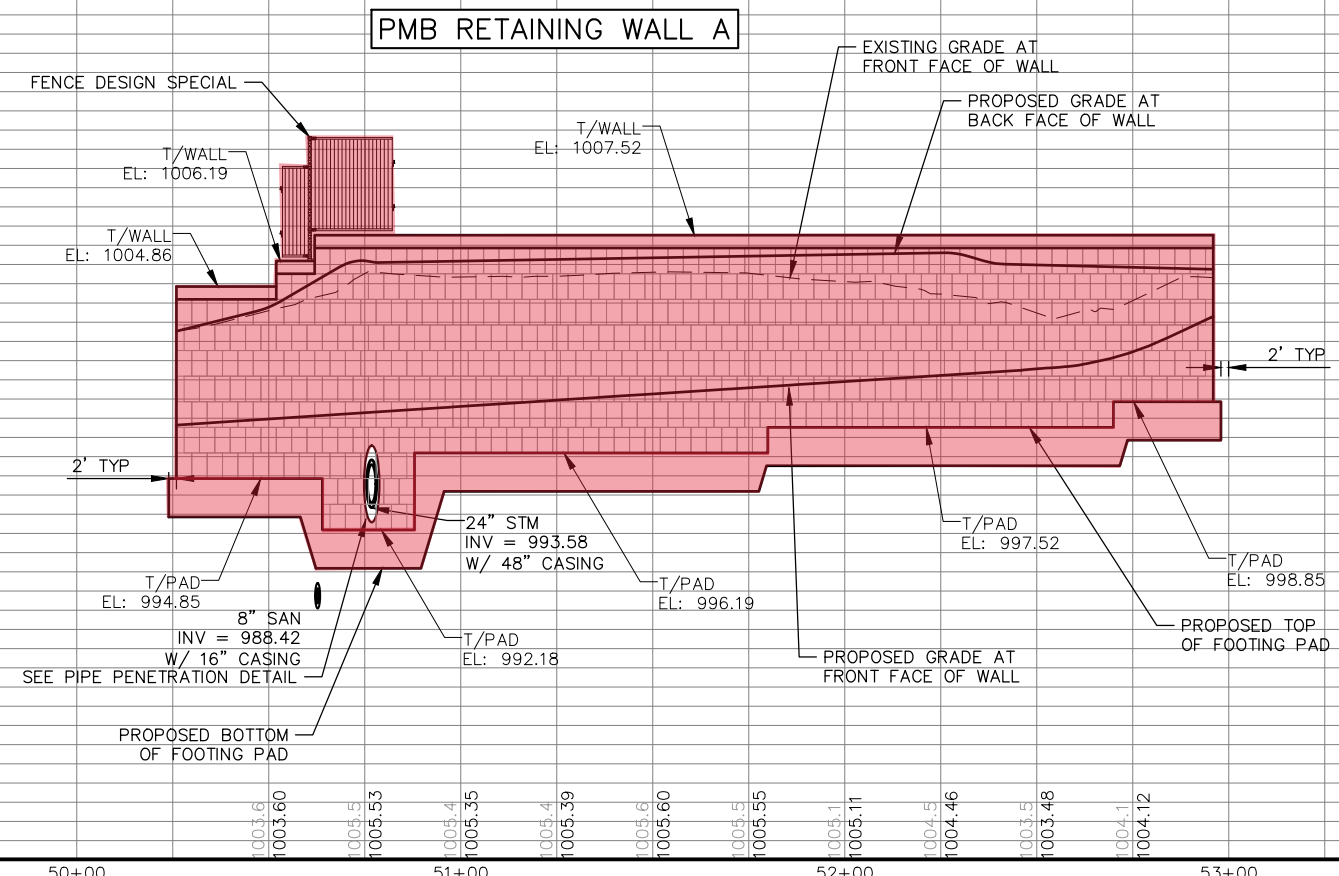
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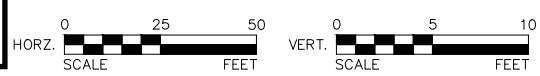
LUP 1000-0288, Exhibit A
Sheet 27 of 47 Sheets



- GENERAL NOTES:
1. WALL MODULE AND STEP HEIGHTS SHOWN MAY REQUIRE ADJUSTMENT BASED ON FURNISHED BLOCK SIZE. LAYOUT DEVELOPED IS FOR 48" LONG X 16" HIGH BLOCKS (EXPOSED FACE DIMENSIONS). HALF-HEIGHT BLOCKS ARE NOT REQUIRED.
 2. SEE SHEETS 35-38 FOR TYPICAL WALL SECTIONS AND DETAILS.
 3. TOP OF WALL STEP AND LEVELING PAD PROFILES SHOWN ARE APPROXIMATE; REFER TO TYPICAL SECTION AND SPECIAL PROVISIONS FOR REQUIREMENTS.
 4. THE ENTIRE TIER BELOW THE CAP BLOCK TO BE TEXTURED ON BOTH THE FRONT AND BACK SIDE OF FACES. EXPOSED ENDS ALSO TO BE TEXTURED.
 5. REGRADE ENDS OF WALL AS NEEDED TO MATCH SLOPE.
 6. SEE SHEETS 43-45 FOR WALL ALIGNMENT INFORMATION.
 7. THE BID ITEM "PREFABRICATED MODULAR BLOCK WALL" INCLUDES 1'-0" ABOVE PROPOSED GRADE AT BACK OF WALL AND 2'-0" BELOW PROPOSED GRADE AT FRONT FACE OF WALL. NO ADJUSTMENT WILL BE MADE TO COMPENSATE FOR VARIATIONS REQUIRED TO ACCOMMODATE ACTUAL BLOCK PLACEMENT. INCLUDES CAP BLOCK IF SPECIFIED.
 8. CONTRACTOR SHALL VERIFY DEPTH AND LOCATIONS OF EXISTING UTILITIES PRIOR TO INITIATING WALL CONSTRUCTION ACTIVITIES. CONTRACTOR TO COORDINATE PROTECTION AND SUPPORT OF EXISTING UTILITIES AS NECESSARY WITHIN EXCAVATIONS DURING CONSTRUCTION. UTILITIES SHALL BE RELOCATED AS NECESSARY TO AVOID CONFLICTS WITH RETAINING WALLS (BY OTHERS, INCIDENTAL FOR COORDINATION).



TH 5 CS 1002



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SAMUEL ELLISON
LIC. NO. 53762 DATE XX/XX/XXXX

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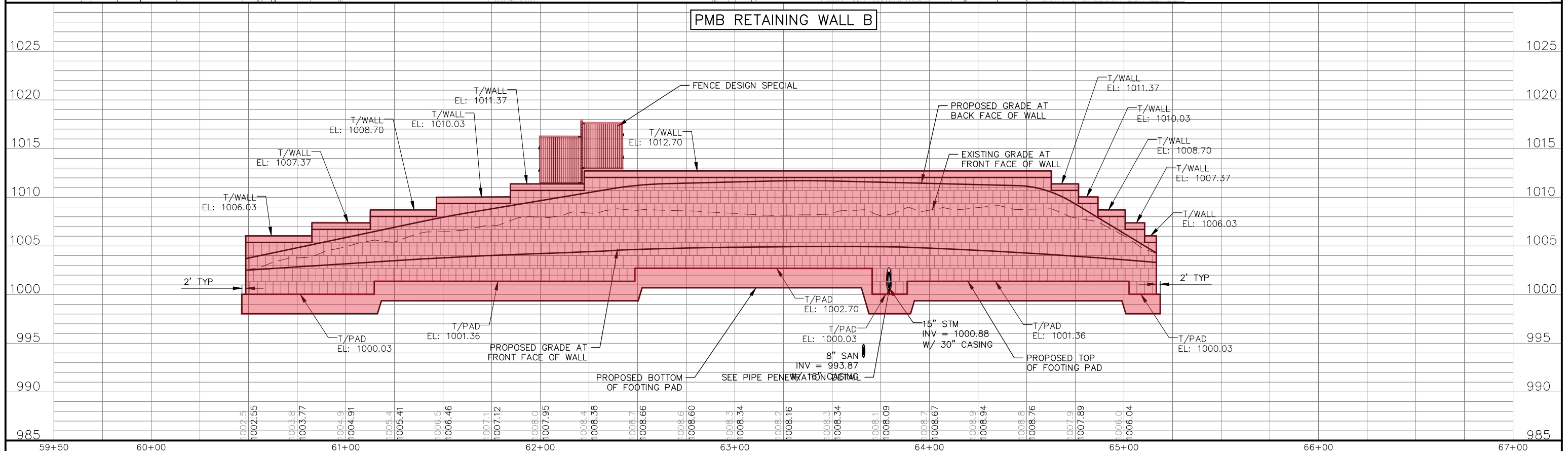
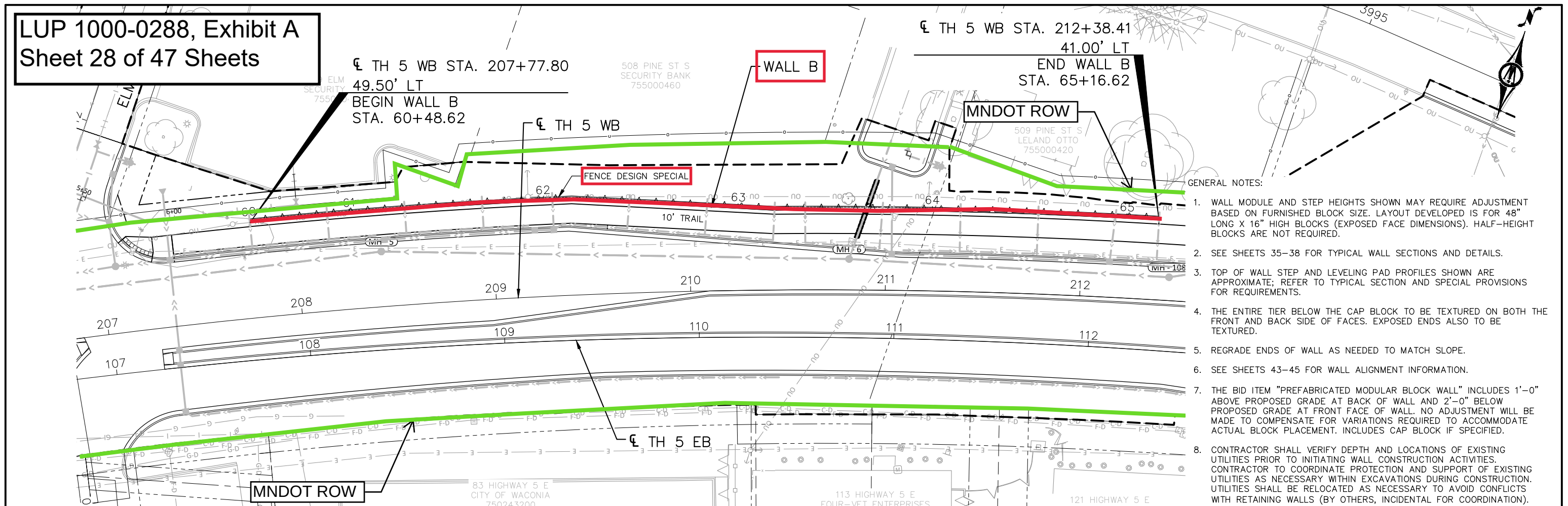
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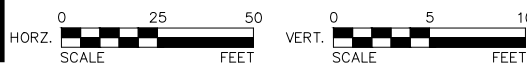
S.P. 1002-131 (TH 5), S.P. 231-010-010,
S.P. 231-110-004
TH 5 PHASE 2 IMPROVEMENTS
RETAINING WALL PLAN

SHEET
93
OF
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LUP 1000-0288, Exhibit A
Sheet 28 of 47 Sheets



TH 5 CS 1002



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S.P. 231-110-004

TH 5 PHASE 2 IMPROVEMENTS

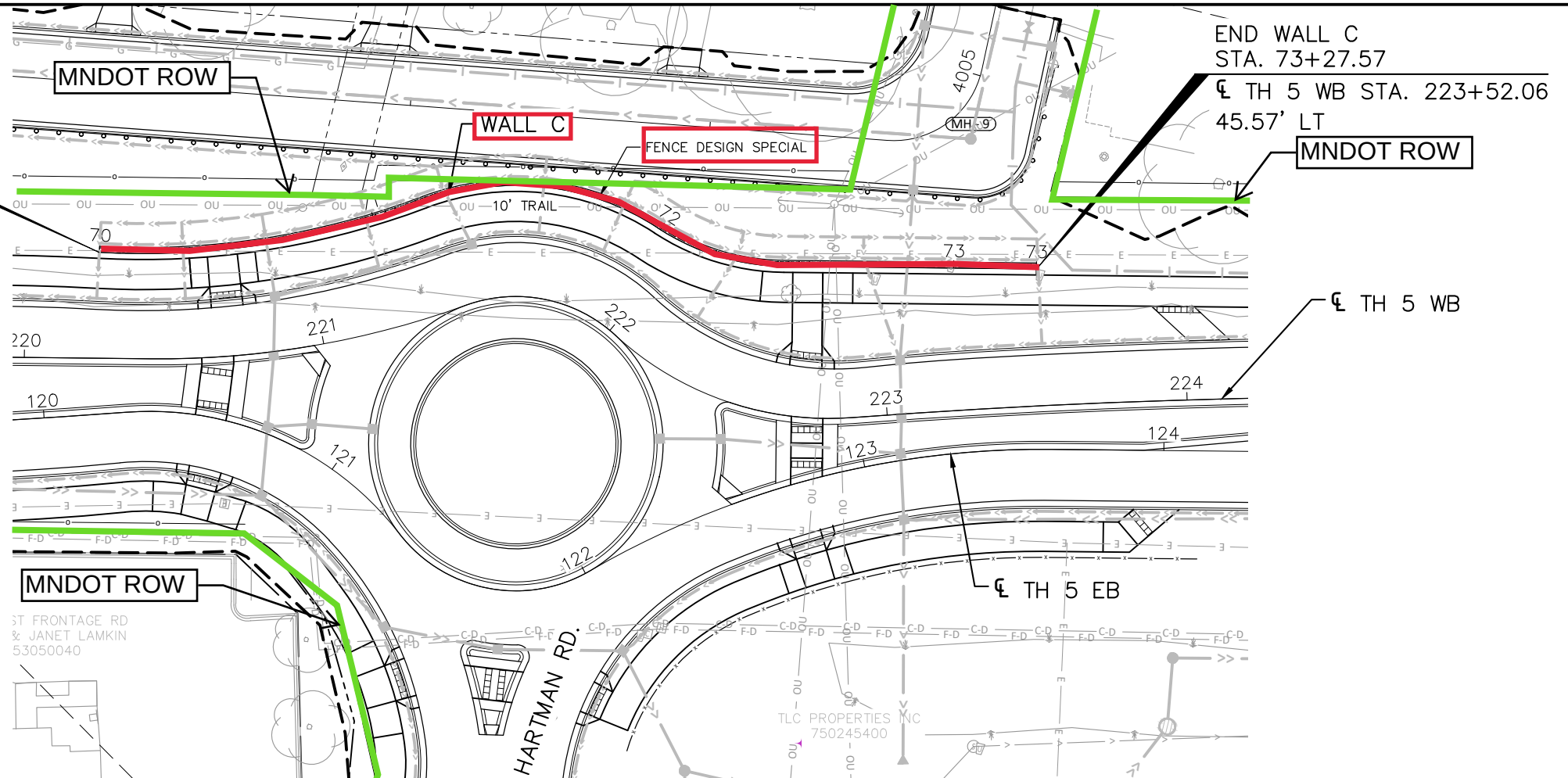
RETAINING WALL PLAN

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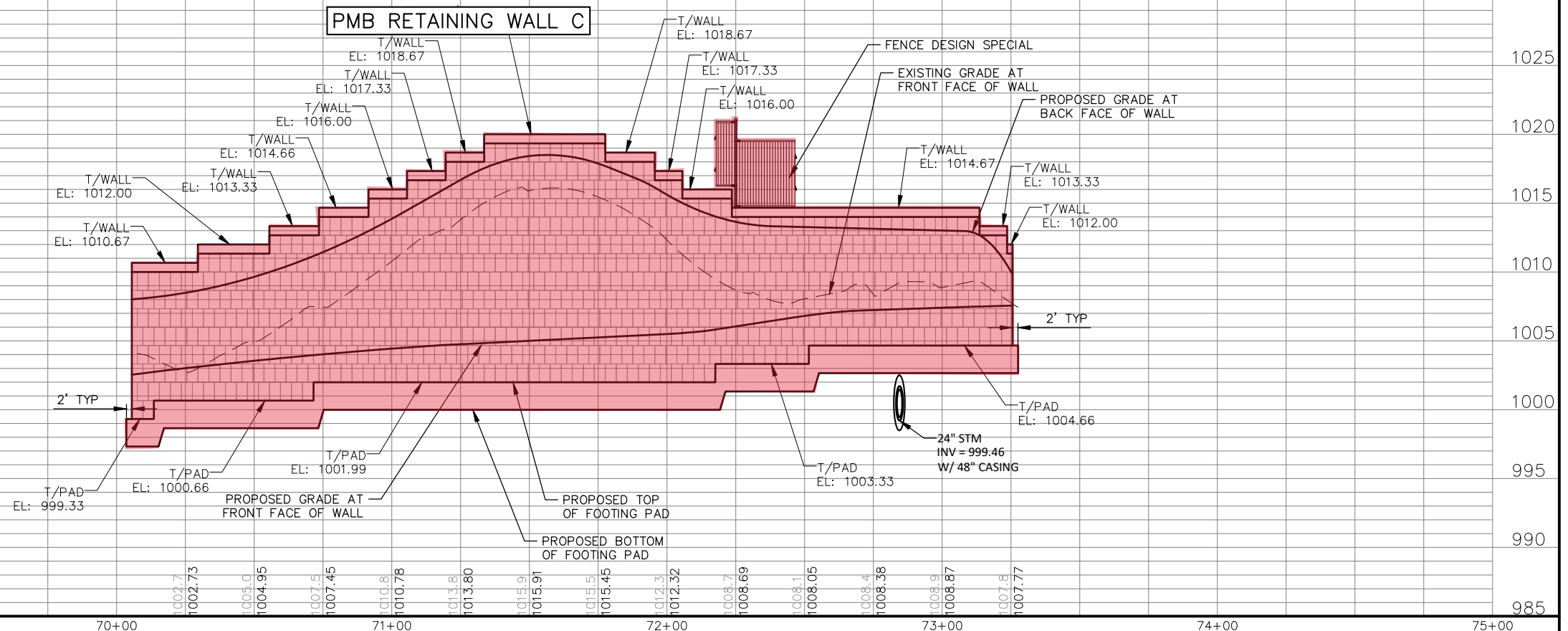
LUP 1000-0288, Exhibit A
Sheet 29 of 47 Sheets

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CL TH 5 WB STA. 220+24.60
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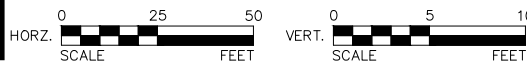


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1. WALL MODULE AND STEP HEIGHTS SHOWN MAY REQUIRE ADJUSTMENT BASED ON FURNISHED BLOCK SIZE. LAYOUT DEVELOPED IS FOR 48" LONG X 16" HIGH BLOCKS (EXPOSED FACE DIMENSIONS). HALF-HEIGHT BLOCKS ARE NOT REQUIRED.
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SAMUEL ELLISON
LIC. NO. 53762 DATE XX/XX/XXXX

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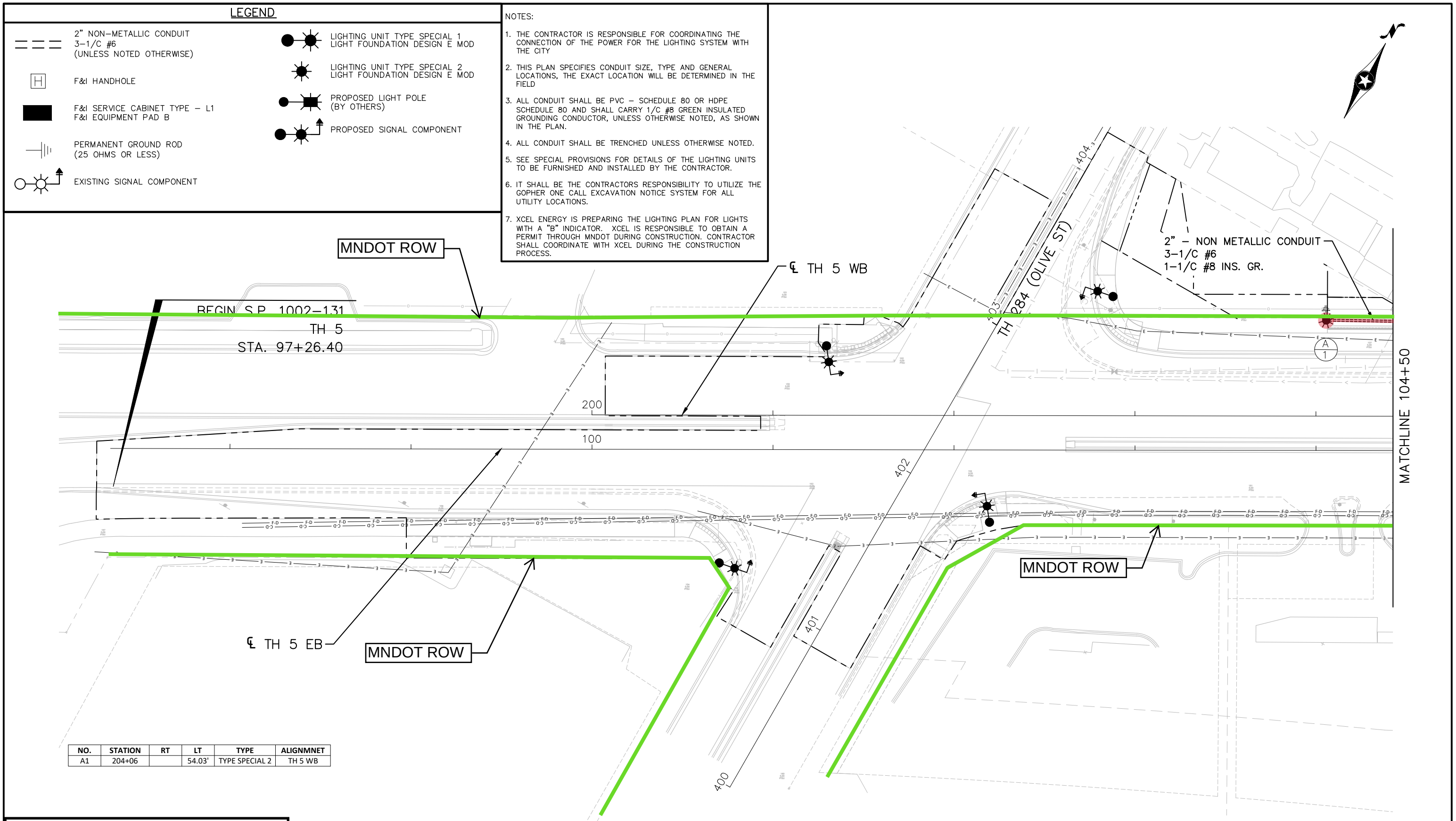


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S.P. 1002-131 (TH 5), S.P. 231-010-010,
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TH 5 PHASE 2 IMPROVEMENTS
RETAINING WALL PLAN

SHEET
95
OF
250



LUP 1000-0288, Exhibit A
Sheet 30 of 47 Sheets

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MAURY HOOPER

U.C. NO. 26435 DATE XX/XX/XXXX

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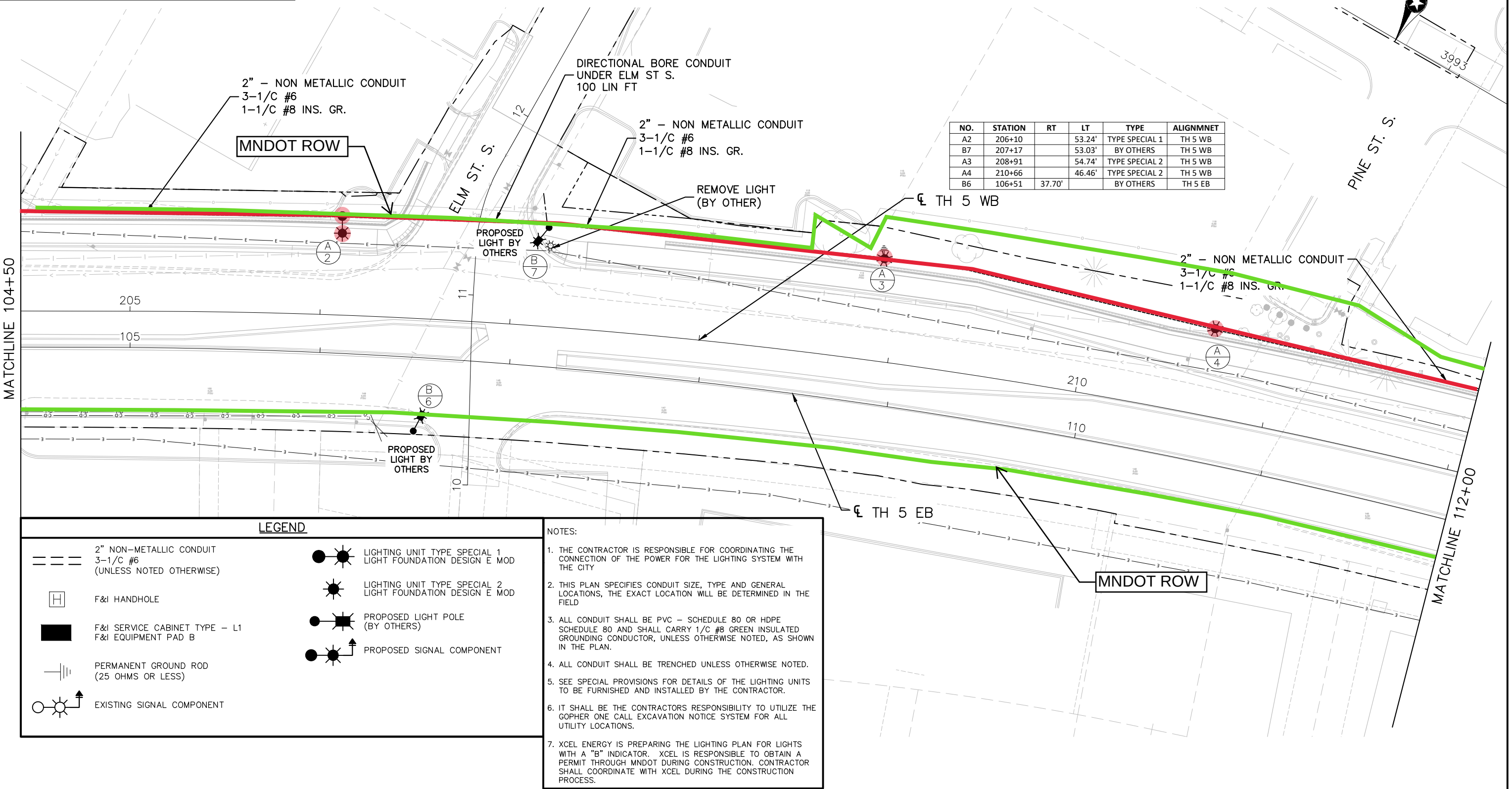
2638 SHADOW LANE, SUITE 200
CHASKA, MINNESOTA 55318
Phone: (952) 448-8838
Email: Chaska@bolton-menk.com
www.bolton-menk.com

REV	BY	DATE

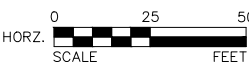
S.P. 1002-131 (TH 5), S.P. 231-010-010,
S.P. 231-110-004
TH 5 PHASE 2 IMPROVEMENTS
LIGHTING PLAN

SHEET
37
OF
50

LUP 1000-0288, Exhibit A
Sheet 31 of 47 Sheets



TH 5 CS 1002



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.

MAURY HOOPER
LIC. NO. 26435 DATE XX/XX/XXXX

DESIGNED
HTM
DRAWN
HTM
CHECKED
MJH



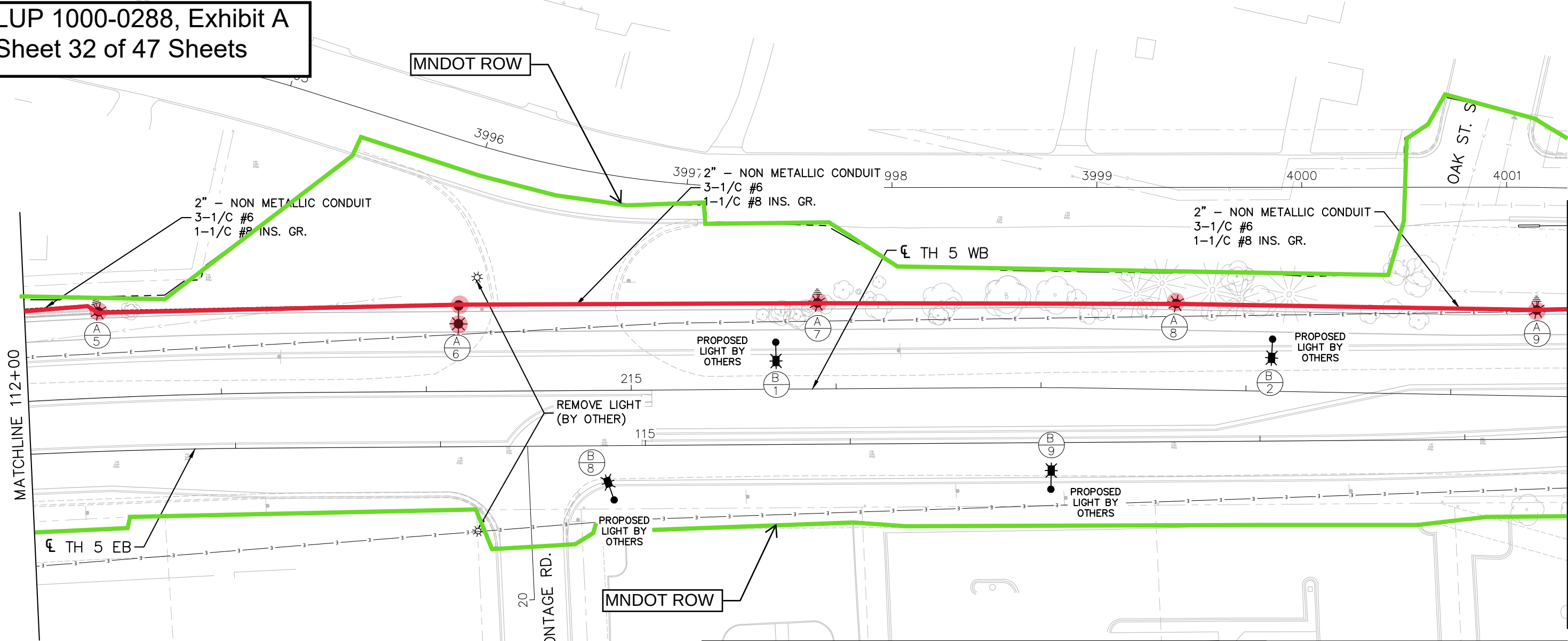
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SHEET
238
OF
250

LUP 1000-0288, Exhibit A
Sheet 32 of 47 Sheets



NO.	STATION	RT	LT	TYPE	ALIGNMNET
A5	212+42		42.17'	TYPE SPECIAL 2	TH 5 WB
A6	214+16		42.00'	TYPE SPECIAL 1	TH 5 WB
B1	215+71		22.93'	BY OTHERS	TH 5 WB
A7	215+91		42.00'	TYPE SPECIAL 2	TH 5 WB
A8	217+66		40.48'	TYPE SPECIAL 2	TH 5 WB
B2	218+13		22.75'	BY OTHERS	TH 5 WB
A9	219+42		36.08'	TYPE SPECIAL 2	TH 5 WB
B8	114+84	26.52'		BY OTHERS	TH 5 EB
B9	116+98	22.79'		BY OTHERS	TH 5 EB

LEGEND

— — —

2" NON-METALLIC CONDUIT
3-1/C #6
(UNLESS NOTED OTHERWISE)

H

F&I HANDHOLE

■

F&I SERVICE CABINET TYPE - L1
F&I EQUIPMENT PAD B

⏏

PERMANENT GROUND ROD
(25 OHMS OR LESS)

⊙

EXISTING SIGNAL COMPONENT

●

LIGHTING UNIT TYPE SPECIAL 1
LIGHT FOUNDATION DESIGN E MOD

⬤

LIGHTING UNIT TYPE SPECIAL 2
LIGHT FOUNDATION DESIGN E MOD

●

PROPOSED LIGHT POLE
(BY OTHERS)

⬤

PROPOSED SIGNAL COMPONENT

NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE CONNECTION OF THE POWER FOR THE LIGHTING SYSTEM WITH THE CITY

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4. ALL CONDUIT SHALL BE TRENCHED UNLESS OTHERWISE NOTED.

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6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO UTILIZE THE GOPHER ONE CALL EXCAVATION NOTICE SYSTEM FOR ALL UTILITY LOCATIONS.

7. XCEL ENERGY IS PREPARING THE LIGHTING PLAN FOR LIGHTS WITH A "B" INDICATOR. XCEL IS RESPONSIBLE TO OBTAIN A PERMIT THROUGH MNDOT DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH XCEL DURING THE CONSTRUCTION PROCESS.

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LIC. NO. 26435 DATE XX/XX/XXXX

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DRAWN HTM
CHECKED MJH

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TH 5 PHASE 2 IMPROVEMENTS
LIGHTING PLAN

SHEET
239
OF
250

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Page 59 of 156

LUP 1000-0288, Exhibit A
Sheet 33 of 47 Sheets

- (A) SOURCE OF POWER - POLE MOUNTED TRANSFORMER (XCEL ENERGY)
- (B) FEED POINT "A" TYPE L1 SERVICE CABINET DOOR TO FACE AWAY FROM TH 5 120/240V (METERED) 2" RSC 3-1/C NO.2 to S.O.P

LEGEND

==

2" NON-METALLIC CONDUIT
3-1/C #6
(UNLESS NOTED OTHERWISE)

[H]

F&I HANDHOLE

[Solid Black]

F&I SERVICE CABINET TYPE - L1
F&I EQUIPMENT PAD B

[Ground Rod Symbol]

PERMANENT GROUND ROD
(25 OHMS OR LESS)

[Signal Component Symbol]

EXISTING SIGNAL COMPONENT

[Lighting Unit Type Special 1]

LIGHTING UNIT TYPE SPECIAL 1
LIGHT FOUNDATION DESIGN E MOD

[Lighting Unit Type Special 2]

LIGHTING UNIT TYPE SPECIAL 2
LIGHT FOUNDATION DESIGN E MOD

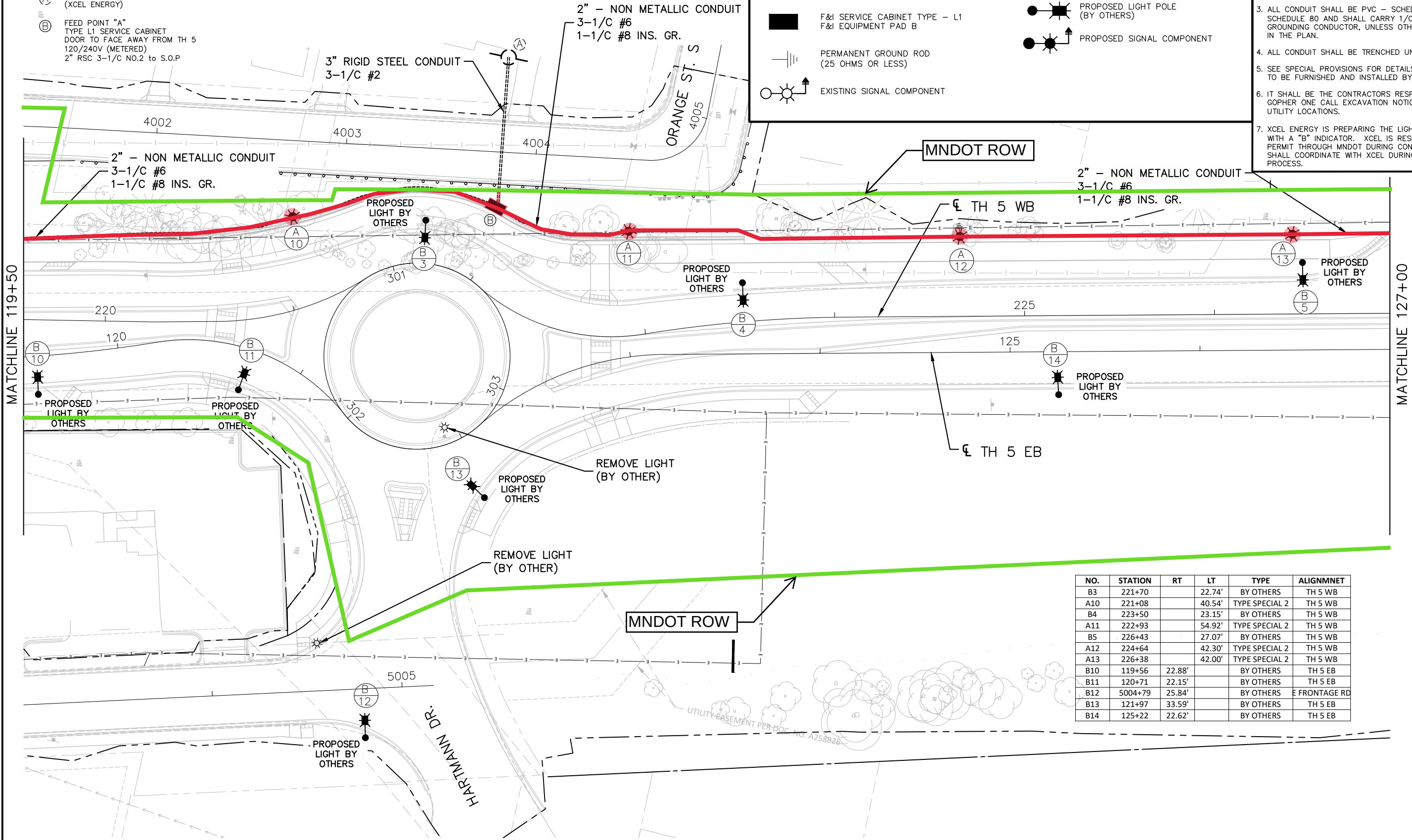
[Proposed Light Pole]

PROPOSED LIGHT POLE
(BY OTHERS)

[Proposed Signal Component]

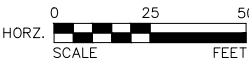
PROPOSED SIGNAL COMPONENT

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NO.	STATION	RT	LT	TYPE	ALIGNMNET
B3	221+70		22.74'	BY OTHERS	TH 5 WB
A10	221+08		40.54'	TYPE SPECIAL 2	TH 5 WB
B4	223+50		23.15'	BY OTHERS	TH 5 WB
A11	222+93		54.92'	TYPE SPECIAL 2	TH 5 WB
B5	226+43		27.07'	BY OTHERS	TH 5 WB
A12	224+64		42.30'	TYPE SPECIAL 2	TH 5 WB
A13	226+38		42.00'	TYPE SPECIAL 2	TH 5 WB
B10	119+56	22.88'		BY OTHERS	TH 5 EB
B11	120+71	22.15'		BY OTHERS	TH 5 EB
B12	5004+79	25.84'		BY OTHERS	E FRONTAGE RD
B13	121+97	33.59'		BY OTHERS	TH 5 EB
B14	125+22	22.62'		BY OTHERS	TH 5 EB

TH 5 CS 1002



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MAURY HOOPER
LIC. NO. 26435 DATE XX/XX/XXXX

DESIGNED
HTM
DRAWN
HTM
CHECKED
MJH



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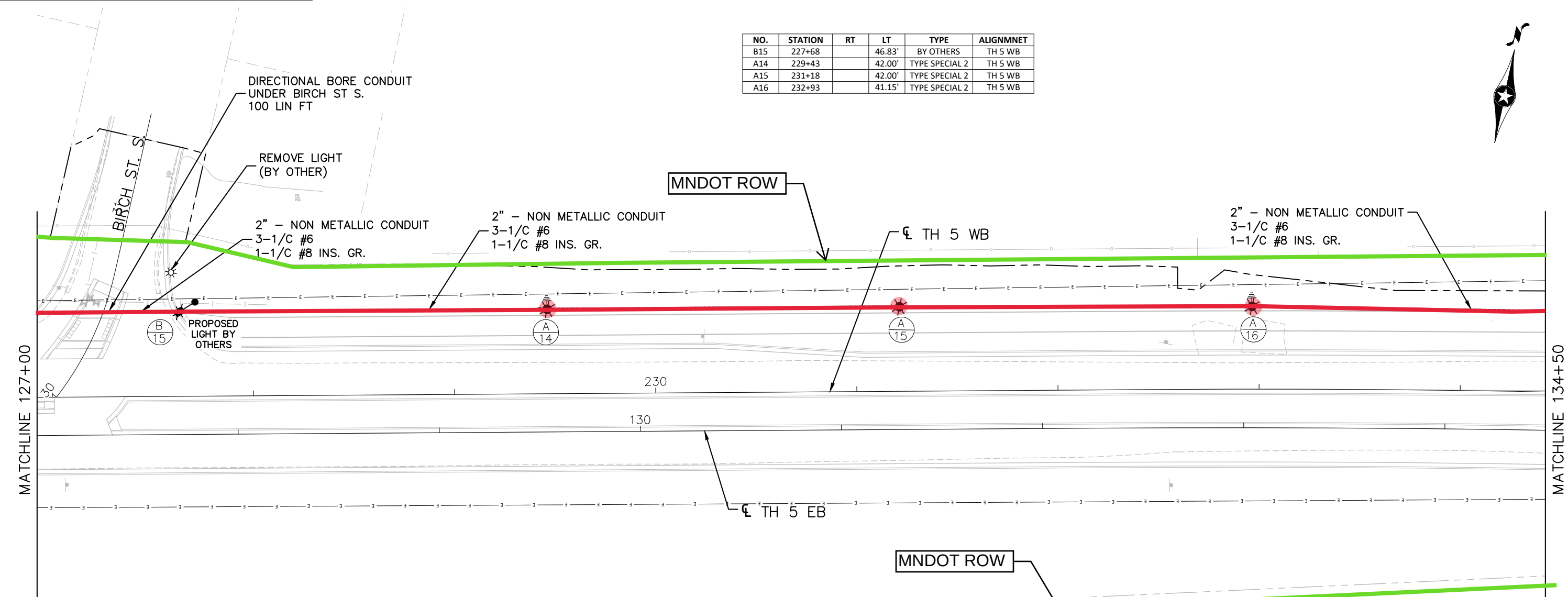
REV	BY	DATE

S.P. 1002-131 (TH 5), S.P. 231-010-010,
S.P. 231-110-004
TH 5 PHASE 2 IMPROVEMENTS
LIGHTING PLAN

SHEET
240
OF
250

LUP 1000-0288, Exhibit A
Sheet 34 of 47 Sheets

NO.	STATION	RT	LT	TYPE	ALIGNMNET
B15	227+68		46.83'	BY OTHERS	TH 5 WB
A14	229+43		42.00'	TYPE SPECIAL 2	TH 5 WB
A15	231+18		42.00'	TYPE SPECIAL 2	TH 5 WB
A16	232+93		41.15'	TYPE SPECIAL 2	TH 5 WB



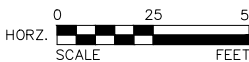
LEGEND

	2" NON-METALLIC CONDUIT 3-1/C #6 (UNLESS NOTED OTHERWISE)		LIGHTING UNIT TYPE SPECIAL 1 LIGHT FOUNDATION DESIGN E MOD
	F&I HANDHOLE		LIGHTING UNIT TYPE SPECIAL 2 LIGHT FOUNDATION DESIGN E MOD
	F&I SERVICE CABINET TYPE - L1 F&I EQUIPMENT PAD B		PROPOSED LIGHT POLE (BY OTHERS)
	PERMANENT GROUND ROD (25 OHMS OR LESS)		PROPOSED SIGNAL COMPONENT
	EXISTING SIGNAL COMPONENT		

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TH 5 CS 1002



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MAURY HOOPER
LIC. NO. 26435 DATE XX/XX/XXXX

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MJH



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TH 5 PHASE 2 IMPROVEMENTS
LIGHTING PLAN

SHEET
241
OF
250

LUP 1000-0288, Exhibit A
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 F&I HANDHOLE

 F&I SERVICE CABINET TYPE - L1
F&I EQUIPMENT PAD B

 PERMANENT GROUND ROD
(25 OHMS OR LESS)

 EXISTING SIGNAL COMPONENT

 LIGHTING UNIT TYPE SPECIAL 1
LIGHT FOUNDATION DESIGN E MOD

 LIGHTING UNIT TYPE SPECIAL 2
LIGHT FOUNDATION DESIGN E MOD

 PROPOSED LIGHT POLE
(BY OTHERS)

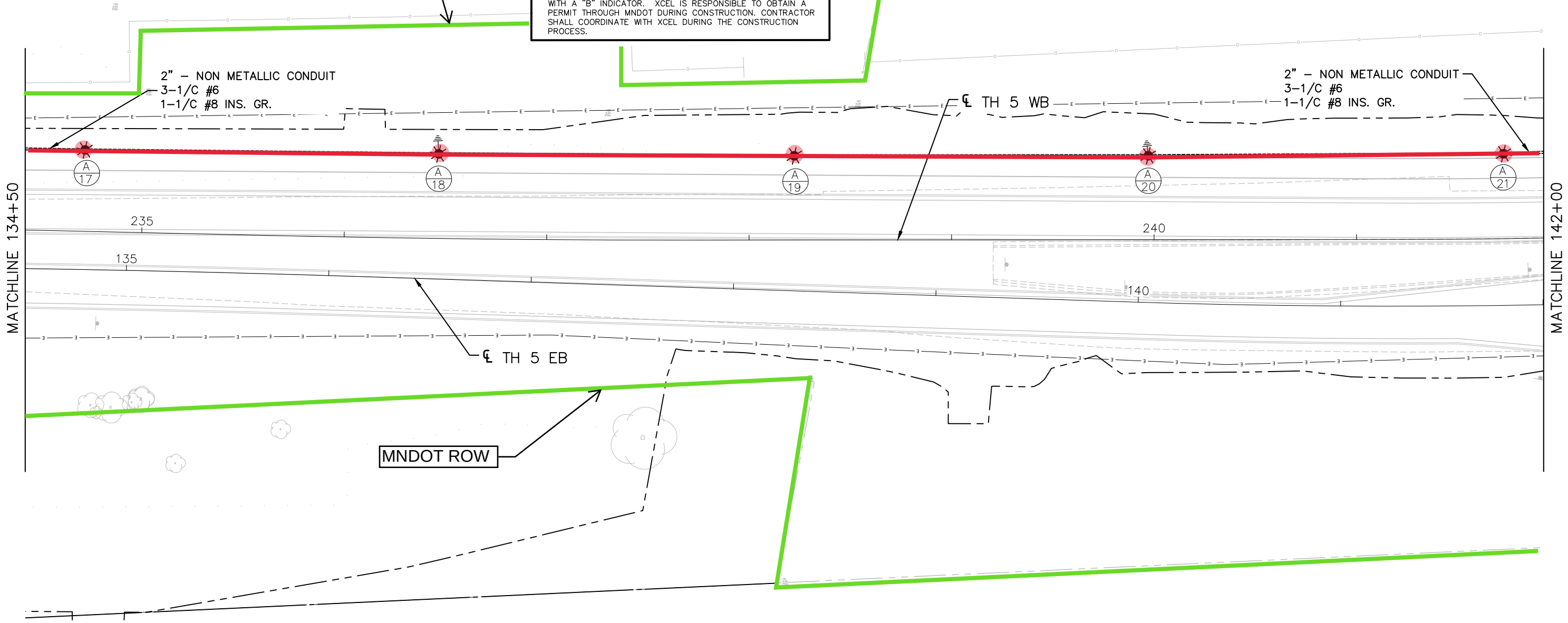
 PROPOSED SIGNAL COMPONENT

MNDOT ROW

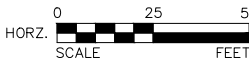


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A17	234+68		39.10'	TYPE SPECIAL 2	TH 5 WB
A18	236+43		38.29'	TYPE SPECIAL 2	TH 5 WB
A19	238+19		38.48'	TYPE SPECIAL 2	TH 5 WB
A20	239+94		39.65'	TYPE SPECIAL 2	TH 5 WB
A21	241+70		41.16'	TYPE SPECIAL 2	TH 5 WB



TH 5 CS 1002



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MAURY HOOPER
LIC. NO. 26435 DATE XX/XX/XXXX

DESIGNED
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BOLTON & MENK

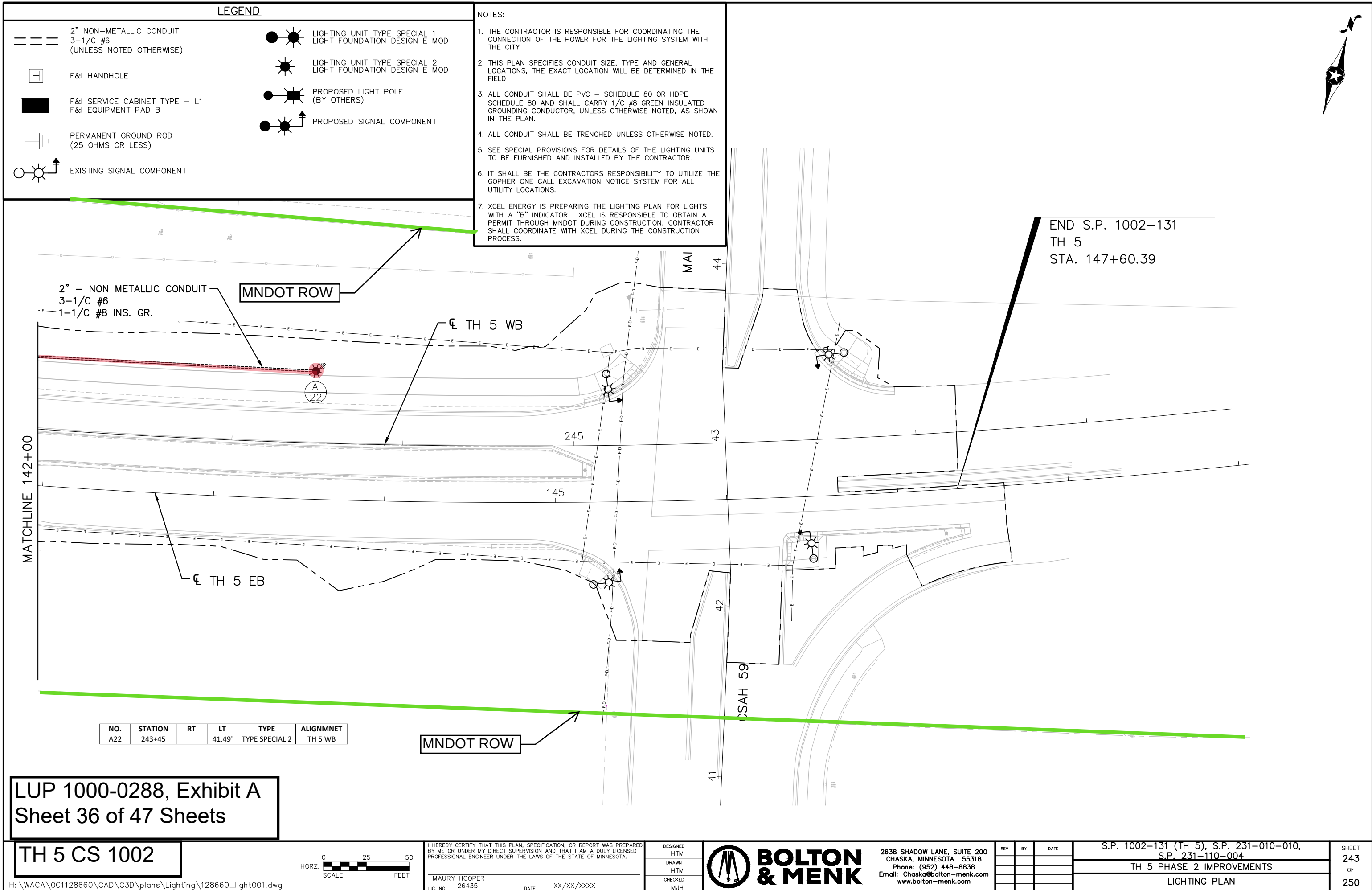
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S.P. 231-110-004
TH 5 PHASE 2 IMPROVEMENTS
LIGHTING PLAN

SHEET
242
OF
250

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LEGEND

- 2" NON-METALLIC CONDUIT 3-1/C #6 (UNLESS NOTED OTHERWISE)
- F&I HANDHOLE
- F&I SERVICE CABINET TYPE - L1 F&I EQUIPMENT PAD B
- PERMANENT GROUND ROD (25 OHMS OR LESS)
- EXISTING SIGNAL COMPONENT
- LIGHTING UNIT TYPE SPECIAL 1 LIGHT FOUNDATION DESIGN E MOD
- LIGHTING UNIT TYPE SPECIAL 2 LIGHT FOUNDATION DESIGN E MOD
- PROPOSED LIGHT POLE (BY OTHERS)
- PROPOSED SIGNAL COMPONENT

NOTES:

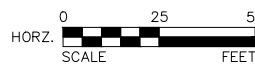
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END S.P. 1002-131
TH 5
STA. 147+60.39

NO.	STATION	RT	LT	TYPE	ALIGNMNET
A22	243+45		41.49'	TYPE SPECIAL 2	TH 5 WB

LUP 1000-0288, Exhibit A
Sheet 36 of 47 Sheets

TH 5 CS 1002



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LIC. NO. 26435 DATE XX/XX/XXXX

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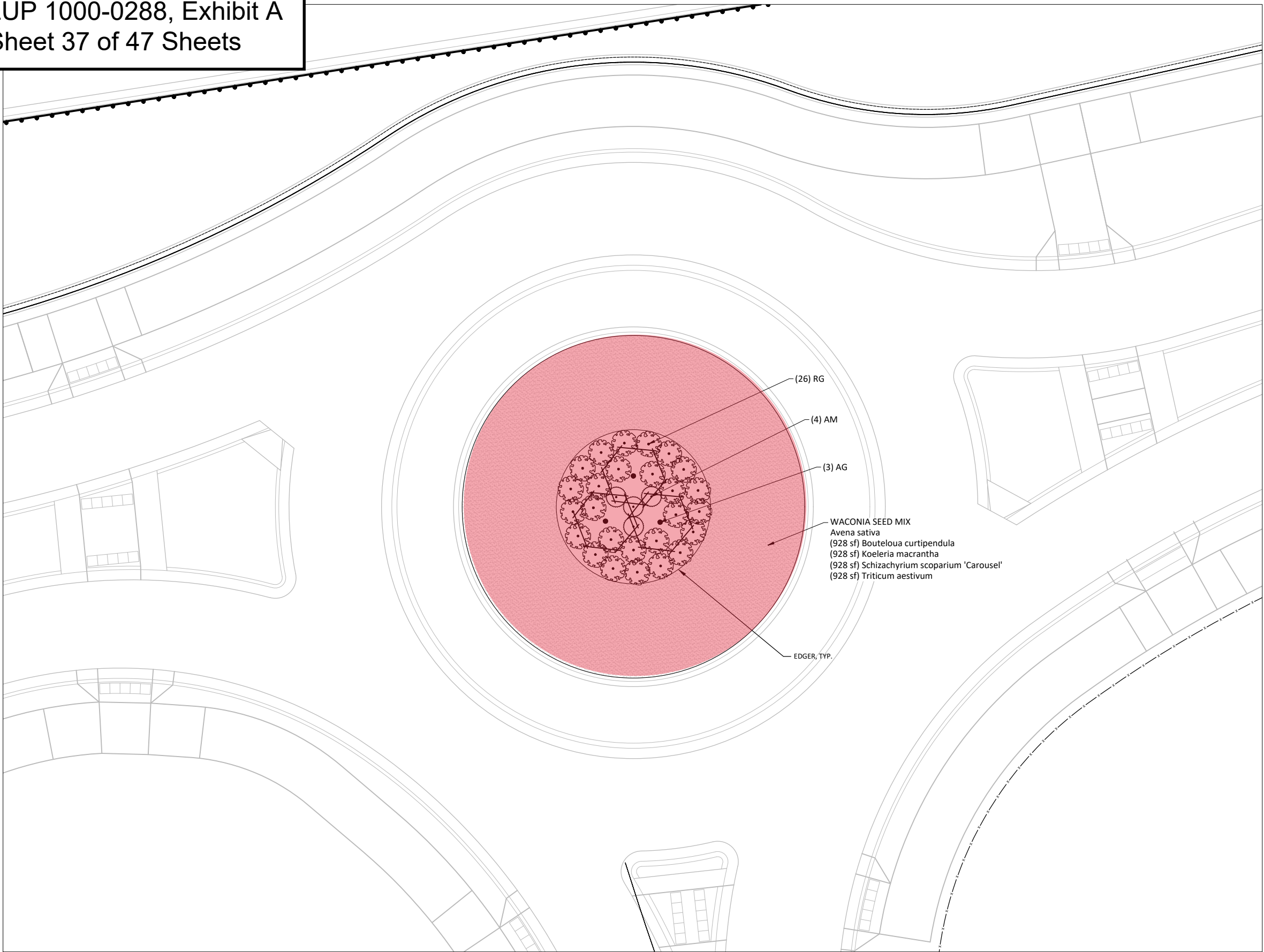


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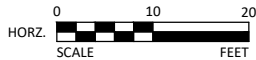
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S.P. 231-110-004
TH 5 PHASE 2 IMPROVEMENTS
LIGHTING PLAN

SHEET
243
OF
250



PLANTING PLAN

lance.schuer
2/6/2026
11:00 AM
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TH 5 CS 1002

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

LANCE SCHUER
LIC. NO. 55437 DATE 01/29/2026

DESIGNED
CAL
DRAWN
CAL
CHECKED
SAE



**BOLTON
& MENK**

2638 SHADOW LANE, SUITE 200
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TH 5 PHASE 2 IMPROVEMENTS
PLANTING PLAN

SHEET
244
OF
250

LUP 1000-0288, Exhibit A
Sheet 38 of 47 Sheets

2. SPOT ELEVATIONS WHERE SHOWN ON THESE DRAWINGS ARE TO THE TOP OF FINISH SURFACES.
3. DIMENSIONS: DIMENSIONS ARE FROM BACK OF CURB UNLESS NOTED OR SHOWN OTHERWISE ON THE DRAWINGS.
4. HORIZONTAL CONTROL: HORIZONTAL CONTROL FOR THE LAYOUT OF SITE IMPROVEMENTS WILL BE PROVIDED BY THE ENGINEER. STATIONS AND OFFSETS INDICATED ON THE DRAWINGS ARE RELATIVE TO THE ROADWAY STATIONING.
5. ISOLATION JOINTS IN SIDEWALK PAVING: GENERALLY, ISOLATION JOINTS WILL BE LOCATED ALONG THE BACK OF CURB BETWEEN SIDEWALK PAVEMENTS AND PERMANENT STRUCTURES, WALLS AND BUILDINGS. ISOLATION JOINTS WILL ALSO BE LOCATED WHERE THE SIDEWALK PAVEMENT TURNS OR CHANGES DIRECTION, AND AT EVERY 100 FOOT MARK OF LINEAR SIDEWALK.
6. ALL SIDEWALKS AND CONCRETE SURFACES TO HAVE A LIGHT BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL UNLESS OTHERWISE NOTED, TYPICAL.
7. SAWCUTS TO BE MADE AS SHOWN ON PLANS UNLESS DIRECTED OTHERWISE BY OWNERS REP.

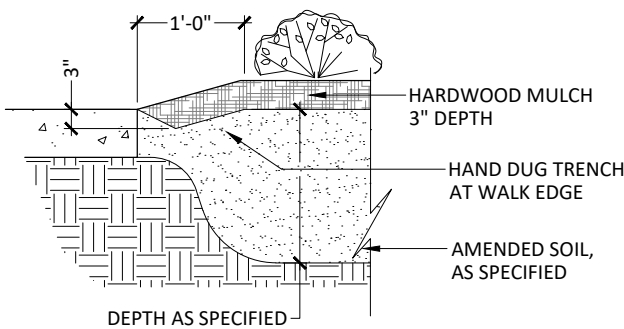
TO
EXISTS
UTILITIES,

CODE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	ROOT	NOTES
TREES						
AG	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	1-3/4"	B&B	SINGLE STEM
SHRUBS						
AM	4	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY™ BLACK CHOKEBERRY	#5	CONT.	
RG	26	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5	CONT.	

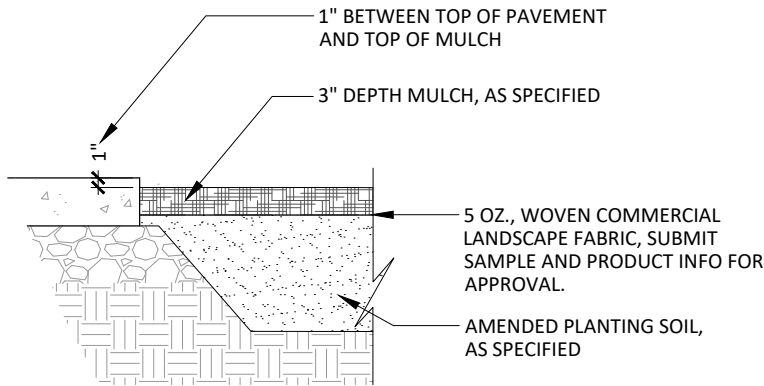
	SEED MIX 1		Rate		2,783 SF
	BOUTELLOUA CURTIPENDULA / SIDE OATS GRAMA		16 lb/acre	33%	
	KOELERIA MACRANTHA / PRAIRIE JUNEGRASS		1 lb/acre	33%	
	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM		8 lb/acre	33%	
	COVER CROP				
	AVENA SATIVA / COMMON OAT		100 lb/acre	100%	Temporary cover crop for spring and summer plantings
	TRITICUM AESTIVUM / COMMON WHEAT		100 lb/acre	100%	Temporary cover crop for fall plantings

PLANTING:

1. THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINES FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES."
2. MASTER PLANT SCHEDULE: ALL TREES, SHRUBS, AND PERENNIALS ARE LISTED IN THE MASTER PLANT SCHEDULE. IF THERE IS A CONFLICT BETWEEN THE QUANTITIES SHOWN ON THE DRAWINGS AND THE QUANTITIES SHOWN IN THE PLANT SCHEDULE, THE PLAN QUANTITIES SHALL PREVAIL.
3. PROVIDE PLANT MATERIAL OF SIZE, GENUS, SPECIES, AND VARIETY SHOWN AND COMPLYING WITH REQUIREMENTS OF 2014 ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." ALL PLANTING MATERIAL SUBJECT TO APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE.
4. PLANTING LAYOUT: STAKE ALL TREE LOCATIONS AND A TYPICAL SHRUB AND PERENNIAL BED LAYOUT AND OBTAIN APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
5. ALL PLANTING BEDS SHALL BE PREPARED WITH BOULEVARD TOPSOIL BORROW TO 12" DEPTH AND MNDOT TYPE 6 SHREDDED HARDWOOD MULCH TO 3" DEPTH.
6. SHRUB GROUPINGS SHALL BE PLANTED AND MULCHED IN ONE CONTINUOUSLY MULCHED BED. TREES LOCATED IN TURF AREA SHALL BE MULCHED TO 18 INCHES FROM TRUNK (36" DIA RING) IN ALL DIRECTIONS AND INSTALLED TO A DEPTH OF 3".
7. WHERE ADJACENT TO A PAVED SURFACE, FINISHED PLANTING BEDS SHALL BE FLUSH WITH SURROUNDING PAVEMENT.
8. CONTRACTOR TO COORDINATE LANDSCAPE INSTALLATION ITEMS WITH GENERAL ROADWAY CONSTRUCTION AND SEEDING CONTRACTORS. REFER TO SPECIFICATIONS FOR PROJECT AND COORDINATION TIMELINE.



1 PLANTING EDGE AT HARDSCAPE SURFACE
SCALE: N.T.S.



2 PLANTING BED AT PAVEMENT EDGE
SCALE: N.T.S.

TH 5 CS 1002

H:\WACA\0C1128660\CAD\C3D\Sheets\128660_L100.dwg

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

LANCE SCHUER
LIC. NO. 55437 DATE 01/29/2026

DESIGNED
CAL
DRAWN
CAL
CHECKED
SAE



2638 SHADOW LANE, SUITE 200
CHASKA, MINNESOTA 55318
Phone: (952) 448-8838
Email: Chaska@bolton-menk.com
www.bolton-menk.com

REV	BY	DATE

S.P. 1002-131 (TH 5), S.P. 231-010-010,
S.P. 231-110-004
TH 5 PHASE 2 IMPROVEMENTS
PLANTING NOTES, SCHEDULES, DETAILS

SHEET
245
OF
250

NOTES

ST REQUIREMENTS.

REFER TO MnDOT SPECIFICATIONS 2571, 2572, 3861, FOR GENERAL REQUIREMENTS.

COMPLETE PREPARATORY WORK BEFORE STARTING INITIAL PLANTING OPERATIONS.

ACCEPT ALL PLANT STOCK IN ACCORDANCE WITH (MnDOT 3861) PRIOR TO PLANTING.

THE CONTRACTOR WILL DEMONSTRATE COMPETENCY FOR SOIL CULTIVATION OPERATIONS IN ACCORDANCE WITH (MnDOT 2571.3D.2)

THE CONTRACTOR WILL DEMONSTRATE COMPETENCY FOR ALL PLANT INSTALLATION OPERATIONS IN ACCORDANCE WITH (MnDOT 2571.3F1)

RODENT PROTECTION SEE SPECIAL PROVISIONS AND STANDARD PLANTING DETAILS (3 OF 3)

FERTILIZER SEE SPECIAL PROVISIONS

COMPOST MnDOT 3890 COMPOST GRADE 2 UNLESS OTHERWISE SPECIFIED.

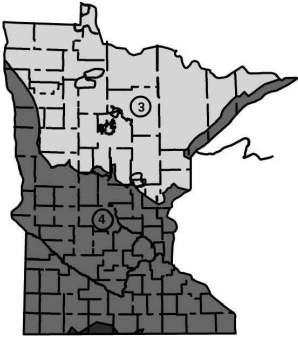
MULCH MATERIAL MnDOT 3882 MULCH MATERIAL TYPE 6 UNLESS OTHERWISE SPECIFIED.

MASS PLANTING BEDS PREPARE MASS PLANTING BEDS FOR PLANTS PLACED AT 15' OR LESS, UNLESS OTHERWISE SPECIFIED ON SHEETS. PLANT BEDS IN STAGGERED ROWS ON THE PERIMETER FIRST, THEN UNIFORMLY FILL IN WITH REMAINING PLANTS. USE TRIANGULAR SPACING, UNLESS SPECIFIED OTHERWISE. PROVIDE 5' RADIUS CLEAR OF SHRUBS AROUND EACH DECIDUOUS TREE AND 8' CLEAR RADIUS AROUND EACH CONIFER TREE. RADIUS WILL BE MEASURED FROM THE CENTER OF THE TREE TO THE CENTER OF THE SHRUB. NOTIFY ENGINEER OF GROSS PLANT QUANTITY SURPLUS OR DEFICIENCY IMMEDIATELY. MULCH ENTIRE MASS PLANTING BED. SEE STANDARD PLANTING DETAILS (3 OF 3)

PLANTING PLAN DIMENSIONS STATED DIMENSIONS SUPERCEDE SCALING FROM PLAN.

PLANT TYPE	AVERAGE GALLONS OF WATER PER APPLICATION
MACHINE TRANSPLANTED TREES	50-100
BALLED AND BURLAPPED TREES	20
BARE ROOT AND CONTAINER TREES	15
BALLED AND BURLAPPED SHRUBS	10
BARE ROOT AND CONTAINER SHRUBS	7
WOODY SEEDLINGS	4
PERENNIALS AND VINES	3

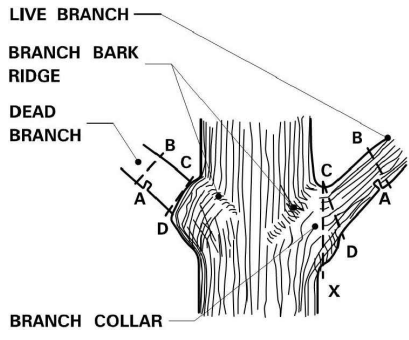
IT IS THE CONTRACTOR'S RESPONSIBILITY TO MONITOR AND MAINTAIN SOIL MOISTURE AT ADEQUATE BUT NOT EXCESSIVE LEVELS. THE AMOUNTS LISTED ABOVE ARE GUIDELINES, NOT REQUIREMENTS.



- BARE ROOT PERENNIALS MUST BE PLACED IN THE SPRING NO LATER THAN JUNE 1ST OR FOLLOW THE FALL DECIDUOUS PLANTING DATES.
- ACTUAL DATES MAY CHANGE DEPENDING UPON SEASONAL CONDITIONS, AS DETERMINED BY THE ENGINEER.
- FALL PLANTING IS NOT ALLOWED FOR BARE ROOT FORM OF THE FOLLOWING SPECIES: HAWTHORN, DOGWOOD, POPLAR, HACKBERRY, LINDEN, IRONWOOD, HONEYLOCUST, BIRCH, MOUNTAIN ASH, MAPLE, WILLOW, CRABAPPLE, PLUMCHERRY, OAKS, AND SUMAC.
- ALL REPLACEMENT PLANTS MUST BE PLACED DURING THE MONTH OF MAY (SPRING PLANTING) AND SEPTEMBER (FALL PLANTING) DURING THE FIRST YEAR OF THE PLANT ESTABLISHMENT PERIOD.
- MACHINE MOVED PLANTING DATES WILL BE SPECIFIED IN THE SPECIAL PROVISIONS.

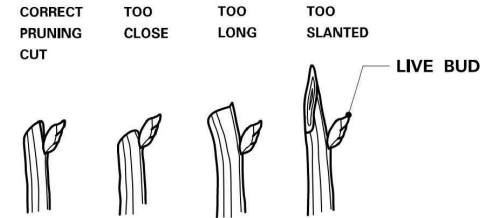
PLANTING DATES BY ZONE

		③	④
SPRING	DECIDUOUS		
	BARE ROOT	APRIL 21 TO JUNE 1	APRIL 7 TO JUNE 1
	CONTAINER B&B	APRIL 21 TO JUNE 30	APRIL 7 TO JUNE 30
	CONIFEROUS	APRIL 21 TO JUNE 1	APRIL 7 TO MAY 17
	PERENNIALS	MAY 1 TO JUNE 30	MAY 1 TO JUNE 30
FALL	DECIDUOUS		
	BARE ROOT	OCT. 1 TO NOV. 1	OCT. 10 TO NOV. 15
	CONTAINER B&B	AUG. 25 TO OCT. 15	AUG. 25 TO NOV. 1
	CONIFEROUS	AUG. 25 TO SEPT. 15	AUG. 25 TO SEPT. 15
	PERENNIALS	AUG. 25 TO SEPT. 15	AUG. 25 TO SEPT. 15



BRANCHES PRUNED AT TRUNK

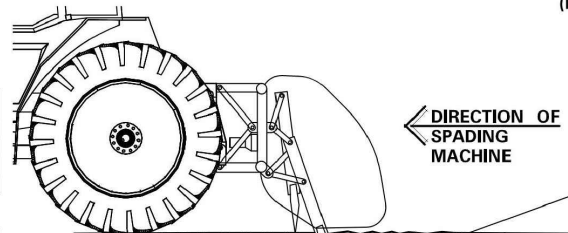
(SHIGO METHOD)



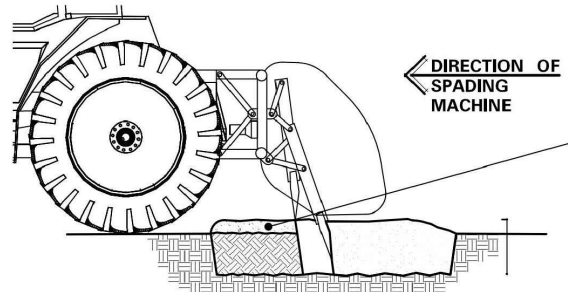
BRANCHES PRUNED TO LIVE BUD

PRUNING

(MnDOT 2571.3E.1 and 2571.3K.2.a(9))



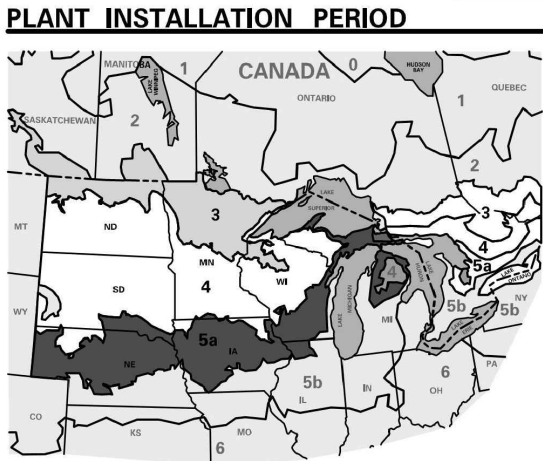
PRIMARY TILLAGE - PASS 1



INCORPORATION TILLAGE - PASS 2

PLANTING SOIL

(MnDOT 2571.3D)



ACCEPTABLE ZONES		
ZONES	LEGEND	MIN. TEMP.
3		-34.4° TO -40° F
4		-28.9° TO -34.4° F
5a		-26.1° TO -28.9° F

UNACCEPTABLE ZONES	
ZONES	LEGEND
0, 1, 2, 5b and 6	

FOR ALL PLANT STOCK, DOCUMENT ACCEPTABILITY FOR HARDINESS IN THE MINNESOTA ZONE WHERE THE PROJECT SITE IS LOCATED, AS FOLLOWS:

A. PLANT STOCK CONTINUOUSLY GROWN FOR AT LEAST THE LAST TWO YEARS WITHIN THE ACCEPTABLE LIMITS SHOWN.

OR

B. PLANT STOCK, GROWN OUTSIDE THE ACCEPTABLE GROWING RANGE LIMITS, HAVING SEED SOURCE OR ROOT AND GRAFT STOCK ORIGINATING FROM THE ACCEPTABLE LIMITS SHOWN.

ACCEPTABLE PLANT STOCK GROWING RANGE LIMITS

SOURCE: USDA PLANT HARDINESS ZONE MAP

(MnDOT 3861.2C)

LEAD EXPERT OFFICE
LYNN CLARKOWSKI
CHIEF ENVIRONMENTAL OFFICER
OFFICE OF ENVIRONMENTAL STEWARDSHIP



STANDARD PLANTING DETAILS

APPROVED: 12-11-2015
REVISED: 02-14-2019

THOMAS STYRBICKI
STATE DESIGN ENGINEER

STANDARD PLAN
5-297.301

1 OF 3

STANDARD PLAN

STATE PROJ. NO.

SHEET NO.

TRUNK HWY.

TOTAL SHEETS

TH 5 CS 1002

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LANCE SCHUER
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DESIGNED
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S.P. 1002-131 (TH 5), S.P. 231-010-010,
S.P. 231-110-004

TH 5 PHASE 2 IMPROVEMENTS

PLANTING DETAILS

SHEET

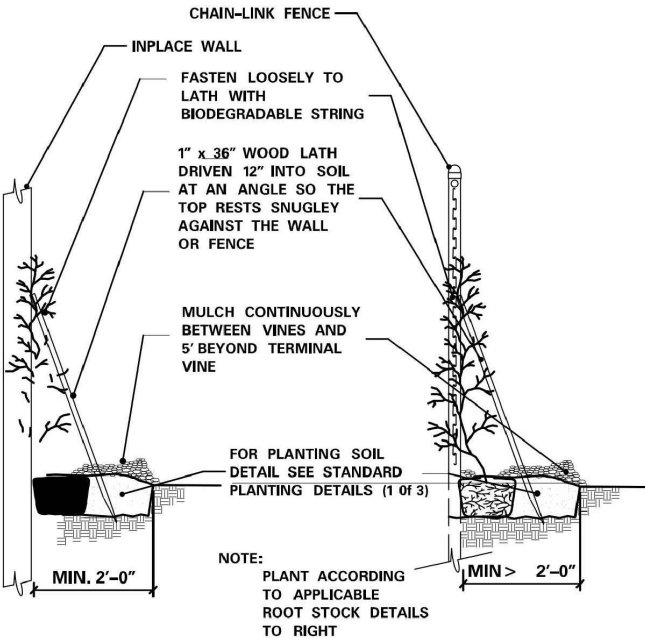
246

OF

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LUP 1000-0288, Exhibit A
Sheet 40 of 47 Sheets

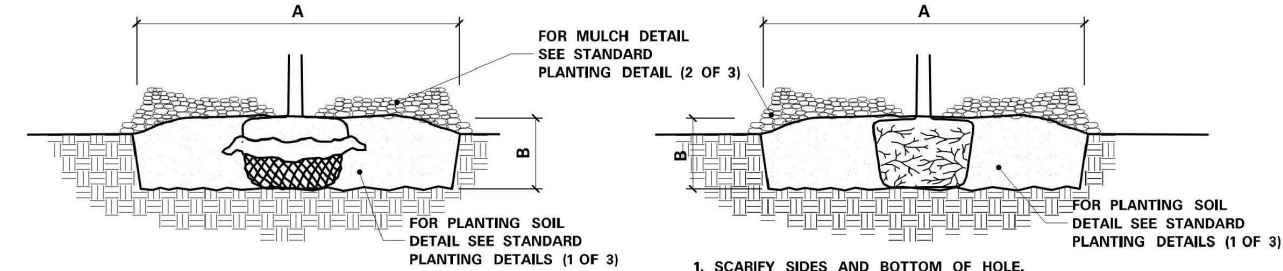
		REMENT FROM ROOT	
		(B) APPROXIMATE	HOLE DEPTH
DECIDUOUS & ORNAMENTAL TREES	4" B.R.	46"	14"
	5" B.R.	48"	14"
	6" B.R.	54"	15"
	7" B.R.	60"	16"
	8" B.R.	66"	19"
	0.75" B.R.	48"	12"
	1" B.R.	54"	14"
	1.25" B.R.	60"	14"
	1.5" B.R.	66"	15"
	1.75" B.R.	72"	16"
	2" B.R.	84"	19"
	4" B.B.	42"	11"
	5" B.B.	48"	12"
	6" B.B.	52"	14"
	8" B.B.	66"	16"
	10" B.B.	66"	16"
	12" B.B.	48"	16"
	1" B.B.	54"	14"
	1.25" B.B.	56"	15"
	1.5" B.B.	61"	15"
DECIDUOUS SHRUBS, ROSES AND PERENNIALS	1.75" B.B.	66"	16"
	2" B.B.	72"	16"
	2.5" B.B.	84"	19"
	3" B.B.	96"	20"
	3.5" B.B.	114"	23"
	4" B.B.	126"	25"
	12" B.R.	24"	7"
	15" B.R.	28"	8"
	18" B.R.	30"	8"
	2" B.R.	33"	9"
PERENNIAL HOLE DEPTH AND WIDTH SHALL BE BASED UPON ON-CENTER SPACING IN A CONTINUOUS TRENCH.	3" B.R.	42"	11"
	4" B.B.	48"	12"
	5" B.R.	54"	14"
	6" B.R.	60"	14"
	18" B.B.	27"	7"
	2" B.B.	30"	8"
	3" B.B.	36"	9"
	4" B.B.	42"	11"
	5" B.B.	48"	12"
	6" B.B.	54"	14"



WALL INSTALLATION FENCE INSTALLATION

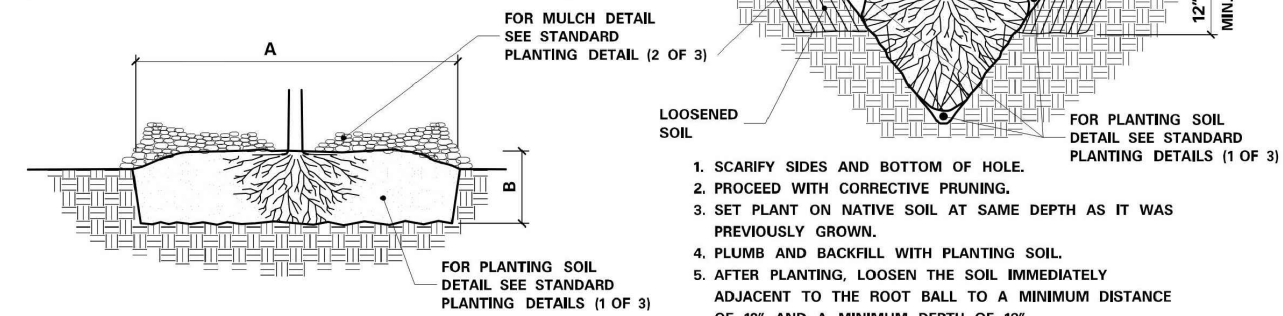
INSTALLATION OF VINES

LEAD EXPERT OFFICE
LYNN CLARKOWSKI
CHIEF ENVIRONMENTAL OFFICER
OFFICE OF ENVIRONMENTAL STEWARDSHIP



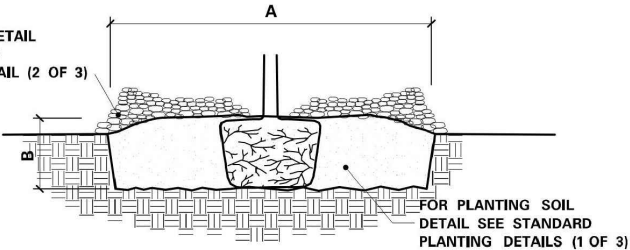
1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. PLACE PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT.
6. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
7. PLUMB AND BACKFILL WITH PLANTING SOIL.
8. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
9. BACK FILL VOIDS AND WATER A SECOND TIME.
10. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

BALLED & BURLAPPED STOCK



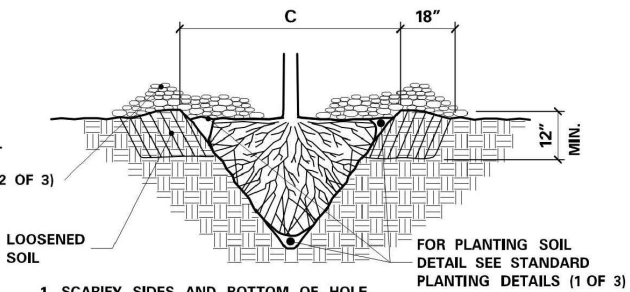
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOM OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER A SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

BARE ROOT STOCK
INSTALLATION OF PLANTS



1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE TOP OF THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
5. PLUMB AND BACKFILL WITH PLANTING SOIL.
6. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANT AND FILL VOIDS.
7. BACK FILL VOIDS AND WATER A SECOND TIME.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

CONTAINER STOCK



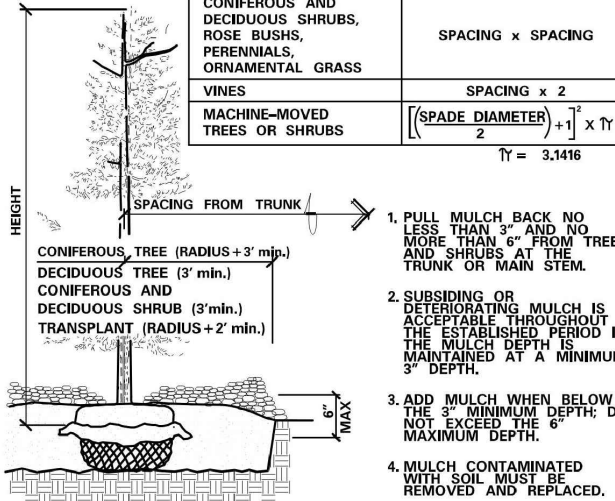
1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON NATIVE SOIL AT SAME DEPTH AS IT WAS PREVIOUSLY GROWN.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. AFTER PLANTING, LOOSEN THE SOIL IMMEDIATELY ADJACENT TO THE ROOT BALL TO A MINIMUM DISTANCE OF 18" AND A MINIMUM DEPTH OF 12".
6. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANT AND FILL VOIDS.
7. BACK FILL VOIDS AND WATER A SECOND TIME.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

MINIMUM TREE SPADE SIZE REQUIREMENTS			
(C) SPADE DIAMETER SIZE	OAK TREE, CALIPER	DECIDUOUS / ORNAMENTAL TREE, CALIPER	CONIFEROUS TREE, HEIGHT
42"	1" to 1.5"	2" to 3"	5' to 7'
60"	1.5" to 2.5"	3" to 4"	7' to 9'
78"	2.5" to 3.5"	4" to 6"	9' to 14'
85"	3.5" to 5"	6" to 8"	14' to 18'

MACHINE MOVED STOCK

PLANTING HOLE DIMENSIONS			
HOLE DEPTH FOR B&B AND CONTAINER PLANTS SHALL NOT EXCEED MEASUREMENT FROM ROOT FLARE TO BOTTOM OF SOIL BALL.			
PLANT TYPE	PLANT SIZE UP TO AND INCLUDING	(A) MINIMUM HOLE WIDTH	(B) APPROXIMATE HOLE DEPTH
CONIFEROUS TREES	2" B.B.	36"	10"
	3" B.B.	42"	11"
	4" B.B.	51"	13"
	5" B.B.	60"	13"
	6" B.B.	66"	15"
	7" B.B.	72"	16"
	8" B.B.	81"	18"
	9" B.B.	90"	20"
	10" B.B.	102"	21"
	12" B.B.	114"	24"
AT LEAST 2/3 OF ALL CONIFER BRANCHES WILL CONTAIN TERMINAL BUDS	18" B.B.	24"	7"
	3" B.B.	48"	12"
CONIFEROUS SHRUBS (UPRIGHT)			
CONIFEROUS SHRUBS (SPREADING)	18" SPR B.B.	30"	8"
	2" SPR B.B.	36"	9"
CONTAINER GROWN PLANTS	CELLPACKS / PLUGS	6"	2.5"
	2.25" CONT.	7"	3"
	3.5" CONT.	10"	3"
	4" CONT.	11"	4"
	4.5" CONT.	13"	4"
	6" QT CONT.	15"	5.5"
	1# CONT.	18"	6"
	2# CONT.	23"	7.5"
	3# CONT.	29"	8.5"
	5# CONT.	30"	11"
	7# CONT.	37"	11"
	15# CONT.	44"	14"
	10# CONT.	45"	15"
	20# CONT.	60"	16"
	25# CONT.	72"	17"
SEEDLINGS	6" SEEDLING	15"	14"
	9" SEEDLING	18"	14"
	12" SEEDLING	23"	16"
	18" SEEDLING	30"	16"
	2" SEEDLING	36"	18"
VINES	1 YR. MED. B.R.	15"	11"
	1 YR. NO. 1 B.R.	17"	14"
	2 YR. MED. B.R.	33"	12"
	2 YR. NO. 1 B.R.	42"	15"

MULCH AREA CALCULATOR	
TYPE OF PLANT	SQ. FT. PER PLANT
CONIFEROUS TREES	$\left[\left(\frac{3}{5} \times \text{HEIGHT}\right) + 3\right]^2 \times \pi$
DECIDUOUS AND ORNAMENTAL TREES	$3^2 \times \pi$
CONIFEROUS AND DECIDUOUS SHRUBS, ROSE BUSHES, PERENNIALS, ORNAMENTAL GRASS	SPACING x SPACING
VINES	SPACING x 2
MACHINE-MOVED TREES OR SHRUBS	$\left[\left(\frac{\text{SPADE DIAMETER}}{2}\right) + 1\right]^2 \times \pi$
$\pi = 3.1416$	



1. PULL MULCH BACK NO LESS THAN 3", AND NO MORE THAN 6" FROM TREES AND SHRUBS AT THE TRUNK OR MAIN STEM.
2. SUBSIDING OR DETERIORATING MULCH IS ACCEPTABLE THROUGHOUT THE ESTABLISHED PERIOD IF THE MULCH DEPTH IS MAINTAINED AT A MINIMUM 3" DEPTH.
3. ADD MULCH WHEN BELOW THE 3" MINIMUM DEPTH; DO NOT EXCEED THE 6" MAXIMUM DEPTH.
4. MULCH CONTAMINATED WITH SOIL MUST BE REMOVED AND REPLACED.

MULCH

(MnDOT 2571.3F)

(MnDOT 2571.3H)

STANDARD PLANTING DETAILS

APPROVED: 12-11-2015
REVISED:

THOMAS STYRBICKI
STATE DESIGN ENGINEER

STANDARD PLAN
5-297.301

2 OF 3

STANDARD PLAN

STATE PROJ. NO.

SHEET NO.

TRUNK HWY.

TOTAL SHEETS

TH 5 CS 1002

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LANCE SCHUER
LIC. NO. 55437 DATE 01/29/2026

DESIGNED
CAL

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CHECKED
SAE



BOLTON & MENK

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REV BY DATE

S.P. 1002-131 (TH 5), S.P. 231-010-010,
S.P. 231-110-004

TH 5 PHASE 2 IMPROVEMENTS

PLANTING DETAILS

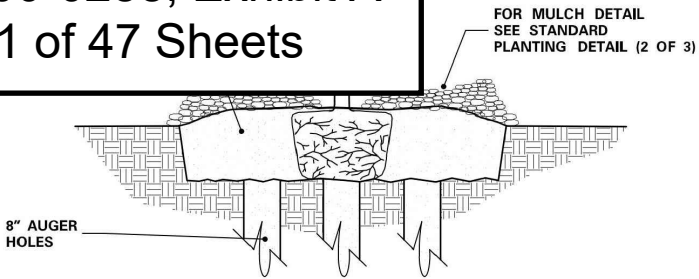
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OF

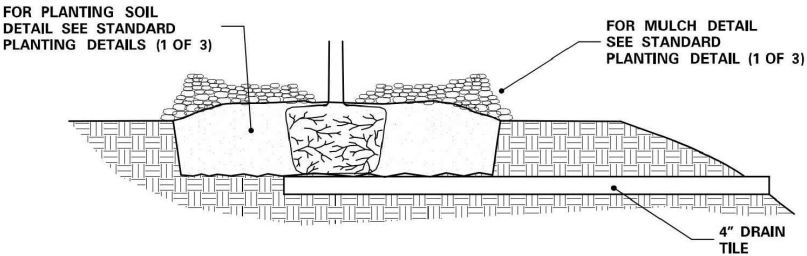
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LUP 1000-0288, Exhibit A
Sheet 41 of 47 Sheets



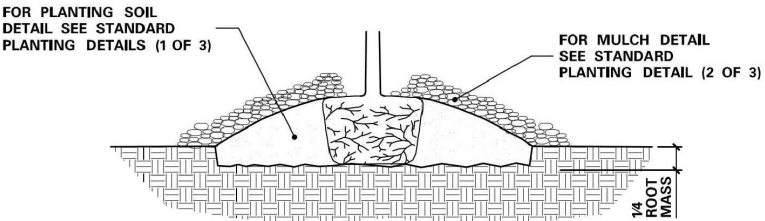
- EXCAVATE HOLE OR BED TO ALLOW PLACING THE TOP OF ROOT MASS 1"-3" HIGHER THAN FINISHED GRADE.
- AUGER 8" DIAMETER HOLES ENTIRELY THROUGH IMPERVIOUS OR POORLY DRAINED HARD PAN SOIL LAYER TO ADEQUATELY DRAIN SUBSOIL.
- TEST FOR POSITIVE DRAINAGE. RE-AUGER AN ADDITIONAL 8" IF NECESSARY FOR POSITIVE DRAINAGE.
- THOROUGHLY BACKFILL AUGER HOLES WITH A UNIFORM INCORPORATED MIXTURE OF 50% SAND AND 50% INPLACE SOIL.
- COMPLETE PLANTING ACCORDING TO ROOT TYPE. SEE STANDARD PLANTING DETAILS (2 OF 3).

GRANULAR FILTER



- EXCAVATE HOLE OR BED TO ALLOW PLACING THE TOP OF THE ROOT MASS 1"-3" HIGHER THAN FINISHED GRADE.
- INSTALL 4" MINIMUM DIAMETER DRAIN TILE DAYLIGHTING AT A LOWER GRADE.
- COMPLETE PLANTING ACCORDING TO ROOT TYPE. SEE STANDARD PLANTING DETAILS (2 OF 3).

TILE DRAINAGE



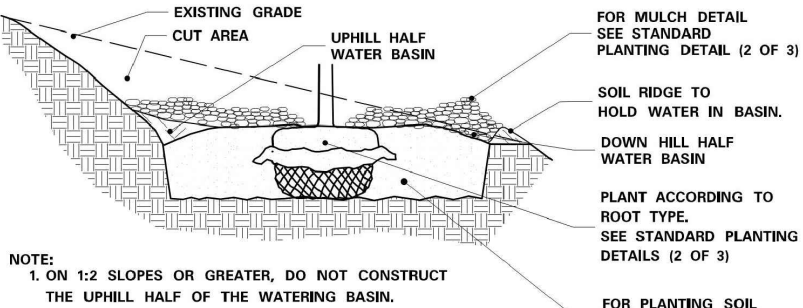
- EXCAVATE HOLE OR BED 1/4 THE DEPTH OF THE ROOT MASS.
- SET ROOT MASS IN HOLE.
- CONSTRUCT BERM WITH PLANTING SOIL. EXTEND THE BERM BASE TO A WIDTH OF 3 TIMES THE BERM HEIGHT.
- COMPLETE PLANTING ACCORDING ROOT TYPE. SEE STANDARD PLANTING DETAILS (2 OF 3).

MINI-BERM

- NOTE:
- THE NEED FOR USING PLANTING DETAILS FOR POORLY DRAINED SOILS AND WHICH TYPE TO USE ARE DETERMINED BY THE CONTRACTOR, SUBJECT TO ENGINEER APPROVAL.

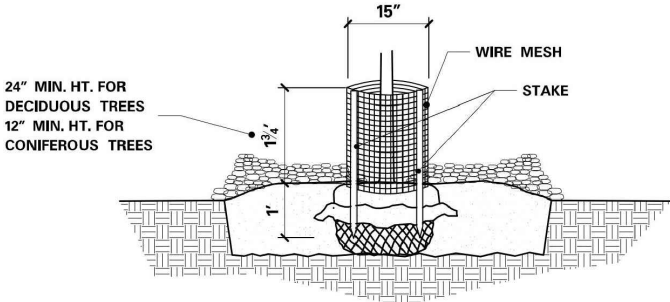
PLANTING DETAIL FOR POORLY DRAINED SOILS

(MnDOT 2571.3D.2(8))



- NOTE:
- ON 1:2 SLOPES OR GREATER, DO NOT CONSTRUCT THE UPHILL HALF OF THE WATERING BASIN.

PLANTING ON SLOPES

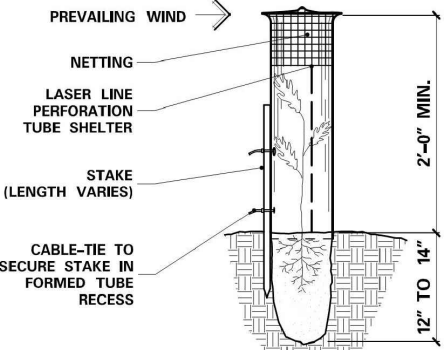


- FORM A DOUBLE-LAYERED CYLINDER USING 0.25" GRID GALVANIZED WELDED WIRE MESH (HARDWARE CLOTH). OVERLAP THE CUT END 2".
- DRIVE TWO 1" x 1" OPPOSING HEARTWOOD WHITE OAK STAKES INTO THE GROUND, 7" FROM THE CENTER OF THE TREE STEM.
- SECURE THE MESH CYLINDER TO THE OUTSIDE OF THE STAKES USING EITHER, SCREWS AND WASHERS OR CABLE-TIES ALONG THE OVERLAP. SPACE APPROXIMATELY 4" ON CENTER ALONG THE OVERLAP.
 - SCREWS SHALL BE ROUND HEAD GALVANIZED 18" DIA. x 3/4" LONG WITH WASHERS.
- CABLE-TIES SHALL BE NYLON, AT LEAST 8" LONG AND BETWEEN 75LB TO 120LB TENSILE STRENGTH.
- EMBED THE LOWER EDGE OF THE MESH CYLINDER 1" BELOW THE SOIL SURFACE WITHOUT DISTURBING THE TREE ROOTS.
- CUT EDGES WILL NOT BE PERMITTED AT THE TOP OF THE CYLINDER. STAKE WILL BE FLUSH WITH THE TOP OF THE CYLINDER.
- MULCH WITHIN THE CYLINDER SHALL NOT EXCEED 3" DEPTH AND SHALL BE PULLED BACK FROM THE TRUNK AS SPECIFIED IN MULCH PLACEMENT DETAIL.
- THE BOTTOM WHORL OF PINE AND LARCH BRANCHES MAY HAVE TO BE REMOVED TO PERMIT INSTALLATION OF 12" MIN. HEIGHT RODENT GUARDS.
- INSTALL ON ALL DECIDUOUS, PINE AND LARCH TREES, DO NOT PLACE ON SPRUCE TREES.

RODENT PROTECTION

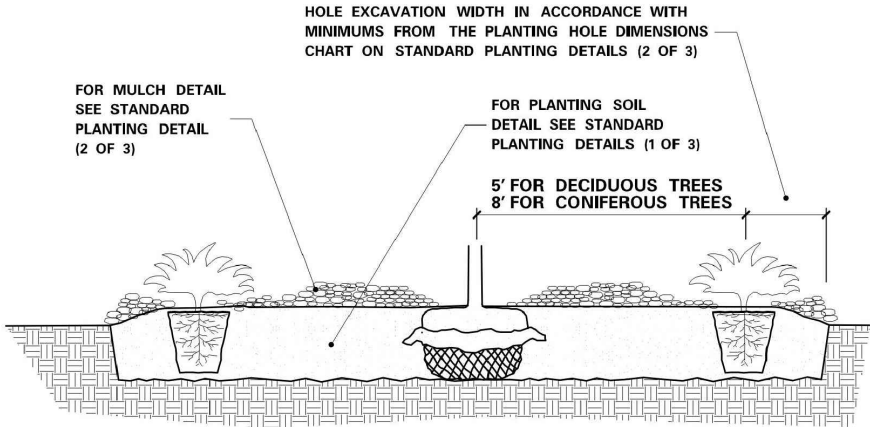
(MnDOT 2571.3I.2)

- USE SEAMLESS, EXTRUDED, TWIN-WALL, RIGID AND SEMI TRANSLUCENT POLYPROPYLENE TUBES WITH A LASER LINE PERFORATION AND AN OUTWARD-FLARED TOP RIM.
- SECURE SHELTER WITH NYLON CABLE-TIES ATTACHED TO A 1" x 1" WHITE OAK STAKE TO PREVENT DISLODGING OR TWISTING.
- EMBED THE BOTTOM OF THE TUBE A MINIMUM OF 1" BELOW THE SOIL SURFACE WITHOUT DISTURBING THE TREE ROOTS.
- PLACE A PLASTIC PHOTODEGRADABLE NETTING COVER AND SLEEVE OVER THE TOP OF THE TUBE. PULL NETTING DOWN AS SHOWN.

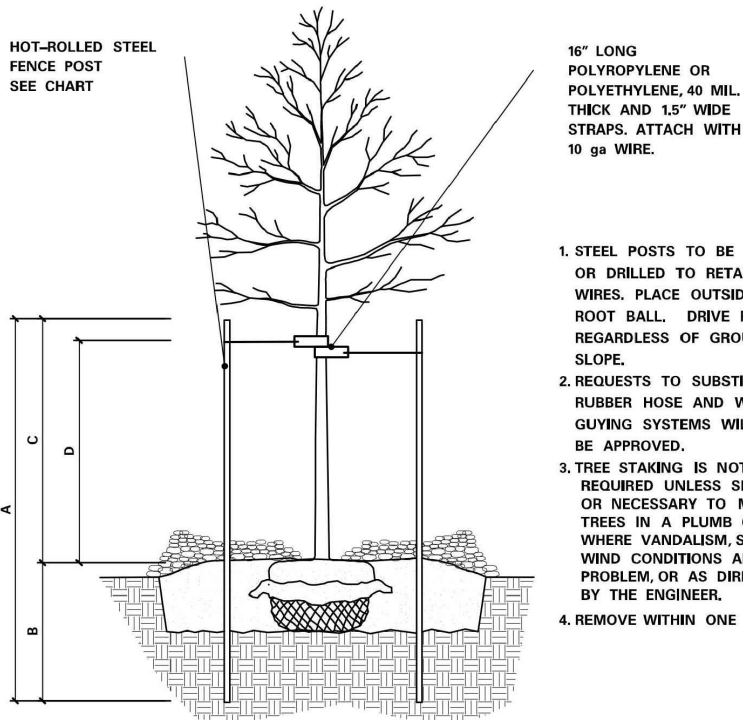


SEEDLING TREE SHELTER

(MnDOT 2571.3I.4)



PLANT SPACING IN MASS BEDS



- STEEL POSTS TO BE NOTCHED OR DRILLED TO RETAIN GUY WIRES. PLACE OUTSIDE OF ROOT BALL. DRIVE PLUMB REGARDLESS OF GROUND SLOPE.
- REQUESTS TO SUBSTITUTE RUBBER HOSE AND WIRE GUYING SYSTEMS WILL NOT BE APPROVED.
- TREE STAKING IS NOT REQUIRED UNLESS SPECIFIED OR NECESSARY TO MAINTAIN TREES IN A PLUMB CONDITION WHERE VANDALISM, SOIL, OR WIND CONDITIONS ARE A PROBLEM, OR AS DIRECTED BY THE ENGINEER.
- REMOVE WITHIN ONE YEAR.

STEEL POST SIZING

CALIPER	STEEL POST TYPE	A	B	C	D
LESS THAN 4 INCHES	HOT-ROLLED STEEL FENCE POST (MnDOT 3403) OR APPROVED EQUAL.	7'-0"	3'-0" MIN.	4'-0"	3'-0"
GREATER THAN 4 INCHES	10', 2.2 LB. FLANGED CHANNEL SIGN POST (MnDOT 3401) OR APPROVED EQUAL.	10'-0"	4'-0" MIN.	6'-0"	5'-0"

STAKING AND GUYING

(MnDOT 2571.3I.1)

LEAD EXPERT OFFICE	LYNN CLARKOWSKI CHIEF ENVIRONMENTAL OFFICER OFFICE OF ENVIRONMENTAL STEWARDSHIP	STANDARD PLANTING DETAILS	APPROVED: 12-11-2015 REVISED:	THOMAS STYRBICKI STATE DESIGN ENGINEER	STANDARD PLAN 5-297.301	3 OF 3
DEPARTMENT OF TRANSPORTATION			STANDARD PLAN		STATE PROJ. NO.	SHEET NO.
					TRUNK HWY.	TOTAL SHEETS

TH 5 CS 1002

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

LANCE SCHUER
LIC. NO. 55437 DATE 01/29/2026

DESIGNED

CAL

DRAWN

CAL

CHECKED

SAE



BOLTON & MENK

2638 SHADOW LANE, SUITE 200
CHASKA, MINNESOTA 55318
Phone: (952) 448-8838
Email: Chaska@bolton-menk.com
www.bolton-menk.com

REV

BY

DATE

S.P. 1002-131 (TH 5), S.P. 231-010-010,
S.P. 231-110-004

TH 5 PHASE 2 IMPROVEMENTS

PLANTING DETAILS

SHEET

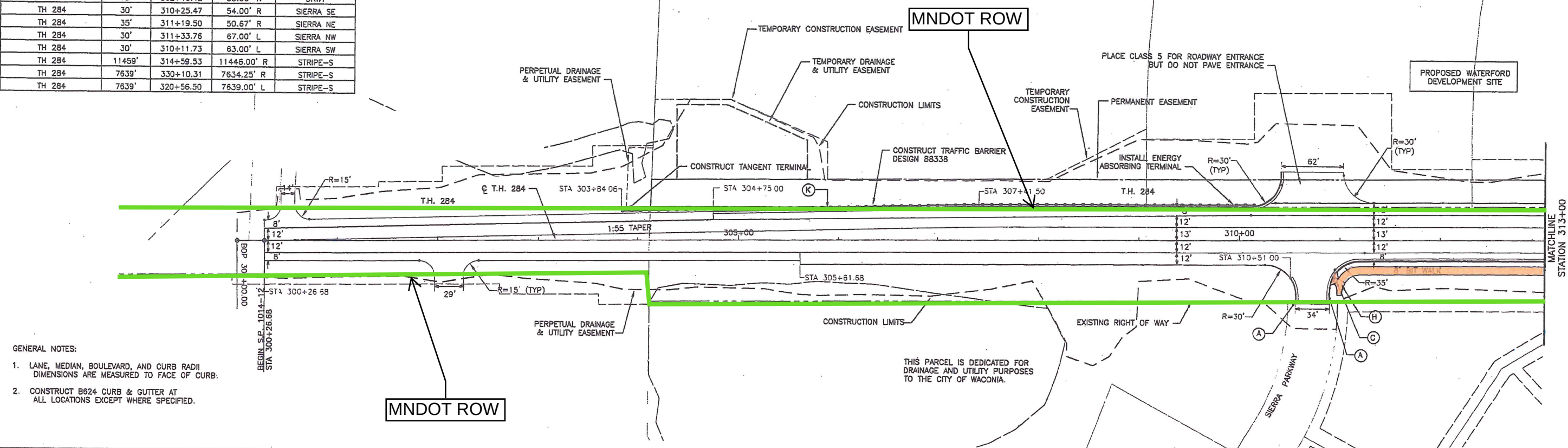
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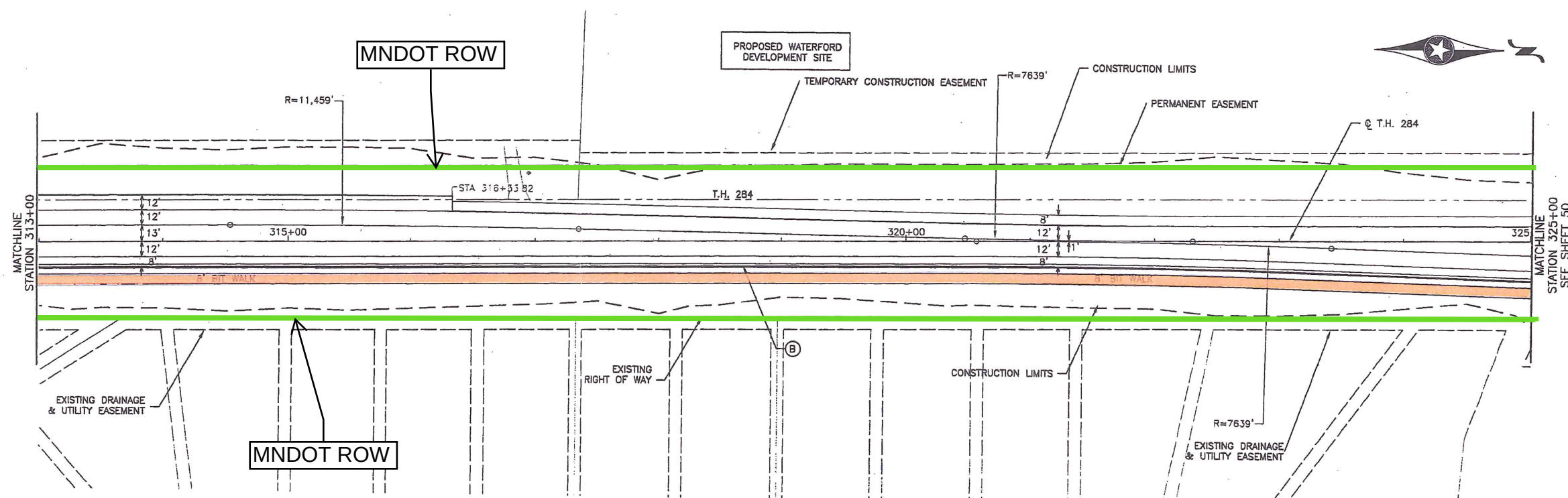
LUP 1000-0288, Exhibit A
Sheet 42 of 47 Sheets

TH 284	15'	301+82.00	35.00' R	DRWY
TH 284	15'	302+40.42	35.00' R	DRWY
TH 284	30'	310+25.47	54.00' R	SIERRA SE
TH 284	35'	311+19.50	50.67' R	SIERRA NE
TH 284	30'	311+33.76	67.00' L	SIERRA NW
TH 284	30'	310+11.73	63.00' L	SIERRA SW
TH 284	11459'	314+59.53	11446.00' R	STRIPE-S
TH 284	7639'	330+10.31	7634.25' R	STRIPE-S
TH 284	7639'	320+56.50	7639.00' L	STRIPE-S



- GENERAL NOTES:
1. LANE, MEDIAN, BOULEVARD, AND CURB RADII DIMENSIONS ARE MEASURED TO FACE OF CURB.
 2. CONSTRUCT B624 CURB & GUTTER AT ALL LOCATIONS EXCEPT WHERE SPECIFIED.

- LEGEND
- | | |
|-----|--|
| (A) | CONSTRUCT B618 CURB & GUTTER |
| (B) | CONSTRUCT D424 CURB & GUTTER |
| (C) | CONSTRUCT PEDESTRIAN CURB RAMP
(SEE MNDOT STANDARD PLATE 7036) |
| (D) | CONSTRUCT MEDIAN NOSE
(SEE MNDOT STANDARD PLATE 7109)
(SEE CASTING AT MEDIAN END SHEET 18) |
| (E) | CONSTRUCT CONCRETE APPROACH NOSE DETAIL
(SEE MNDOT STANDARD PLATE 7113)
(SEE CASTING AT MEDIAN END SHEET 18) |
| (F) | CONSTRUCT 6" CONCRETE RESIDENTIAL DRIVEWAY
(SEE MNDOT STANDARD PLATE 7035) |
| (G) | SEE SPLITTER ISLAND DETAIL ON SHEET 54 |
| (H) | 4" CONCRETE SIDEWALK |
| (I) | DEPRESS CURB & MEDIAN FOR DRIVEWAY
ACCESS (SEE DETAIL SHEET 18) |
| (J) | CONSTRUCT RETAINING WALL
(SEE RETAINING WALL PLANS) |
| (K) | CONSTRUCT B424 CURB & GUTTER |



TH 284, CS 1014



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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.

DANIEL A. LOMNES
42779 12/20/2007

DESIGNED
ALB

DRAWN
SCD

CHECKED
DAL

BOLTON & MENK, INC.
Consulting Engineers & Surveyors

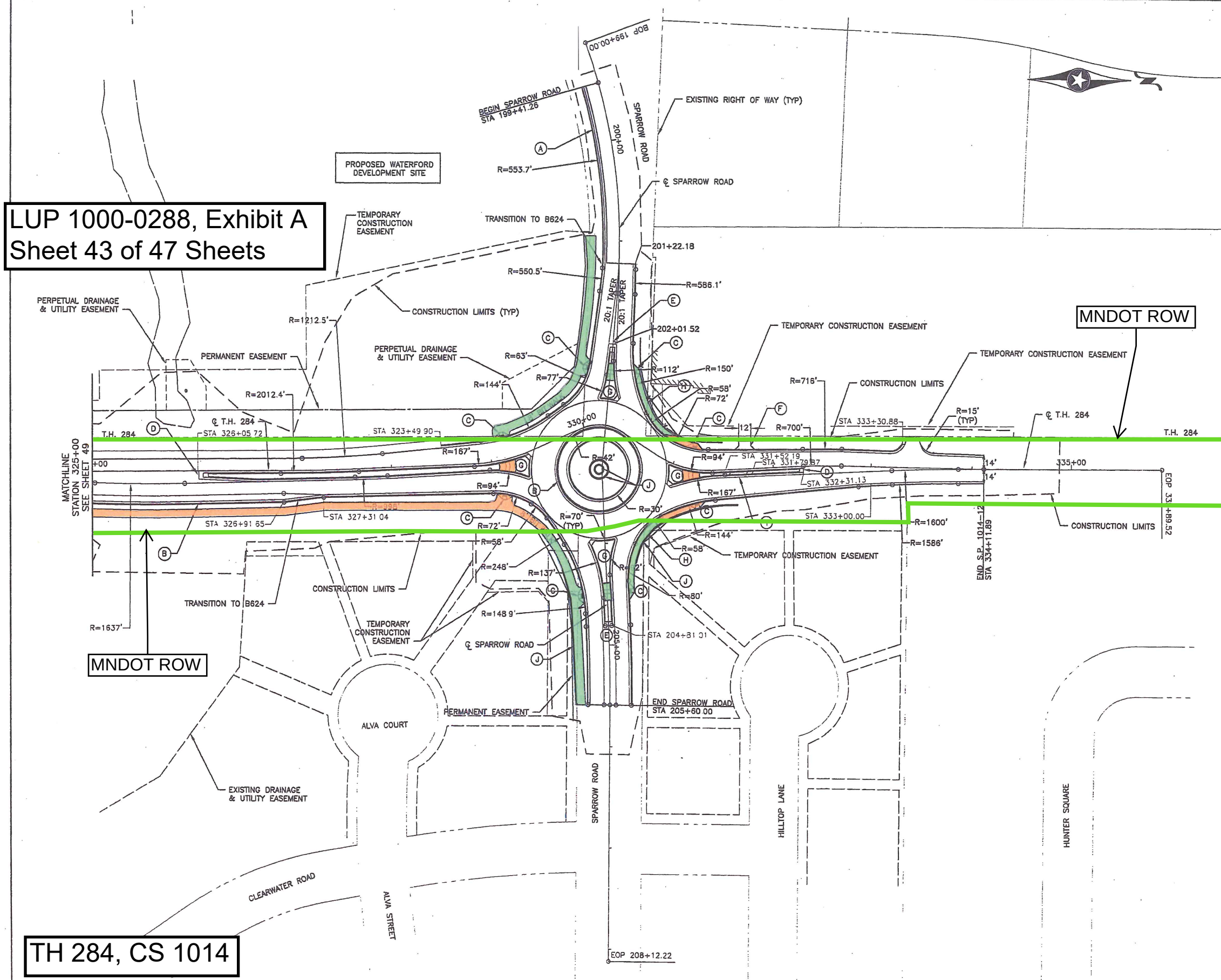
MANKATO MN FAIRMONT, MN SLEEPY EYE, MN WILLMAR, MN
BURNSVILLE, MN CHASKA MN RAMSEY MN AMES IA

REV.	SY	DATE
1	ALB	05/08/200

S.P. 1014-12
T.H. 284 ROUNDABOUT AND RECONSTRUCTION
CONSTRUCTION PLANS

SHEET
49
OF
122

LUP 1000-0288, Exhibit A
Sheet 43 of 47 Sheets



RADIUS POINTS				
ALIGNMENT	RADIUS	STATION	OFFSET	DESCRIPTION
TH 284	72'	328+92.49	102.07' R	CURB-SE QUAD
TH 284	58'	328+97.91	91.02' R	CURB-SE QUAD
TH 284	248'	327+53.60	200.76' R	CURB-SE QUAD
SPARROW ROAD	148.9'	204+69.60	170.05' R	CURB-SE QUAD
SPARROW ROAD	1478'	205+59.00	1500.00' R	CURB-SE QUAD
SPARROW ROAD	1522'	205+59.00	1500.00' R	CURB-NE QUAD
SPARROW ROAD	80'	204+37.37	102.00' L	CURB-NE QUAD
TH 284	58'	331+25.38	97.08' R	CURB-NE QUAD
TH 284	144'	331+47.60	172.68' R	CURB-NE QUAD
TH 284	15'	333+61.77	29.70' L	DRWY
TH 284	15'	333+18.92	28.31' L	CURB-NW QUAD
TH 284	716'	332+23.64	699.96' R	CURB-NW QUAD
TH 284	72'	331+39.27	92.00' L	CURB-NW QUAD
TH 284	58'	330+80.54	78.00' L	CURB-NW QUAD
SPARROW ROAD	150'	201+92.83	169.78' L	CURB-NW QUAD
SPARROW ROAD	586.1'	201+80.57	567.82' R	CURB-NW QUAD
SPARROW ROAD	553.7'	199+11.73	570.00' R	CURB-SW QUAD
TH 284	550.5'	324+66.05	257.85' L	CURB-SW QUAD
SPARROW ROAD	63'	202+19.31	83.99' R	CURB-SW QUAD
TH 284	144'	328+82.10	165.01' L	CURB-SW QUAD
TH 284	1212.5'	330+03.43	1222.03' L	BIT-SW QUAD
TH 284	2012.4'	330+07.84	1991.39	MEDIAN-S
TH 284	167'	329+42.43	185.00' L	MEDIAN-S
TH 284	94'	328+92.49	102.07' R	MEDIAN-S
TH 284	998'	330+03.38	980.06' L	MEDIAN-S
SPARROW ROAD	137'	204+53.42	141.00' R	MEDIAN-E
SPARROW ROAD	92'	204+31.11	96.00' L	MEDIAN-E
TH 284	167'	331+47.60	172.68' R	MEDIAN-N
TH 284	94'	331+39.27	92.00' L	MEDIAN-N
SPARROW ROAD	112'	202+13.50	114.74' L	MEDIAN-W
SPARROW ROAD	77'	202+29.57	80.50' R	MEDIAN-W
TH 284	700'	332+23.64	699.96' R	STRIPE-N
TH 284	1600'	334+08.82	1600.26' R	STRIPE-N
TH 284	1637'	325+63.25	1624.53' L	STRIPE-S
TH 284	42'	330+40.76	44.00' R	CENTER ISLAND

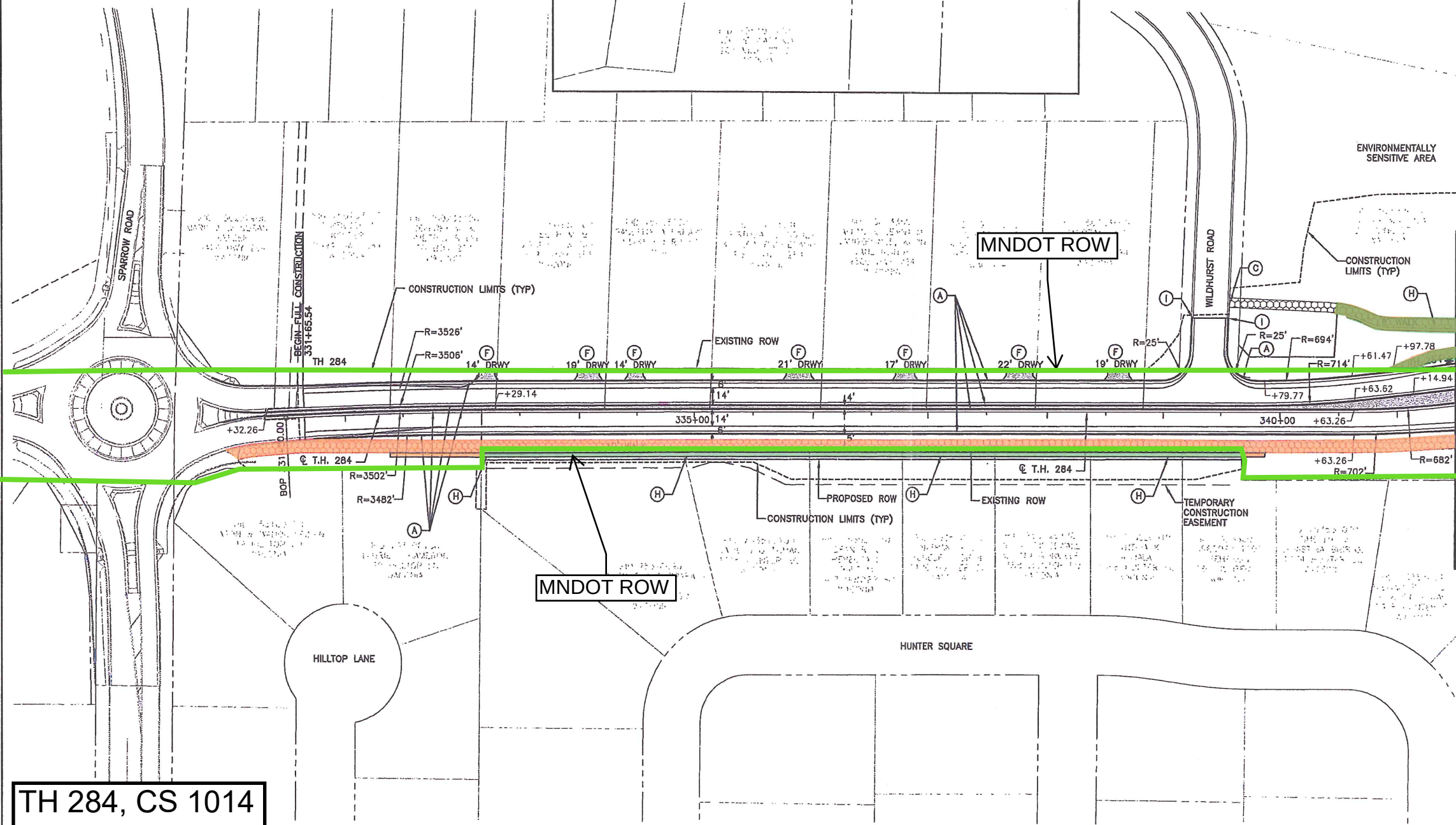
- GENERAL NOTES:
1. LANE, MEDIAN, BOULEVARD, AND CURB RADII DIMENSIONS ARE MEASURED TO FACE OF CURB.
 2. CONSTRUCT B624 CURB & GUTTER AT ALL LOCATIONS EXCEPT WHERE SPECIFIED.

- LEGEND
- (A) CONSTRUCT B618 CURB & GUTTER
 - (B) CONSTRUCT D424 CURB & GUTTER
 - (C) CONSTRUCT PEDESTRIAN CURB RAMP (SEE MNDOT STANDARD PLATE 7036)
 - (D) CONSTRUCT MEDIAN NOSE (SEE MNDOT STANDARD PLATE 7109) (SEE CASTING AT MEDIAN END SHEET 18)
 - (E) CONSTRUCT CONCRETE APPROACH NOSE DETAIL (SEE MNDOT STANDARD PLATE 7113) (SEE CASTING AT MEDIAN END SHEET 18)
 - (F) CONSTRUCT 6" CONCRETE RESIDENTIAL DRIVEWAY (SEE MNDOT STANDARD PLATE 7035)
 - (G) SEE SPLITTER ISLAND DETAIL ON SHEET 54
 - (H) 4" CONCRETE SIDEWALK
 - (I) DEPRESS CURB & MEDIAN FOR DRIVEWAY ACCESS (SEE DETAIL SHEET 18)
 - (J) CONSTRUCT RETAINING WALL (SEE RETAINING WALL PLANS)
 - (K) CONSTRUCT B424 CURB & GUTTER

TH 284, CS 1014

RADIUS POINTS						
ALIGNMENT	RADIUS	STATION	OFFSET	NORTHING	EASTING	DESCRIPTION
NB TH 284	694'	339+87.13	720.00 L	171352.24	493634.61	CURB - SW QUAD
NB TH 284	702'	340+63.26	684.00 L	171428.56	493670.21	CURB - SE QUAD
NB TH 284	682'	340+63.26	684.00 L	171428.56	493670.21	MEDIAN - S
NB TH 284	714'	339+87.13	720.00 L	171352.24	493634.61	MEDIAN - S
NB TH 284	3526'	333+29.14	3500.00 R	170716.37	497858.00	CURB - W
NB TH 284	3506'	333+29.14	3500.00 R	170716.37	497858.00	MEDIAN - W
NB TH 284	3502'	333+29.14	3500.00 R	170716.37	497858.00	MEDIAN - E
NB TH 284	3482'	333+29.14	3500.00 R	170716.37	497858.00	CURB - E
NB TH 284	25'	339+79.77	51.00 L	171348.39	494303.64	WILDHURST - N
NB TH 284	25'	338+98.98	51.00 L	171267.60	494304.06	WILDHURST - S

LUP 1000-0288, Exhibit A
Sheet 44 of 47 Sheets



TH 284, CS 1014

- GENERAL NOTES:
1. LANE, MEDIAN, BOULEVARD, AND CURB RADII DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
 2. CONSTRUCT B624 CURB & GUTTER AT ALL LOCATIONS EXCEPT WHERE SPECIFIED.
 3. CURB MEDIAN RADII DIMENSIONS ARE MEASURED TO FACE OF CURB.
 4. SEE INTERSECTION DETAILS FOR PAVEMENT WARPING & CURB-OUT LOCATIONS.
 5. DRIVEWAY WIDTHS ARE ROUNDED TO THE NEAREST FOOT. FIELD VERIFY AND MATCH EXISTING WIDTH.
 6. SEE RETAINING WALL PLANS FOR ADDITIONAL CONSTRUCTION INFORMATION.
 7. STATION REFERENCES ARE TO FACE OF CURB FOR THE TH 284 @ UNLESS NOTED OTHERWISE.
 8. LIGHTING OF ROUNDABOUT WILL BE DESIGNED & INSTALLED BY XCEL ENERGY. COORDINATION WILL BE REQUIRED. LIGHTING POLES SHOWN FOR INFORMATION ONLY.
 9. TRAFFIC BARRIER DESIGN SPECIAL SHALL BE DESIGN B8338 W/W-BEAM MOUNTED ON BOTH SIDES OF POST BECAUSE OF PEDESTRIAN TRAFFIC ON BACK SIDE OF GUARD RAIL.
 10. ALL STATIONING & OFFSETS ARE BASED OFF OF TH 284 NB OR CSAH 10 EB ALIGNMENTS.

- LEGEND
- CONCRETE MEDIAN & CONCRETE DRIVEWAY
 - 3" BITUMINOUS WALK
 - 8" CONCRETE PAVEMENT IRREGULAR WIDTH
 - BITUMINOUS DRIVEWAY
 - * PROPOSED OVERHEAD LIGHT (BY OTHERS)
 - (A) CONSTRUCT B624 CURB & GUTTER
 - (B) CONSTRUCT S524 CURB & GUTTER
 - (C) CONSTRUCT PEDESTRIAN CURB RAMP (SEE MNDOT STANDARD PLATE 7036)
 - (D) CONSTRUCT CONCRETE APPROACH NOSE DETAIL (SEE MNDOT STANDARD PLATE 7113)
 - (E) SEE SPLITTER ISLAND DETAIL ON SHEET 6.06
 - (F) CONSTRUCT 6" CONCRETE DRIVEWAY PAVEMENT (SEE MNDOT STANDARD PLATE 7035)
 - (G) MODULAR BLOCK RETAINING WALL (SEE RETAINING WALL PLANS)
 - (H) CONCRETE BLOCK RETAINING WALL (SEE RETAINING WALL PLANS)
 - (I) TRANSITION TO EXISTING CURB
 - (J) TAPER CURB (3' MIN)
 - (K) CONSTRUCT CURB CUT AT BIKE ENTRANCES
 - (N) CONSTRUCT CURB & GUTTER DESIGN SPECIAL

SCALE FEET

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.

ANDREW L. BUDDE
 LIC. NO. 46585 DATE JUNE 8, 2009

DESIGNED ALB

DRAWN SCD

CHECKED DAL

BOLTON & MENK, INC.
Consulting Engineers & Surveyors

MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN WILLMAR, MN
BURNSVILLE, MN CHASKA, MN RAMSEY, MN AMES, IA

REV.	BY	DATE
1	ALB	07/01/09

S.P. 1014-14 S.A.P 10-610-40

TH 284/CSAH 10 ROUNDABOUT

CONSTRUCTION PLAN

SHEET 7.01 OF 7.08

LUP 1000-0288, Exhibit A
Sheet 45 of 47 Sheets

GENERAL NOTES:

1. LANE, MEDIAN, BOULEVARD, AND CURB RADII DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. CONSTRUCT B624 CURB & GUTTER AT ALL LOCATIONS EXCEPT WHERE SPECIFIED.
3. CURB MEDIAN RADII DIMENSIONS ARE MEASURED TO FACE OF CURB.
4. SEE INTERSECTION DETAILS FOR PAVEMENT WARPING & CURB-OUT LOCATIONS.
5. DRIVEWAY WIDTHS ARE ROUNDED TO THE NEAREST FOOT. FIELD VERIFY AND MATCH EXISTING WIDTH.
6. SEE RETAINING WALL PLANS FOR ADDITIONAL CONSTRUCTION INFORMATION.
7. STATION REFERENCES ARE TO FACE OF CURB FOR THE TH 284 & UNLESS NOTED OTHERWISE.
8. LIGHTING OF ROUNDABOUT WILL BE DESIGNED & INSTALLED BY XCEL ENERGY. COORDINATION WILL BE REQUIRED. LIGHTING POLES SHOWN FOR INFORMATION ONLY.
9. TRAFFIC BARRIER DESIGN SPECIAL SHALL BE DESIGN B8338 W/W-BEAM MOUNTED ON BOTH SIDES OF POST BECAUSE OF PEDESTRIAN TRAFFIC ON BACK SIDE OF GUARD RAIL.
10. ALL STATIONING & OFFSETS ARE BASED OFF OF TH 284 NB OR CSAH 10 EB ALIGNMENTS.

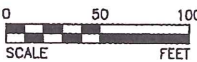
RADIUS POINTS

ALIGNMENT	RADIUS	STATION	OFFSET	NORTHING	EASTING	DESCRIPTION
EB CSAH 10	1500'	11+34.45	1523.94 L	173274.81	494006.24	CURB - NW QUAD
NB TH 284	80'	345+72.91	118.31 L	171886.91	494256.98	CURB - NW QUAD
NB TH 284	100'	345+81.81	138.58 L	171891.54	494235.33	CURB - NW QUAD
EB CSAH 10	174'	13+93.36	215.91 L	171962.52	494214.41	CURB - NW QUAD
NB TH 284	1006'	344+16.49	970.65 R	172111.94	495323.10	CURB - NW QUAD
NB TH 284	174'	344+70.43	193.00 R	171886.05	494574.98	CURB - NE QUAD
NB TH 284	100'	344+66.56	119.10 R	171853.88	494508.34	CURB - NE QUAD
EB CSAH 10	80'	17+47.49	117.46 L	171826.45	494510.75	CURB - NE QUAD
NB TH 284	702'	347+86.00	720.00 R	172127.06	495063.43	CURB - NE QUAD
NB TH 284	1500'	349+06.05	1508.92 R	172253.37	495851.37	CURB - NE QUAD
NB TH 284	1500'	339+35.43	1525.09 L	171296.32	492829.80	CURB - SW QUAD
NB TH 284	174'	342+14.13	223.40 L	171607.48	494121.02	CURB - SW QUAD
NB TH 284	100'	342+25.55	156.26 L	171627.34	494192.30	CURB - SW QUAD
EB CSAH 10	80'	13+89.88	99.00 R	171647.99	494198.96	CURB - SW QUAD
NB TH 284	100'	342+92.94	119.15 R	171581.03	494472.14	CURB - SE QUAD
NB TH 284	90'	342+71.70	109.00 R	171570.08	494451.31	CURB - SE QUAD
EB CSAH 10	174'	16+74.17	193.00 R	171510.05	494493.08	CURB - SE QUAD
EB CSAH 10	1500'	15+85.59	1513.04 R	170210.59	494770.51	CURB - SE QUAD
NB TH 284	101'	345+72.91	118.31 L	171886.91	494256.98	MEDIAN - N
NB TH 284	195'	344+70.43	193.00 R	171886.05	494574.98	MEDIAN - N
NB TH 284	722'	347+86.00	720.00 R	172127.06	495063.43	MEDIAN - N
NB TH 284	726'	347+86.00	720.00 R	172127.06	495063.43	MEDIAN - N
NB TH 284	90'	343+46.78	69.00 L	171736.69	494353.54	MEDIAN - N
NB TH 284	2'	345+00.04	47.73 L	171827.89	494341.39	MEDIAN - N
EB CSAH 10	1500'	11+59.93	1506.18 L	173256.04	494030.99	MEDIAN - W
EB CSAH 10	101'	13+89.88	99.00 R	171647.99	494198.96	MEDIAN - W
EB CSAH 10	195'	13+93.36	215.91 L	171962.52	494214.41	MEDIAN - W
NB TH 284	90'	343+46.78	69.00 L	171736.69	494353.54	MEDIAN - W
EB CSAH 10	2'	14+53.48	4.00 L	171729.58	494261.81	MEDIAN - W
NB TH 284	1500'	339+53.18	1506.89 L	171314.17	492847.91	MEDIAN - S
NB TH 284	195'	342+14.13	223.40 L	171607.48	494121.02	MEDIAN - S
NB TH 284	111'	342+71.70	109.00 R	171570.08	494451.31	MEDIAN - S
NB TH 284	90'	343+46.78	69.00 L	171736.69	494353.54	MEDIAN - S
NB TH 284	2'	342+81.67	4.00 L	171645.64	494366.70	MEDIAN - S
EB CSAH 10	101'	17+47.49	117.46 L	171826.45	494510.75	MEDIAN - E
EB CSAH 10	195'	16+74.17	193.00 R	171510.05	494493.08	MEDIAN - E
EB CSAH 10	1500'	15+84.67	1489.50 R	170227.95	494744.18	MEDIAN - E
NB TH 284	90'	343+46.78	69.00 L	171736.69	494353.54	MEDIAN - E
EB CSAH 10	2'	16+73.61	49.02 L	171747.23	494444.93	MEDIAN - E
EB CSAH 10	15'	18+64.31	50.75 L	171773.29	494639.82	DRWY - W
EB CSAH 10	15'	19+15.10	47.23 L	171773.81	494690.73	DRWY - E
NB TH 284	55'	343+46.78	69.00 L	171736.69	494353.54	CENTER ISLAND
NB TH 284	66.96'	343+46.78	69.00 L	171736.69	494353.54	CENTER ISLAND

LEGEND

- CONCRETE MEDIAN & CONCRETE DRIVEWAY
- 3" BITUMINOUS WALK
- 8" CONCRETE PAVEMENT IRREGULAR WIDTH
- BITUMINOUS DRIVEWAY
- * PROPOSED OVERHEAD LIGHT (BY OTHERS)
- (A) CONSTRUCT B624 CURB & GUTTER
- (B) CONSTRUCT S524 CURB & GUTTER
- (C) CONSTRUCT PEDESTRIAN CURB RAMP (SEE MNDOT STANDARD PLATE 7036)
- (D) CONSTRUCT CONCRETE APPROACH NOSE DETAIL (SEE MNDOT STANDARD PLATE 7113)
- (E) SEE SPLITTER ISLAND DETAIL ON SHEET 6.06
- (F) CONSTRUCT 6" CONCRETE DRIVEWAY PAVEMENT (SEE MNDOT STANDARD PLATE 7035)
- (G) MODULAR BLOCK RETAINING WALL (SEE RETAINING WALL PLANS)
- (H) CONCRETE BLOCK RETAINING WALL (SEE RETAINING WALL PLANS)
- (I) TRANSITION TO EXISTING CURB
- (J) TAPER CURB (3' MIN)
- (K) CONSTRUCT CURB CUT AT BIKE ENTRANCES
- (L) CONSTRUCT END TREATMENT-TANGENT TERMINAL
- (M) TRAFFIC BARRIER DESIGN SPECIAL

TH 284, CS 1014



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.

Andrew L. Budde
U.S. NO. 46585
DATE JUNE 8, 2009

DESIGNED
ALB
DRAWN
SCD
CHECKED
DAL

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN WILLMAR, MN
BURNSVILLE, MN CHASKA, MN RAMSEY, MN AMES, IA

REV. BY DATE
1 ALB 07/01/09

S.P. 1014-14 S.A.P 10-610-40

TH 284/CSAH 10 ROUNDABOUT

CONSTRUCTION PLAN

SHEET
7.02
OF
7.08





REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 3, 2026
Item Name:	8.5. Approve JPA with Carver County for CSAH 10 Improvements
Originating Dept:	Public Services
Presented By:	Jon Haukaas
Previous Council Action: None	
Item Type:	Consent
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Adopt Resolution No. 2026-181 Approving JPA with Carver County for CSAH 10 Improvement Project	
EXPLANATION OF AGENDA ITEM: The Carver County Highway Department CIP includes a project to resurface CSAH 10 from east of Laketown Road to TH 5 in Waconia. The segment from east of Main Street to west of Pinehill Blvd will have a center median installed to improve safety and traffic flow. All four corners of CSAH 10 (Engler Blvd/13th Street) and Main Street will have ADA Ped Ramp and crosswalk signal button improvements as previously planned and approved in the Development Agreement for the Kwik Trip project. Funds had been previously escrowed for this work. The City has requested sidewalk and trail improvements to be added to this project to complete several connectivity goals. The sidewalk on the south side will be extended from the Kwik Trip driveway to Pinehill Boulevard. On the north side of the road there is an unconnected section of bituminous path installed with the Pinehill Development. A connection back out to the roadway shoulder is to be constructed on the west end and the trail will be extended on the east end all the way to Main Street. These project components are eligible to be funded through our State Aid account. The project is scheduled for award by the County Board at the August 4 meeting. We anticipate construction to begin the week of August 17 and has a completion date of October 16 plus incentives to finish earlier. Much of this work to the east of town will be done under full road closures and a detour beginning at Victoria Drive to TH 5 to Main Street. The segments in Waconia will need to be done with intermittent local traffic control due to the number of access points. Staff and the City Engineer have reviewed the City responsibilities and costs and recommend approval of the Joint Powers Agreement and project award by Carver County in order to facilitate the construction of these improvements.	
ATTACHMENTS: 1. Resolution No. 026-181 Approve JPA for CSAH 10 Improvement Project 2. Joint Power Agreement with Exhibits	
FINANCIAL IMPLICATIONS:	ADVISORY BOARD RECOMMENDATIONS:
Funding Sources & Uses:	Planning Commission:

Budget Information: ☒ Budgeted ☐ Non-Budgeted ☐ Amendment Required	Park Board:
	Personnel Committee:
	Other:

**CITY OF WACONIA
RESOLUTION NO. 2026-181**

**RESOLUTION AUTHORIZING APPROVAL OF A JOINT POWERS AGREEMENT
WITH CARVER COUNTY FOR IMPROVEMENTS ASSOCIATED WITH THE
COUNTY STATE AID HIGHWAY 10 RESURFACING**

WHEREAS, one of the City’s Priorities “Infrastructure – managing, maintaining, and improving our current and future physical assets”; and

WHEREAS, Carver County is planning to conduct a project to resurface County State Aid Highway No. 10 (CSAH 10) within the limits of the City of Waconia; and

WHEREAS, the City has planned improvements along this corridor including ADA improvements at the Main St intersection, sidewalk on the south side from Main St to Pinehill Blvd, and bituminous trail connections on the north side; and

WHEREAS, the City has escrowed funds from development for the intersection ADA improvements; and

WHEREAS, the sidewalk and trail improvements are State Aid eligible, and a State Aid Project number has been approved to fund these improvements.; and

WHEREAS, Carver County Advertised the project and the bids were received virtually on July 21, 2026 at 10:00 a.m.; and

WHEREAS, Staff and City Engineer have reviewed the City responsibilities and costs and recommend approval of the Joint Powers Agreement and project award by Carver County in order to facilitate the construction of these improvements.

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Waconia hereby authorizes approval of Mayor and City Administrator to sign Joint Powers Agreement for Construction on County State Aid Highway 10.

Adopted by the City Council of the City of Waconia this 3rd day of August 2026.

Tim Litfin, Mayor

ATTEST: _____
Jackie Schulze, Assistant City Administrator

**JOINT POWERS AGREEMENT FOR CONSTRUCTION ON
COUNTY STATE AID HIGHWAY 10**

THIS JOINT POWERS AGREEMENT FOR CONSTRUCTION ON COUNTY STATE AID HIGHWAY 10 ("Agreement") is entered into by and between the City of Waconia ("City"), and the County of Carver ("County"), (each individually sometimes hereinafter called a "Party" and both sometimes collectively called the "Parties"). Each Party is a local governmental unit and political subdivision of the State of Minnesota.

WITNESSETH:

WHEREAS, each Party has statutory authority to establish, locate, construct, improve, and maintain public roads within their respective jurisdictions; and

WHEREAS, County State Aid Highway 10 is a duly dedicated public road, located within the corporate limits of City; and

WHEREAS, the Parties desire to undertake a joint project and cooperate with another to improve a segment of CSAH 10 located within the City, including pavement surfacing, curb & gutter, sidewalk, ADA improvements, bituminous trail, median, storm sewer, and other incidentals ("Project"), and to share the costs of the Project as herein provided; and

WHEREAS, the statutory authority of the Parties to enter into this Agreement is provided by Minnesota Statutes, Section 471.59.

NOW, THEREFORE, in consideration of the mutual promises and covenants of each Party to the other Party and for other good and valuable consideration, the receipt of which hereby is acknowledged, the Parties covenant and agree as follows:

ARTICLE I
THE AGREEMENT

Section 1.01. Purpose. The purpose of this Agreement is to define the rights and obligations of each Party with respect to the Project and the sharing of the costs of the Project.

Section 1.02. Cooperation. The Parties shall cooperate with one another, and use their best efforts to ensure the most expeditious implementation of the various provisions of this Agreement. The Parties shall exercise good faith to undertake the resolution of disputes that arise between the Parties regarding this Agreement, if any, in an equitable and timely manner. The Project shall be open to inspection of duly authorized representatives of the Parties at any time during normal business hours and as often as reasonably deemed necessary.

Section 1.03. Relationship To Other Contracts. The Parties acknowledge that the Contract Documents will be entered into by the County with respect to the Project, and that Change Orders or other documents may be entered into by the County on behalf of the Parties with respect to the Project as provided herein. This Agreement shall be construed so as to give the fullest effect

to its provisions, consistent with the provisions of the other contracts and documents referred to above.

Section 1.04. Effective Date. This Agreement shall be effective on the date signed by the last Party (“Effective Date”).

Section 1.05. Term. The term of this Agreement shall commence on the Effective Date and terminate on the date the Project is completed, accepted by the Parties and all amounts owed by one Party to the other have been paid in full.

Section 1.06. Recitals. The above recitals are true and correct as of the date hereof and shall be fully made a part of this Agreement, as if set forth in their entirety herein.

Section 1.07 Enabling Authority. Minnesota Statutes, Section 471.59, allows governmental units by agreement entered into through action of their governing bodies to jointly exercise any power common to the contracting parties, and also allows one of the participating governmental units to exercise such powers on behalf of the other participating governmental unit.

ARTICLE II **DEFINITIONS**

Section 2.01. Definitions. In this Agreement the following terms shall have the following meanings unless the context requires otherwise:

- (a) **Agreement:** this Agreement, as it may be amended, supplemented, or restated from time to time.
- (b) **Change Order:** a work change order to the Contractor approved in writing, which may be electronic, and signed by the County Representative authorizing a change in the work included within the Contract Documents and/or an adjustment in the price and/or an adjustment in the construction schedule, issued after execution of the contract for the construction of the Project. Each work change order shall be subject to City approval in accordance with Section 3.04.
- (c) **City:** the City of Waconia
- (d) **City Representative:** Shane Fineran, City Administrator or their authorized designee.
- (e) **City Costs:** the direct and indirect costs of City employees performing services on behalf of the Project, and other incidentals.
- (f) **Construction Phase Professional Services Costs:** the fees and costs for all professional services performed in Construction Phase Activities for the Project.

- (g) **Contract Documents:** drawings; Engineers Estimate; specifications; general and special conditions; addenda, if any; insurance coverages; Change Orders; and the construction contract for the Project; approved by the Parties, or the authorized Parties representatives.
- (h) **Contractor:** the person or entity that is awarded the contract for the construction of the Project.
- (i) **County:** Carver County.
- (j) **County Costs:** the direct and indirect costs of County employees performing services on behalf of the Project, and other incidentals.
- (j) **County Representative:** Lyndon Robjent, P.E., Carver County Engineer or their authorized designee.
- (k) **Design Phase Professional Services Costs:** the fees and costs for all professional services performed in Design Phase Activities for the Project.
- (l) **Engineers Estimate:** the professional engineer's opinion of probable cost prior to the bidding of the Project, which encompasses all projected costs tabulated for each Party.
- (m) **Project:** pavement surfacing, curb & gutter, sidewalk, ADA improvements, bituminous trail, median, storm sewer, and other incidentals.
- (n) **Project Costs:** all costs for and associated with the construction of the Project, excluding Design Phase Professional Services Costs, Construction Phase Professional Services Costs, and City/County Costs.
- (o) **Project Location:** CSAH 10 from TH 5 to Somerwood Drive in Waconia, as generally depicted in **Exhibit A**.
- (p) **Uncontrollable Circumstances:** the occurrence or non-occurrence of acts or events beyond the reasonable control of the Party relying thereon, and not the result of willful or negligent action or inaction of the Party claiming the event as an Uncontrollable Circumstance, that materially adversely affects the performance of the Party claiming the event as an Uncontrollable Circumstance including but not limited to the following:
 - (1) Acts of God, including, but not limited to floods, ice storms, blizzards, tornadoes, landslides, lighting and earthquakes (but not including reasonably anticipated weather conditions for the geographic area), riots insurrections, war or civil disorder affecting the performance of work, blockades, power or other utility failure, and fires or explosions.

- (2) The adoption of or change in any federal, state, or local laws, rules, regulations, ordinances, permits, or licenses, or changes in the interpretation of such laws, rules, regulations, ordinances, permits, or licenses by a court or public agency having appropriate jurisdiction after the date of the execution of this Agreement.
- (3) A suspension, termination, interruption, denial, or failure of renewal of any permit, license, consent, authorization, or approval essential to the construction of the Project.
- (4) Orders and/or judgment of any federal, state, or local court, administrative agency, or governmental body, provided, however, that the contesting in good faith by such Party of any such order and/or judgment shall not constitute or be construed to constitute a willful or negligent action or inaction of such Party.
- (5) Strikes or other such labor disputes shall not be considered an Uncontrollable Circumstance, unless such strike or labor dispute involves persons with whom the Parties have no employment relationship and the Parties, or either of them, cannot, using best efforts, obtain substitute performance.

ARTICLE III

ALLOCATION OF DUTIES

Section 3.01. Design Phase Activities. Concept and design phase activities, including, but not limited to, field surveys, right of way plats, design, engineering, right of way acquisition, and other matters, shall be completed by the Parties as follows:

See attached **Exhibit B – Allocation of Duties**

Section 3.02. Construction Phase Activities. Construction phase activities, including, but not limited to, the bid process, preparation of contract documents, awarding of contract, construction inspection and surveying and other matters, shall be completed by the Parties as follows:

See attached **Exhibit B – Allocation of Duties**

Section 3.03. Contract Award. The Contract Documents shall be approved in writing, which may be electronic, by the Parties prior to the solicitation of bids. The Contract Documents will require insurance coverage by the Contractor that will include the Parties as additional insured for the construction of the Project. In accordance with the applicable provisions of Minnesota Statutes, County will cause bids to be received by it for the construction of the Project and, subject to written approval, which may be electronic, by the City if the low responsible bidder's total is more than the Engineers Estimate for the City's cost share, shall award the contract for the construction of the Project to the lowest responsible bidder.

Section 3.04. Project Construction. Subject to Uncontrollable Circumstances, the Parties shall cause the Project to be constructed in accordance with the Contract Documents. The City shall have the right to review and approve of any proposed changes to the plans and specifications as they relate to City's cost participation prior to the work being performed.

Section 3.05. Maintenance Upon Project Completion and Final Acceptance. Highway maintenance shall be completed by the Parties, upon project completion and final acceptance of the Project, as follows:

The Parties agree to perform highway maintenance responsibilities that are consistent with the Carver County Cost Participation Policy, Maintenance Section, as shown in **Exhibit D**, unless superseded by a separate highway maintenance agreement between the Parties. The City will perform all maintenance responsibilities on all roads under the City jurisdiction.

ARTICLE IV **PROJECT COST SHARING**

Section 4.01. Allocation.

- (a) The Project Costs for all items shall be divided between the City and County as follows:
See attached **Exhibit C – Project Cost Sharing**
- (b) The Design Phase Professional Services Costs for all items shall be divided between the Parties as follows:
See attached **Exhibit C – Project Cost Sharing**
- (c) The Construction Phase Professional Services Costs for all items shall be divided between the Parties as follows:
See attached **Exhibit C – Project Cost Sharing**
- (d) All other costs including, but not limited to City/County Costs, shall be allocated between the Parties as follows:
See attached **Exhibit C – Project Cost Sharing**

Section 4.02. Payments to Contractor. The County shall make partial progress payments to the Contractor and, upon approval of both Parties hereto, the final payment to the Contractor in accordance with the Contract Documents. The City, or their designated City Representative, shall have the right to approve of any Change Orders prepared by the County that affect the City's cost share of the construction cost.

The City further agrees that it will participate in the settlement of any claim from the County's contractor for the Project that involve delays attributable to unreasonable delays in approval by the City for plan or specification changes deemed necessary by the County Engineer or staff. The amount of the City's participation in any such claim shall be commensurate with the percentage of delay directly attributable to City's actions.

Section 4.03. Adjustments and Reconciliation. To the extent that the actual value of any item included in an invoice cannot be accurately determined at the time of submission of the invoice, such item shall be invoiced on an estimated basis and an adjustment shall be made to reflect the difference between such estimated amount and the actual amount of such item on the next invoice after determination of the actual amount.

Prior to final acceptance of the Project, the designated County representative shall provide City with a reconciliation of all costs for the Project and the respective contributions of the Parties for the review and approval of the Parties.

Section 4.04. Exclusive Responsibility. All aspects of application for State of Minnesota for State and Federal Funds and the grant thereof by the State, are the exclusive responsibility of the County, including but not limited to the investment, expenditure, and allocation of such funds. It is specifically agreed that any interest on the investment of any such funds is the sole property of the County, to use as the County shall see fit.

Section 4.05. Payment to County. The City agrees to reimburse the County for costs incurred, pursuant to Section 4.01. Unless previously deposited as provided herein, the City is responsible to pay these monies to the County within thirty (30) days of being invoiced for costs incurred or services performed. Costs will be invoiced monthly and upon final acceptance of the Project by the Parties, unless an alternate schedule is mutually agreed upon in writing by the authorized representatives of the Parties.

Section 4.06. Payment to City. The County agrees to reimburse the City for costs incurred, pursuant to Section 4.01. The County is responsible to pay these monies to the City within thirty (30) days of being invoiced for costs incurred or services performed. Costs will be invoiced monthly and upon final acceptance of the Project by the Parties, unless an alternate schedule is mutually agreed upon in writing by the authorized representatives of the Parties.

ARTICLE V **GENERAL PROVISIONS**

Section 5.01. Notices. All notices or communications required or permitted pursuant to this Agreement shall be either hand delivered or mailed to City and County, certified mail, return-receipt requested, at the following address:

City:	Shane Fineran City Administrator City of Waconia 201 S. Vine Street Waconia, MN 55387
County:	Lyndon Robjent, PE County Engineer Carver County Public Works 11360 Hwy 212 West, Suite 1

Either Party may change its address or authorized representative by written notice delivered to the other Party pursuant to this Section 5.01.

Section 5.02. Counterparts. This Agreement may be executed in more than one counterpart, each of which shall be deemed to be an original but all of which taken together shall be deemed a single instrument.

Section 5.03. Survival of Terms, Representations and Warranties. The representations, warranties, covenants, and agreements of the Parties under this Agreement, and the remedies of either Party for the breach of such representations, warranties, covenants, and agreements by the other Party shall survive the execution and termination of this Agreement. The terms of Sections 3.05, 5.14, 5.15, 5.16 and 5.17 shall survive the expiration, termination or withdrawal from this Agreement.

Section 5.04. Non-Assignability. Neither the City nor the County shall assign any interest in this Agreement nor shall transfer any interest in the same, whether by subcontract, assignment or novation, without the prior written consent of the other Party. Such consent shall not be unreasonably withheld.

Section 5.05. Alteration. It is understood and agreed that the entire Agreement between the Parties is contained herein and that this Agreement supersedes all oral agreements and negotiations between the Parties relating to the subject matter hereof. All items referred to in this Agreement are incorporated or attached and are deemed to be part of this Agreement. Any alteration, variation, modification or waiver of the provisions of the Agreement shall be valid only after it has been reduced to writing and duly signed by all Parties.

Section 5.06. Waiver. The waiver of any of the rights and/or remedies arising under the terms of this Agreement on any one occasion by any Party hereto shall not constitute a waiver or any rights and/or remedies in respect to any subsequent breach or default of the terms of this Agreement. The rights and remedies provided or referred to under the terms of this Agreement are cumulative and not mutually exclusive.

Section 5.07. Severability. The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause or phrase of this Agreement is for any reason held to be contrary to law, or contrary to any rule or regulation having the force and effect of law, such decision shall not affect the remaining portions of this Agreement.

Section 5.08. Interpretation According to Minnesota Law. The Laws of the State of Minnesota shall apply to this Agreement.

Section 5.09. Final Payment. Before final payment is made to the Contractor, the Contractor shall provide a certificate of compliance from the Commissioner of Revenue certifying that the Contractor and any out-of-state subcontractors have complied with the provisions of Minnesota Statutes, Section 290.92.

Section 5.10. Headings. The headings to the various sections of this Agreement are inserted only for convenience of reference and are not intended, nor shall they be construed, to modify, define, limit, or expand the intent of the Parties as expressed in this Agreement.

Section 5.11. Further Actions. The Parties agree to execute such further documents and take such further actions as may reasonably be required or expedient to carry out the provisions and intentions of this Agreement, or any agreement or document relating hereto or entered into in connection herewith.

Section 5.12. Parties in Interest. This Agreement shall be binding upon and inure solely to the benefit of the Parties hereto and their permitted assigns, and nothing in this Agreement, express or implied, is intended to confer upon any other person any rights or remedies of any nature under or by reason of this Agreement.

Section 5.13. Employees. It is further agreed that any and all full-time employees of County and all other employees of said County engaged in the performance of any work or services required or provided for herein to be performed by the County shall be considered employees of County only and not of City and that any and all claims that may or might arise under Workman's Compensation Act of the State of Minnesota on behalf of said employees while so engaged and any and all claims made by any third Parties as a consequence of any act or omission on the part of County employees while so engaged on any of the work or services provided to be rendered herein shall be the sole obligation and responsibility of County.

It is further agreed that any and all full-time employees of City and all other employees of said City engaged in the performance of any work or services required or provided for herein to be performed by City shall be considered employees of City only and not of County and that any and all claims that may or might arise under Workman's Compensation Act of the State of Minnesota on behalf of said employees while so engaged and any and all claims made by any third Parties as a consequence of any act or omission on the part of said City employees which so engaged on any of the work or services to be rendered herein shall be the sole obligation and responsibility of City.

Section 5.14. Indemnification. The Parties' total liability under this Agreement shall be governed by Minn. Statutes, Section 471.59, Subd. 1a.

Each Party agrees that it will be responsible for the acts or omissions of its officials, agents, and employees, and the results thereof, in carrying out the terms of this Agreement, to the extent authorized by law and shall not be responsible for the acts/omissions of the other Party and the results thereof. For purposes of determining total liability for damages, the participating governmental units are considered to be a single governmental unit, the total liability of which shall not exceed the limits for a single governmental unit as provided in Minn. Statutes, Section 466.04, Subd. 1.

Each Party agrees to defend, hold harmless, and indemnify the other Party, its officials, agents, and employees, from any liability, loss, or damages the other Party may suffer or incur as the

result of demands, claims, judgments, or cost arising out of or caused by the indemnifying Party's negligence in the performance of its respective obligations under this Agreement. This provision shall not be construed nor operate as a waiver of any applicable limitation of liability, defenses, immunities, or exceptions by statute or common law.

To the full extent permitted by law, actions by the Parties pursuant to this Agreement are intended to be and shall be construed as a "cooperative activity" and it is the intent of the Parties that they shall be deemed a "single governmental unit" for the purposes of liability, all as set forth in Minnesota Statutes, Section 471.59, Subd. 1a(a); provided further that for purposes of that statute, each Party to this Agreement expressly declines responsibility for the acts or omissions of the other Party.

The Parties of this Agreement are not liable for the acts or omissions of the other participants to this Agreement except to the extent to which they have agreed in writing to be responsible for acts or omissions of the other Parties.

Section 5.15. Records – Availability and Access

- A. Pursuant to Minnesota Statutes, Section 16C.05, Subd. 5, the City agrees that the County, the State Auditor, or any of their duly authorized representatives at any time during normal business hours and as often as they may reasonably deem necessary, shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc., which are pertinent to the accounting practices and procedures of the City and involve transactions relating to this Agreement.

City agrees to maintain these records for a period of six years from the date of termination of this Agreement.

- B. Pursuant to Minnesota Statutes, Section 16C.05, Subd. 5, the County agrees that the City, the State Auditor, or any of their duly authorized representatives at any time during normal business hours and as often as they may reasonably deem necessary, shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc., which are pertinent to the accounting practices and procedures of the County and involve transactions relating to this Agreement.

County agrees to maintain these records for a period of six years from the date of termination of this Agreement.

Section 5.16. Data Practices. Each Party, its employees, agents, owners, partners, and subcontractors agree to abide by the provisions of the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13 and implementing regulations, if applicable, and all other applicable state and federal laws, rules, regulations and orders relating to data privacy or confidentiality, and as any of the same may be amended.

Section 5.17. Nondiscrimination. During the performance of this Agreement, the City and the County agree to the following: No person shall, on the grounds of race, color, religion, age, sex, disability, marital status, public assistance status, criminal record, creed or national

origin be excluded from full employment right in, participation in, be denied the benefits of or be otherwise subjected to discrimination under any and all applicable Federal and State laws against discrimination.

Section 5.18. Default and Withdrawal. Default in this Agreement may occur when a Party fails to perform any of the provisions of this Agreement or so fails to administer the work as to endanger the performance of the Agreement. Unless the Party's default is excused by the non-defaulting Party, the non-defaulting Party may, upon written notice to the defaulting Party representative listed herein, cancel this Agreement in its entirety as indicated below.

Any Party may withdraw from this Agreement with or without cause by providing thirty (30) days' prior written notice to the other Parties herein. Only the governing bodies of the Participating Parties have authority to act pursuant to this provision of the Agreement.

Each Party to this agreement reserves the right to withdraw from and cancel this agreement within 30 days from the opening of bids for the project in the event either or both Parties consider any or all bids unsatisfactory; the withdrawal from or cancellation of the agreement to be accomplished by either or both Parties within 30 days of opening of bids by serving a written notice thereof upon the other, unless this right is waived by both Parties in writing.

Section 5.19. Third Party. This Agreement does not create any rights, claims or benefits inuring to any person that is not a Party hereto nor create or establish any third Party beneficiary.

IN TESTIMONY WHEREOF, The Parties hereto have caused these presents to be executed.

City of Waconia, Minnesota

Tim Litfin, Mayor

Date : AUGUST 3, 2026

Attest:

Assist City Administrator

Date: AUGUST 3, 2026

Approved As To Form:

Attorney

Date: _____

County of Carver, Minnesota

County Board Chair

Date: _____

Attest:

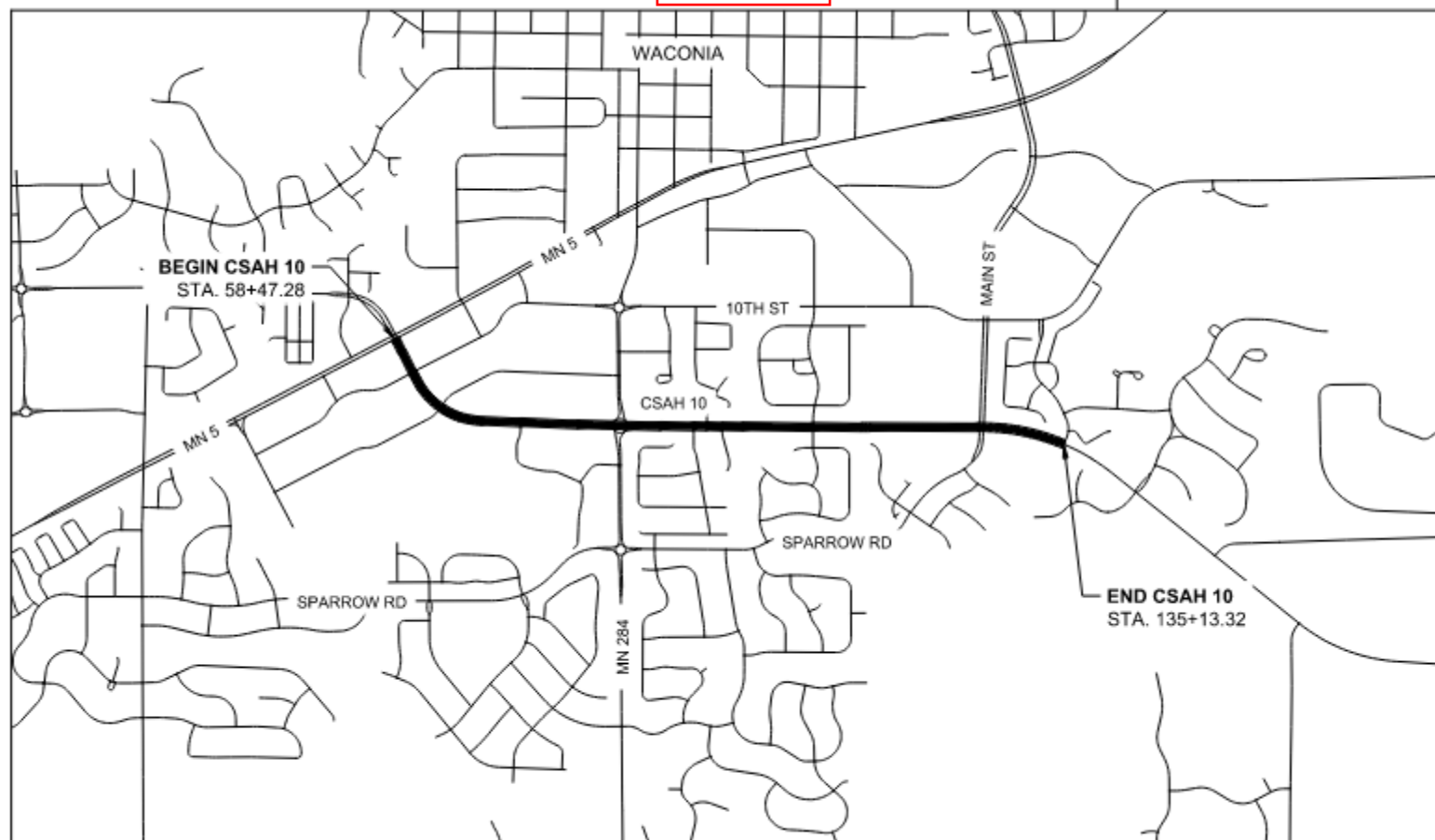
County Administrator

Date: _____

Approved As To Form:

County Attorney

Date: _____



CSAH 10 Resurfacing Project

Exhibit B – Allocation of Duties

Design Phase Activities

County will complete all concept and design phase activities of the Project and procure necessary Design Phase Professional Services.

Construction Phase Activities

County will complete all construction phase activities of the Project and procure necessary Construction Phase Professional Services, except that City will provide for the construction inspection services for all City utilities constructed with the Project.

CSAH 10 Resurfacing Project

Exhibit C – Project Cost Sharing

The County and City agree that items not specifically covered by this agreement will be cost shared by the parties in accordance with the current version of the Carver County Cost Participation Policy, for a Conventional Project, which is attached hereto as Exhibit D. County and City agree to cost share as follows:

Project Costs

The County and City agree to cost share Project Costs in accordance with the Carver County Cost Participation Policy (Exhibit D) and augmented by the following:

1. The City agrees to pay for all City requested improvements that are included in the Project, that the County does not deem necessary to carry out the scope of the Project. The Engineers Estimate and any Change Orders will show such City requested improvement costs for City approval.
2. City cost-share pay splits are shown in Exhibit E and are split out in the SEQ of the TKDA-produced plans for CSAH 10. Turf and erosion control items will be split 75% to the city and 25% to the county. Mobilization will be split by construction share. Traffic control will be 100% county cost. Storm sewer will be paid 100% by the county with the exception of the CB (structure 5005 in the plan) & pipe used to drain the area behind the concrete sidewalk approximately 600' east of Pinehill Boulevard. CB 5005 and pipe will be 100% city cost.

Design Phase Professional Services Costs

The County and City agree to cost share Design Phase Professional Services Costs in accordance with the Carver County Cost Participation Policy (Exhibit D) and augmented by the following:

1. All remaining professional services costs will be split in accordance with the Carver County Cost Participation Policy (Exhibit D) and will be considered the same as engineering services. City's pro-rated portion of the preliminary and final design costs from TKDA will be based on the original TKDA contract amount.

Construction Phase Professional Services Costs

The County and City agree to cost share Construction Phase Professional Services Costs in accordance with the Carver County Cost Participation Policy (Exhibit D) and augmented by the following:

1. County forces will do the construction inspection and administration work, and are considered construction phase professional services. Cost of county forces will be

calculated as 10% of the final construction cost. Cost-split will be pro-rated by construction share.

Other Costs

The County and City agree to cost share Other Costs in accordance with the Carver County Cost Participation Policy (Exhibit D) and augmented by the following:

1. The City and County agree to not bill each other for direct and indirect internal staff costs for the Project beyond the county's construction inspection and administration work as previously detailed in Exhibit C.



Carver County Division of Public Works

COST PARTICIPATION POLICY

Applicable to Cooperative Highway Projects between Carver County and Municipalities.

Adopted by the Carver County Board of Commissioners on February 17, 1998.

Amended by the Carver County Board of Commissioners on February 13, 2007, and March 19, 2013.

A. Construction Cost Share – Conventional Project (Projects programmed in the County 5-year CIP.)

Project Items	County Share	Municipality Share	Note
Right of Way	By Negotiation	By Negotiation	1
Retaining Wall in lieu of right of way	Same %age as R/W	Same %age as R/W	
Clearing and Grubbing	100%	0%	
Grading	100%	0%	2
Aggregate Base and Surfacing	100%	0%	3
Parking Lanes on 4-lane or 6-lane road	0%	100%	4
Storm Sewer and Ponds/Treatment Basins	%age of Contributing Flow	%age of Contributing Flow	5
Culverts	100%	0%	
Concrete Sidewalk	0%>5000 Population 50%<5000 Population	100%>5000 Population 50%<5000 Population	6
Concrete Curb and Gutter and Pedestrian Ramps	0%>5000 Population 50%<5000 Population	100%>5000 Population 50%<5000 Population	7
Concrete Median and Median Curb	100%	0%	8
Concrete Driveway Entrances (Apron)	100%	0%	9
Municipal Utility Adjustment or Construction	0%	100%	
Roundabouts	By Leg	By Leg	
Traffic Signals	By Leg	By Leg	10
Intersection Lighting	By Leg	By Leg	11
Street Lighting	0%	100%	12
Bridges	By Negotiation	By Negotiation	
Trails along county highway	0% Local 50% Linking & Regional 100% Destination	100% Local 50% Linking & Regional 0% Destination	13
Trail Underpass/Overpass	0% Local 50% Linking & Regional 100% Destination	100% Local 50% Linking & Regional 0% Destination	14
Landscaping	25% up to State Aid Limit	75%	15
Aesthetic Treatments	0%	100%	16
Highway Signs	100%	0%	
Electronic/Specialty Signs	By Negotiation	By Negotiation	
Noise Walls	By Negotiation	By Negotiation	17
Mobilization	Pro-rated by const. share	Pro-rated by const. share	
Erosion Control	Pro-rated by const. share	Pro-rated by const. share	
Traffic Control	Pro-rated by const. share	Pro-rated by const. share	
Engineering Services	Pro-rated by const. share	Pro-rated by const. share	
Other items	By Negotiation	By Negotiation	



Carver County

Division of Public Works

Conventional Project Notes

1. Fee title and permanent and temporary easements needed for projects on the existing county highway system or newly established or dedicated county highway system including the property needed for storm water treatment basins and wetland mitigation sites.
2. Includes grading and removal items. Applies to county roads and work necessary to tie in existing public street approaches. Enhancements to public streets approaches are the responsibility of the municipality. New public or private street approaches are the responsibility of the municipality.
3. Applies to county roads and work necessary to tie in existing public street approaches. Enhancements to public streets approaches are the responsibility of the municipality. New public or private street approaches are the responsibility of the municipality.
4. Includes grading, base and surfacing. Applies to county roads and work necessary to tie in existing public street approaches. Enhancements to public streets approaches are the responsibility of the municipality. New public or private street approaches are the responsibility of the municipality.
5. Includes catch basins, manholes, storm sewer pipes, outlet structures, grit chambers, and water quality and rate control ponds/basins. The county share is based on the ratio of contributing flow from the right of way to the total contributing flow.
6. Existing sidewalk impacted by the highway construction will be replaced in kind by the county.
7. Existing curb and gutter and pedestrian ramps impacted by the highway construction will be replaced in kind by the county.
8. The county pays for standard median design which is plain concrete. If a municipality requests decorative median the municipality pays the additional cost above the cost of a standard median.
9. Concrete aprons are installed at locations determined by the county. Driveways beyond the apron are constructed in-kind.
10. Applies to new and replacement traffic signals. Includes all components that make up a permanent warranted traffic control signal system with steel poles and mast arms installed at an intersection of a county highway and public roadway at an approved location by the county. The county pays 0% of a signal system at a private access/road. The municipality pays 100% of the furnishing and maintenance of electrical power to the traffic signal. The cost to modify, update or completely reconstruct the signal system will be shared at the same percentage as the original installation.
11. Designed to light an intersection for traffic safety purposes. Locations will be determined by the county.
12. Decorative type lighting along the roadway.
13. Applies to trails constructed with county road projects only. Stand alone trail projects are handled separately. Locations and descriptions are shown in the Carver County Comprehensive Plan and other related trail plans and policy documents. Applies to all costs associated with trail including but not limited to: grading, drainage, base, surfacing, pedestrian ramps, wetland mitigation due to trail impacts and additional right way needed for the trail. The county will only participate in trails constructed to meet State Aid Rules and Standards. Costs for major rehabilitation or replacement will be shared at the same percentage as the original installation. Townships are exempt from paying for trails.
14. Underpasses spanning 10 feet or more are considered bridges and will be added to the county bridge safety inspection program.
15. Landscaping items as approved by the county. State Aid limit is 5% of annual construction allotment.
16. Aesthetic items that do not serve a specific transportation use such as streetscaping, median plantings, decorative railing, ornamental fencing etc. All approved median plantings require irrigation.
17. Additional costs for decorative noise walls will be the responsibility of the requesting agency.

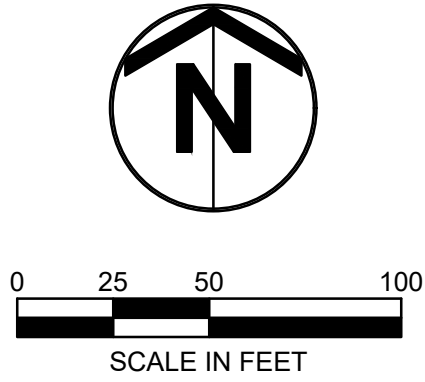


Carver County

Division of Public Works

C. Maintenance - Maintenance of county highways constructed under this policy will be as follows unless specified differently in a separate maintenance agreement.

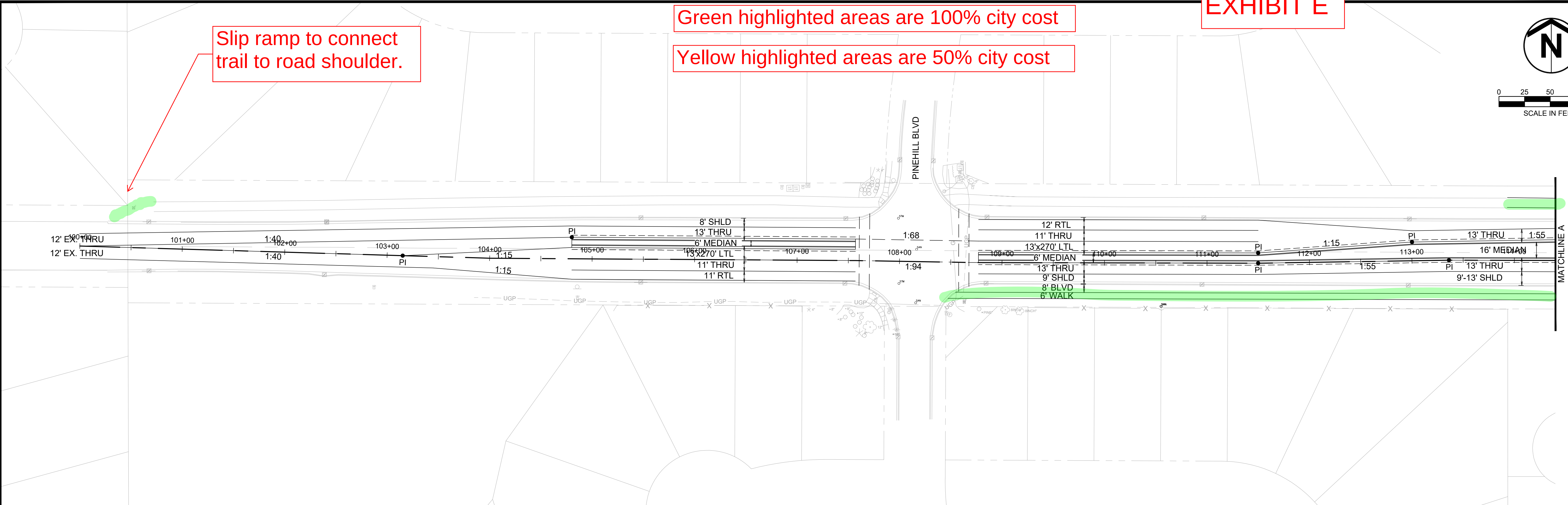
1. The county is responsible for maintenance of the county highway between curbs or between outside edges of shoulders. This includes but is not limited to snow and ice control, patching, crack sealing, seal coating, pavement rehabilitation, shouldering, striping and sign replacement. In addition, the county is responsible for routine maintenance outside the edge of shoulder and within the right of way of a rural county highway. The county may enter into agreements with municipalities to perform highway maintenance.
2. The municipality is responsible for maintenance of the boulevard, landscaped median, trees, shrubs, irrigation systems, sidewalk, retaining walls, steps, aesthetic treatments, and other urban appurtenances within the right-of-way of an urban county highway.
3. The county is responsible for maintenance of bridges and culverts on the county route.
4. The municipality is responsible for maintenance of its utilities and storm sewer systems including detention/treatment basins. Costs to replace elements of storm sewer systems will be shared at the same percentage as the original installation.
5. The county is responsible for maintaining roundabouts with the exception of island landscaping and aesthetic treatments which are the responsibility of the municipality.
6. Unless stipulated by special agreement, the county will own and is responsible for maintaining traffic signal systems (with the exception of the attached lighting) at county road intersections with local public roadways and private streets. The municipality is responsible for maintaining the signal lighting and the electrical power to the signal system. The cost to modify, update or completely reconstruct the signal system will be shared at the same percentage as the original installation.
7. The municipality is responsible for maintenance of intersection lighting at a county road and local road intersection. The county is responsible for maintenance of intersection lighting at a county road and county road intersection.
8. The municipality is responsible for the maintenance of street lights.
9. The municipality is responsible for maintaining trails within the county highway right-of-way. Costs for major rehabilitation or replacement will be shared at the same percentage as the original installation.
10. The municipality is responsible for maintaining pedestrian underpasses and overpasses.
11. The county is responsible for maintaining highway signs.
12. The county is responsible for maintaining electronic/specialty signs. The costs of maintenance will be shared at the same percentage as the original installation.
13. Maintenance of noise walls is the responsibility of the agency paying for the initial installation.



Slip ramp to connect
trail to road shoulder.

Green highlighted areas are 100% city cost

Yellow highlighted areas are 50% city cost



PLOT DATE: Mar 25, 2026 - 5:51pm
FILENAME: K:\a1\Carver\Cy\2379000\04_Production\01_CAD\03_Concepts\C-SOUTH SHIFT CONCEPT-3.25.2026.dwg

NO.	DATE	BY	DESCRIPTION OF REVISIONS

DESIGN LAYOUT
NOT FOR CONSTRUCTION



CSAH 10
RESURFACING PROJECT

CARVER COUNTY

CONSTRUCTION PLAN & PROFILE
SOUTH SHIFT OPTION

SAP 010-610-062

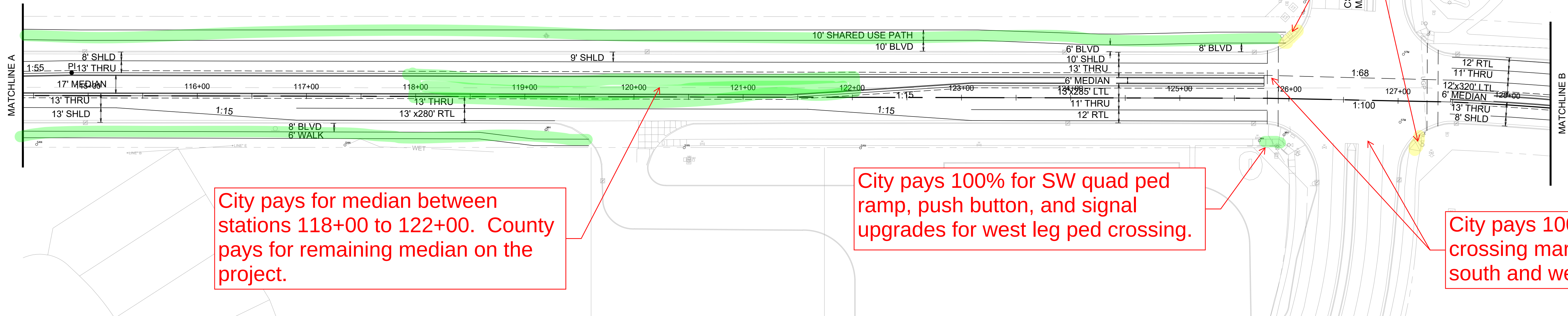
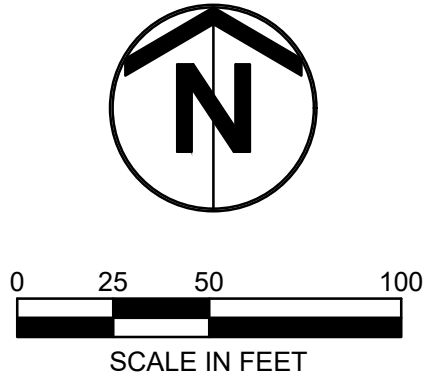
CP 218925

SHEET NO. 1 OF 3 SHEETS

Green highlighted areas are 100% city cost

Yellow highlighted areas are 50% city cost

City pays 50% for NW & SE quad ped ramps and push buttons.



PLOT DATE: Mar 25, 2026 - 5:51pm
FILENAME: K:\a1\Carver\Cy\23790000\04_Production\01_CAD\03_Concepts\C-SOUTH SHIFT CONCEPT-3.25.2026.dwg

NO.	DATE	BY	DESCRIPTION OF REVISIONS

DESIGN LAYOUT
NOT FOR CONSTRUCTION



CSAH 10
RESURFACING PROJECT

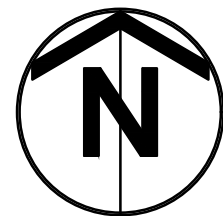
CARVER COUNTY

CONSTRUCTION PLAN & PROFILE
SOUTH SHIFT OPTION

SAP 010-610-062

CP 218925

SHEET NO. 2 OF 3 SHEETS



0 25 50 100
SCALE IN FEET



PLOT DATE: Mar 25, 2026 - 5:51pm
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NO.	DATE	BY	DESCRIPTION OF REVISIONS

DESIGN LAYOUT
NOT FOR CONSTRUCTION



CSAH 10
RESURFACING PROJECT

CARVER COUNTY

CONSTRUCTION PLAN & PROFILE
SOUTH SHIFT OPTION

SAP 010-610-062

CP 218925

SHEET NO. 3 OF 3 SHEETS



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 3, 2026
Item Name:	8.6. CONT. - Ordinance Amendment Related to Retail Cannabis Buffers
Originating Dept:	Community Development
Presented By:	Lane Braaten
Previous Council Action:	None
Item Type:	Consent

RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Adopt Ordinance No. 794 Amending Section 900.05.7, B-1, Highway Business District, Section 900.05.11, I-1, Industrial Park District, Section 900.05.12, I-2, General Industrial District, Section 900.06.1.D. Cannabis Retail Business Buffer Requirements and Section 900.11, Uses Permitted by Conditional Use Permit (CUP) and Interim Use Permit (IUP).

Adopt Resolution No. 2026-182 Approving the summary publication of Ordinance No. 794

EXPLANATION OF AGENDA ITEM:

The City Council, at their regular meeting on July 20th, 2026, reviewed the additional information provided and directed staff to draft a formal ordinance amendment related to cannabis buffers, and microbusinesses/mezzobusinesses with retail components in the commercial and industrial districts. Attached is a draft ordinance amendment for consideration.

The information below was included in the packet materials reviewed by the City Council on June 15, 2026, and July 20th, 2026.

The City Council, at their regular meeting on June 15th, 2026, reviewed the ordinance amendment application submitted by Charles Levine related to amending the cannabis retail buffers and allowing micro and mezzobusinesses as a conditional use in the B-1, Highway Business District. The Council directed staff to provide additional information related to the following items:

1. Feedback from ISD110 related to the requested buffer reductions;
2. Provide additional information related to adopted buffer requirements in other communities for comparison purposes; and
3. Provide a draft version of an ordinance amendment reflecting the revisions necessary to allow a mezzo or microbusiness with a retail component for the property located at 1320 Mill Lane.

Staff spoke with Superintendent, Brian Gersich of ISD 110, and he did not have any concerns with a reduction in the buffers as long as retailers are taking the necessary steps within State Statute to prevent products not being sold or marketed to those underage and that any violations of under-age sales regulations are held accountable.

Staff reached out to 12 communities on the west side of the metro, ranging from generally entirely urban to smaller stand-alone communities west of Waconia and found the following:

1. 4 of the 12 apply the exact same buffers that the City of Waconia has adopted.
2. 2 of the 12 apply NO BUFFERS at all (Chaska & Shakopee).
3. 2 of the 12 apply 500 ft. buffers for schools, parks, daycares, and mental health facilities
4. 2 of the 12 = same buffers as Waconia except they only require the park buffers to be measured from the amenity, not the park boundary
5. 1 requires only a 1,000 ft. buffer from schools, no other buffers. This buffer indicates a 200 ft. min. distance between cannabis retailers
6. 1 requires a 500 ft. buffer from the perimeter of the principal structure of the school to the retail structure and a 500 ft. buffer from a residential mental health facility.

So, in summary, 1/3 of the properties surveyed apply the exact same buffers as the City of Waconia. 1/3 of the cities allow a 500 ft. buffer from schools, which could be measured from the property lines or from the principal structures, and two of the cities require no buffers at all. The variation in the application of buffers just in the west metro area is significant and provides the Council with the examples of how other communities are addressing the cannabis retail topic.

Finally, at the request of the Council, staff has included a draft redlined copy of an ordinance amendment that could allow micro and mezzobusinesses with a retail component to be allowed as a conditional use in the B-1, Highway Business District (see attached). Additionally, if the Council is inclined to approve the ordinance amendment, staff felt it prudent to include language which would allow micro and mezzobusinesses within the industrial districts as a permitted use as long as the required retail buffers are met. This we believe was an oversight as part of the initial cannabis discussions and could be addressed as part of this update if the Council finds that the requested amendment is in the best interest of the community.

The information below was included in the original packet materials reviewed by the City Council on June 15, 2026. As a reminder, the Planning Commission recommended denial of the ordinance amendment application via a 4-0 vote.

APPLICANT INFORMATION

Applicant: Charlie Levine, Laketown Farms, LLC

REQUEST

The applicant, Charlie Levine, has submitted an Ordinance Amendment application proposing to amend Section 900.05.7, B-1, Highway Business District; Section 900.06.1.D. Cannabis Retail Business Buffer Requirements; and Section 900.11, Uses Permitted by Conditional Use Permit (CUP) and Interim Use Permit (IUP). Specifically, the applicant is proposing amendments to the B-1, Highway Business District to allow cannabis mezzobusinesses and cannabis microbusinesses as an interim use in the district. Additionally, the amendments

propose reductions to the retail buffer setbacks from both school parcels and park parcels.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 515, Use of Cannabis in Public Places
2. Section 900.04, Definitions
3. Section 900.05.7. B-1, Highway Business District
4. Section 900.06.1.D, Cannabis Retail Business Buffer Requirements
5. Section 900.11, Uses Permitted by Conditional Use Permit (CUP) and Interim Use Permit (IUP)

DEFINITIONS:

Cannabis business has the meaning given it in Minn. Stat. § 342.01, subd. 14.

Cannabis mezzobusiness means a vertically integrated license offered by the OCM that allows a license holder to cultivate (fifteen thousand (15,000) square foot plant canopy limit), manufacture, and sell cannabis and related products.

Cannabis microbusiness means a vertically integrated license offered by the OCM that allows a license holder to cultivate (five thousand (5,000) square foot plant canopy limit), manufacture, and sell cannabis and related products.

Cannabis retail business means the retail location(s) of a: i) cannabis mezzobusiness with a retail operations endorsement; ii) a cannabis microbusiness with a retail operations endorsement; iii) a medical cannabis combination businesses operating a retail location; or iv) a lower-potency hemp edible retailer.

Cannabis retailer means any person, partnership, firm, corporation, or association, foreign or domestic, selling cannabis product to a consumer in any form, and not for the purpose of resale.

Conditional use means those occupations, vocations, skills, arts, businesses, professions, or uses specifically designated in each zoning use district, which for the respective conduct or performance in such designated use districts may require reasonable, but special, peculiar, unusual or extraordinary limitations, facilities, plans, structures, thoroughfares, conditions, modification or regulations in such use district for the promotion or preservation of the general public welfare, health, convenience, or safety therein and in the county, and therefore may be permitted in such use district only by a conditional use permit (CUP).

District refers to a specific zoning district as described in the zoning ordinance.

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

Lower-potency hemp edible has the meaning given it under Minn. Stat. § 342.01, subd. 50.

Medical cannabis combination business has the meaning given it in Minn. Stat. § 342.515.

OCM means the Minnesota Office of Cannabis Management.

Use, permitted means a use which conforms with the requirements of the zoning district within which it is located.

BACKGROUND:

The Ordinance Amendment is in response to conversations with the applicant related to the possible acquisition of 1320 Mill Lane. Specifically, our current City Code language as drafted would not allow cannabis micro and mezzo businesses in the B-1, Highway Business District. Additionally, our current buffer requirements from both the Waconia Middle School and the park setback from Bent Creek Park would prohibit cannabis retail in this location.

ORDINANCE AMENDMENT ANALYSIS:

1. The City Council adopted our cannabis related ordinances in December of 2024, subsequent to the Minnesota Legislature passing a comprehensive bill to legalize adult use cannabis back in 2023. In summary, our City Code allows the following:
 - a. Cannabis **Retail** Business in the B-1, Highway Business District, the B-2, General Business District, and the B-3, Central Business District as a permitted use with special restrictions subject to the buffer requirements set forth in City Code, which in summary include:
 - i. 1,000 feet from a school property
 - ii. 500 feet from a license day care property
 - iii. 500 feet from a residential treatment facility
 - iv. 500 feet from an attraction used by children in a public park
 - b. Cannabis Businesses licensed or endorsed for **cultivation, manufacturing, wholesale, transportation or delivery** are allowed as a permitted use with special restrictions in the I-1, Industrial Park District and the I-2, General Industrial District.
 - c. **Medical Cannabis** combination businesses are allowed as a permitted use with special restrictions in the I-1, Industrial Park District and the I-2, General Industrial District.
 - d. Businesses licensed or endorsed for **low-potency hemp edible manufacturer** are allowed as a permitted use with special restrictions in the I-1, Industrial Park District and the I-2, General Industrial District.
2. The current city code, as an oversimplification, allows retail use in the highway commercial and downtown districts if you meet the buffer requirements. Additionally, the buffers are not applicable for the sale of low-potency hemp edibles. All manufacturing, growing, etc. is allowed in our industrially zoned properties, but our City Code does not allow retail sales in our industrial parks.
3. To help inform the conversation staff have created some buffer maps showing existing cannabis retail setbacks and possible buffer setback amendments. The buffer setback options are not a recommendation but rather an example of the current condition versus what additional properties may become available cannabis retail options if the buffers were to be reduced (see attached).
4. Generally speaking, based on a review of the existing and example buffer maps, our existing buffers allow for approximately 9 properties that conform to the buffers and zoning required for a cannabis retail location. These properties are scattered throughout the community, with some along Hwy. 5 and the others downtown.
5. As a point of consideration, if the Planning Commission and Council were to reduce the buffers to 500 ft. from a school property and 250 from a park and/or park attraction, there would be approximately 54 properties that would conform to the buffers and zoning required for a cannabis retail location. The majority of these properties would be located near Mackenthun's and Waconia Dodge, seven near the Target development and over 25 properties within the downtown district.
6. Please note that even with the buffer reduction example that includes 500 ft. from a school and 250 ft. from a park/park activity area, the subject property at 1320 Mill

Lane would still not meet the retail buffer requirements as the measurement is made from the property boundaries. If the Planning Commission and City Council are interested in a possible amendment to the buffers, it could also be an option to measure the required buffers from structure (i.e. school) to structure (i.e. the principal structure at 1320 Mill Lane).

7. Helpful information related to buffers is also included on the City Website on the Cannabis Licensing page. I have provided a link below for convenience.
 - a. <https://www.waconiamn.gov/573/Cannabis-Licensing>
8. The applicant is requesting an amendment to allow cannabis microbusinesses and cannabis mezzobusinesses as an interim use in the B-1, Highway Business District. An interim use is similar to a conditional use but requires a known termination date. Any consideration of approval should clarify if this use should be an interim or conditional use.
9. The draft language has been submitted to the City Attorney for review and comment. Staff will provide the City Attorney comments when received.
10. Based on the population of the City of Waconia, and the City Code adopted, only two cannabis retail locations are allowed. To date we have had a lot of interest, and one application was submitted, but we have not issued a cannabis retail license.

PUBLIC NOTICE/COMMENT:

The notice was published in the WACONIA PATRIOT on May 21st, 2026, and posted at Waconia City Hall. To date we have received one public hearing comment which has been attached to this report for review and consideration.

RECOMMENDATION:

The Planning Commission, at their regular meeting on June 4th, 2026, held the required public hearing, took all public comment and reviewed all pertinent information related to the proposed draft ordinance language. The Planning Commission recommended denial via a 4-0 vote subject to the findings identified in the attached draft resolution of denial.

ATTACHMENTS:

1. Ordinance No. 794 Amending Chapter 900 Cannabis Buffers and Uses
2. Resolution No. 2026-182 Summary Publication Ordinance 794
3. Laketown Farms Proposed Ordinance Amendment & Interim Use Permit

FINANCIAL IMPLICATIONS:	ADVISORY BOARD RECOMMENDATIONS:
Funding Sources & Uses:	Planning Commission:
Budget Information:	Park Board:
_____ Budgeted	Personnel Committee:
_____ Non-Budgeted	Other: More sample text.
_____ Amendment Required	

**CITY OF WACONIA
ORDINANCE NO. 794**

**AN ORDINANCE AMENDING CHAPTER 900
REGARDING CANNABIS ZONING REQUIREMENTS**

The City Council of the City of Waconia ordains:

FINDINGS AND PURPOSE

Chapter 900 of the Waconia City Code (the “Code”) regulates zoning in the City of Waconia (the “City”). A new law permitting recreational, adult use cannabis (Minnesota Statutes, Chapter 342) recently went into effect. In response to this new law, the City previously adopted regulations for where cannabis related businesses are permitted, including applicable buffer zone requirements. Further, based on a review of the existing permitted uses and the applicable buffers the Council finds it appropriate to amend the buffers to allow microbusinesses and mezzobusinesses as a conditional use in the B-1, Highway Business District.

The purpose of this ordinance is to amend Chapter 900 of the Code to: i) amend the cannabis buffers related to retail locations; and ii) to amend the B-1, Highway Business District to allow microbusinesses and mezzobusinesses as a conditional use.

AMENDMENTS

1. Section 900.05.7, A, subdivision 5, regarding uses permitted by CUP in the B-1, Highway Business District subject to the requirements of section 900.11 is hereby amended to add the following sub-subdivisions to the existing text:
 - e. Cannabis mezzobusiness with a Retail Operation Endorsement, subject to the buffer requirements set forth in section 900.06.01, D, of this chapter and the requirements of chapter 515 of the Code*
 - f. Cannabis microbusiness with a Retail Operation Endorsement, subject to the buffer requirements set forth in section 900.06.01, D, of this chapter and the requirements of chapter 515 of the Code*
2. Section 900.05.11, A, subdivision 5, regarding uses permitted with special restrictions in the I-1, Industrial Park District, is hereby amended to add the following sub-subdivisions to the existing text:
 - f. Cannabis mezzobusiness with a Retail Operation Endorsement, subject to the buffer requirements set forth in Section 900.06.01, D, of this chapter and the requirements of Chapter 515 of the Code.*
 - g. Cannabis microbusiness with a Retail Operation Endorsement, subject to the buffer requirements set forth in Section 900.06.01, D, of this chapter and the requirements of chapter 515 of the Code.*
3. Section 900.05.12, A, subdivision 5, regarding uses permitted with special restrictions in the I-2 General Industrial District, is hereby amended to add the following sub-subdivisions to the existing text:

- f. *Cannabis mezzobusiness with a Retail Operation Endorsement, subject to the buffer requirements set forth in Section 900.06.01, D, of this chapter and the requirements of Chapter 515 of the Code.*
 - g. *Cannabis microbusiness with a Retail Operation Endorsement, subject to the buffer requirements set forth in Section 900.06.01, D, of this chapter and the requirements of chapter 515 of the Code.*
- 4. Section 900.06.1, subdivision D, sub-subdivisions 1 and 4, regarding cannabis retail business buffer requirements are amended to modify the retail buffer requirements as shown below, with deletions shown in strikethrough text and additions shown with underlining:
 - 1. *No cannabis retail business shall be located or operated within one thousand (1,000) feet of a school, as measured in a straight line from the closest point of the primary structure of the building where the cannabis retail business is located to the closest point of the school building.*
 - ...
 - 4. *No cannabis retail business shall be located or operated within two hundred and fifty (250) feet of an attraction within a public park that is regularly used by minors, including a playground or athletic field, as measured in a straight line from the closest point of the property line of the lot where the cannabis retail business is located to edge of the attraction within the public park.*
- 5. Section 900.11, Subd. 1.B. regarding specific requirements related to specific conditional uses, is amended to add the following paragraph:
 - 19. *Cannabis Mezzobusiness and Cannabis Microbusiness with a Retail Operation Endorsement:*
 - a. *Must be licensed by the State of Minnesota and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management;*
 - b. *Security plan consistent with all requirements of the State Office of Cannabis Management;*
 - c. *Waste management plan consistent with all requirements of the State Office of Cannabis Management;*
 - d. *The facility shall not produce noxious or nuisance causing odors, subject to the following conditions:*
 - 1. *The facility shall be ventilated so that all odors cannot be detected by a person with a normal sense of smell at the exterior of the facility or at any adjoining use or property.*
 - 2. *Growing cannabis must comply with all applicable laws and shall not produce noxious or dangerous gases or odors or otherwise create a danger to any person or entity in or near the facility.*

- 3. An odor maintenance plan must be submitted to the City for review and approval.*
- 4. At the City Council's discretion, the applicant may be required to provide plans that show appropriate odor control systems so as not to produce any noxious or dangerous gases or odors or create any person or entity in or near the facility;*
- e. On site cannabis consumption may not take place outdoors and must be completely enclosed within the building.*
- f. All cannabis retail sales activities conducted as part of the microbusiness or mezzobusiness are subject to all regulations that apply to dispensaries;*
- g. All storage and warehousing must occur in a completely enclosed building;*
- h. Outdoor storage of containers, pallets, waste/recycle containers, etc. is prohibited.*
- i. Hours of operation shall be subject to the city council's approval and memorialized in the resolution approving the conditional use permit. Any change to the approved hours shall require an amendment to the conditional use permit, which may be granted or denied in the city council's discretion.*
- j. The mezzobusiness and/or microbusiness shall include a retail component.*

EFFECTIVE DATE

This ordinance is effective upon publication.

Passed and adopted by the City Council of the City of Waconia this 3rd day of August 2026.

Tim Litfin, Mayor

ATTEST: _____
Jackie Schulze, Assistant City Administrator

**CITY OF WACONIA
RESOLUTION NO. 2026-182**

A RESOLUTION APPROVING SUMMARY PUBLICATION OF ORDINANCE NO. 794

WHEREAS, the City Council of the City of Waconia, Minnesota (the “City”) adopted Ordinance No. 794 on August 3rd, 2026 (the “Ordinance”); and

WHEREAS, pursuant to Minnesota Statutes §412.191, the City may publish the title and a summary of an Ordinance instead of its full text if the summary informs the public of the intent and effect of the Ordinance and the summary is approved by a four-fifths vote of the City Council; and

WHEREAS, the City Council finds: i) the summary set forth below informs the public of the intent and effect of the Ordinance; and ii) the title and summary of the Ordinance should be published instead of the full text of the Ordinance;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Waconia, Minnesota, as follows:

1. The above recitals and findings are incorporated as resolutions of the City Council.
2. The following official summary of Ordinance No. 794 is hereby approved:

ORDINANCE NO. 794, AN ORDINANCE AMENDING CHAPTER 900 REGARDING ZONING, amends Chapter 900 of the Waconia City Code to: i) amend the cannabis buffers related to retail locations; ii) amend the B-1, Highway Business District to allow microbusinesses with a retail component and mezzonbusinesses with a retail component as a conditional use; iii) amend the I-1, Industrial Park District and the I-2, General Industrial District to allow microbusinesses and mezzobusinesses with a retail component as a permitted use subject to buffer requirements; iv) amend the conditional use section to provide specific requirements related to cannabis microbusinesses with a retail component and cannabis microbusinesses with a retail component in the B-1, Highway Business District.

The full text of the ordinance is available for public inspection during regular office hours at the office of the City Clerk, City Hall, 201 South Vine Street, Waconia, and will also be posted at City Hall. Further, any person may request the City to send the full text of the ordinance via standard or electronic mail by calling City Hall at (952) 442-2184.

3. The City Administrator shall submit the Ordinance title and summary to a qualified newspaper for publication using bold type no smaller than eight points in size.

Passed and adopted by the City Council of the City of Waconia this 3rd day of August 2026.

Tim Litfin, Mayor

ATTEST:

Jackie Schulze, Assistant City Administrator

Proposed Ordinance Amendment & Interim Use Permit Consideration

Laketown Farms, LLC – Relocation to 1320 Mill Lane, Waconia, Minnesota

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

Dear Mr. Braaten and Members of the Planning Commission,

Thank you for taking the time to discuss the City's cannabis ordinance and the future relocation plans for Laketown Farms, LLC. We appreciate the City's thoughtful and cautious approach to implementing cannabis regulations in Waconia and value the opportunity to collaboratively discuss a path forward that aligns with the City's planning objectives, public safety priorities, and economic development goals.

Laketown Farms, LLC is a locally owned and operated Minnesota cannabis microbusiness currently licensed through the Minnesota Office of Cannabis Management (OCM). Our ownership group has operated compliant hemp and ingredient processing operations in Waconia for several years under Hemp Acres and Laketown Mills, maintaining strong regulatory compliance, professional operations, and significant investment within the community.

We are respectfully requesting the City consider targeted amendments to the cannabis zoning ordinance that would allow Laketown Farms to relocate operations to the former J. Carver Distillery property located at 1320 Mill Lane.

The proposed relocation would allow for the adaptive reuse of an existing commercial facility while preserving local investment, jobs, tax base, and long-term economic activity within Waconia.

Background of Proposed Relocation

The property located at 1320 Mill Lane is currently zoned B-1 Highway Business District. Under the City's existing cannabis ordinance, retail cannabis operations are conditionally permitted within B-1 districts. However, the current 1,000-foot buffer requirements from schools and parks effectively restrict the property from qualifying despite its otherwise appropriate commercial location and operational compatibility.

Additionally, while retail cannabis operations may be considered within B-1 zoning, cultivation and manufacturing activities are currently limited exclusively to industrial districts. Because Laketown Farms operates under a state-issued microbusiness license structure that integrates retail, manufacturing, and indoor cultivation under one operational framework, the current ordinance unintentionally prevents otherwise compatible adaptive reuse opportunities at commercially appropriate properties such as 1320 Mill Lane.

To address these issues in a limited and controlled manner, we respectfully request consideration of the following ordinance modifications.

Request #1 – Modification of Cannabis Buffer Requirements

We respectfully request the City evaluate reducing the current cannabis setback requirements from schools and parks from 1,000 feet to a range of approximately 300–500 feet, or alternatively revise the measurement methodology to better reflect practical land-use conditions.

We fully understand and support the City's goal of maintaining appropriate separation between cannabis businesses and sensitive uses. However, the current setback distances may unintentionally function as a practical prohibition on otherwise appropriate commercial properties within the B-1 district due to overlapping park and school buffer areas throughout the City.

State-licensed cannabis businesses in Minnesota operate under substantial regulatory oversight, including:

- Age-restricted entry requirements
- Mandatory surveillance systems
- Inventory tracking through METRC
- Security and alarm monitoring
- Product testing requirements
- Restricted operating procedures
- State compliance inspections

Modern cannabis retail operations function more similarly to regulated pharmacies or controlled adult-use retailers than traditional nuisance uses. Furthermore, the proposed location is a destination commercial property rather than a neighborhood storefront or pedestrian-oriented school-adjacent business.

We respectfully believe that refining the setback standards would still preserve the City's intent while allowing limited flexibility for commercially appropriate sites.

We also request the City evaluate how many B-1 parcels would realistically become eligible under modified setbacks. Based on the City's existing park and school geography, we believe only a limited number of commercially developed parcels would qualify, thereby avoiding unintended widespread expansion of cannabis retail locations.

Importantly, the City's existing limitation of two retail registrations would remain unchanged, further ensuring controlled and limited market presence.

Request #2 – Allow Cannabis Microbusiness and Mezzobusiness Operations in B-1 Through an Interim Use Permit (IUP)

Rather than pursuing rezoning of the property, we respectfully request the City consider allowing cannabis microbusiness or mezzobusiness operations that include manufacturing and indoor cultivation activities within the B-1 Highway Business District through an Interim Use Permit process.

We believe the Interim Use Permit structure provides the City with the most balanced and controlled approach because it allows case-by-case review and ongoing oversight while preserving flexibility for the City to impose operational conditions tailored to each site.

This approach would allow the City to maintain control over:

- Security requirements
- Odor mitigation standards
- Lighting controls
- Traffic management
- Hours of operation
- Signage limitations
- Operational review standards
- Compliance enforcement mechanisms

Importantly, the former J. Carver Distillery property is uniquely suited for this type of use due to its existing infrastructure, commercial character, parking capacity, and prior history of regulated production activities.

The site previously supported alcohol production, processing, tasting room operations, and public visitation. We believe a professionally operated cannabis microbusiness would be operationally compatible with the property and, in many respects, less impactful than previously permitted uses.

Security & Operational Commitment

Security and compliance remain top priorities for Laketown Farms. If approved, the proposed facility would incorporate extensive operational controls including:

- 24/7 monitored surveillance systems
- Controlled access entry systems
- Restricted employee access areas

- State-compliant inventory tracking
- Commercial alarm systems
- Secure storage vaults
- Exterior lighting and monitoring
- Professional compliance management

Cannabis facilities are among the most heavily monitored and regulated commercial operations in Minnesota, and we are committed to operating at the highest professional standard.

Economic Development & Community Benefit

The proposed relocation would provide several long-term benefits to the City of Waconia, including:

- Adaptive reuse of an existing commercial facility
- Retention of a locally owned business within Waconia
- Continued private investment within the community
- Job creation and retention
- Increased commercial tax base utilization
- Productive reuse of a currently underutilized property

Laketown Farms is committed to being a long-term, compliant, and community-oriented business partner within Waconia.

We respectfully request the opportunity to continue discussions with City staff and the Planning Commission regarding these proposed ordinance amendments and potential Interim Use Permit framework considerations.

Thank you again for your time, guidance, and consideration.

Sincerely,
Charlie Levine



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: August 3, 2026	
Item Name: 8.7. Hiring of Probationary Firefighters	
Originating Dept: Administration	
Presented By: Jackie Schulze	
Previous Council Action: None	
Item Type:	Consent
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Adopt Resolution No. 2026-183 Authorizing Hire of Probationary Firefighters EXPLANATION OF AGENDA ITEM: The Waconia Fire Department currently has several vacant firefighter positions. To address ongoing staffing needs, the department has historically conducted seasonal recruitment efforts in the fall and spring. Following a recent recruitment, staff recommends the hiring of the following individuals as probationary firefighters. All candidates have successfully completed all pre-employment requirements, including a background check, medical evaluation, and psychological testing. All three come with either EMT or active firefighter certifications. • Landon Olsen • Jackson Derner • Taylor Zallek This will be the last firefighter hiring of 2026. ATTACHMENTS: 1. Resolution No. 2026-183 Authorizing Hire of Probationary Firefighters	
FINANCIAL IMPLICATIONS: Funding Sources & Uses: Budget Information: _____ Budgeted _____ Non-Budgeted _____ Amendment Required	ADVISORY BOARD RECOMMENDATIONS: Planning Commission: _____ Park Board: _____ Personnel Committee: _____ Other: _____ _____

**CITY OF WACONIA
RESOLUTION NO. 2026 - 183**

**RESOLUTION AUTHORIZING THE
HIRING OF PROBATIONARY FIREFIGHTERS**

WHEREAS, there are multiple vacant firefighter positions within the Waconia Fire Department; and

WHEREAS, the department recently completed interviews with several interested firefighters; and

WHEREAS, following the preemployment process, the recommendation is to hire the following individuals as probationary firefighters:

- Landon Olsen
- Jackson Derner
- Taylor Zallek

and;

NOW, THEREFORE, BE IT RESOLVED, that, the City Council of Waconia hereby approves the hiring of three probationary firefighters, with a start date of August 5, 2026.

Adopted by the City Council of the City of Waconia this 3rd day of August 2026.

Tim Litfin, Mayor

Attest: _____
Jackie Schulze, Assistant City Administrator



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 3, 2026
Item Name:	8.8. Street Banner Pole Use Policy
Originating Dept:	Administration
Presented By:	Shane Fineran
Previous Council Action:	None
Item Type:	Consent
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Motion to adopt Street Banner Pole Use Policy	
EXPLANATION OF AGENDA ITEM: With the completion of the final phase of downtown reconstruction in the near future, the installation of upgrades and purpose-built banner poles in the downtown core will be complete. These poles were primarily installed to be utilized by the city for the hanging of holiday lighting and street banners used by the city, as well as have the capability to support, in the future, Wi-Fi capability and video recording devices. These banner poles also have the ability to support local use to promote events, fundraising, etc. Similar to the community event monument sign located at Brook Peterson Park at the corner of Waconia Parkway S and Oak Avenue. With that use in mind, it is recommended that a banner use policy be adopted to outline the permitted use, banner material, limits, and process for reserving and paying for the use of the banners. A banner hanging fee was also part of the city's adopted fee schedule. The framework for the policy utilized the existing guidelines for the Community Event cabinet sign as to the permitted use, provided clear direction on banner size, material, and timeline for reservation. The banner hanging fee is also recommended to be increased to \$525 from \$150 to better reflect the staff, equipment, and hardware costs necessary to hang these requested banners. The adopted policy and guidelines will be available on our website with a request form routed through the Public Services Department.	
ATTACHMENTS: 1. Banner Pole Policy	
FINANCIAL IMPLICATIONS:	ADVISORY BOARD RECOMMENDATIONS:
Funding Sources & Uses:	Planning Commission:
Budget Information:	Park Board:
_____ Budgeted	Personnel Committee:
_____ Non-Budgeted	Other:
_____ Amendment Required	



Street Banner Pole Use Policy

This policy seeks to set a standard of process for the utilization of street banner pole locations within Waconia. The City of Waconia reserves the right to refuse any banner hanging request at the City's sole discretion.

Responding to or accommodating banner hanging requests is a non-essential public service provided by the City of Waconia for a fee, at the discretion of the City.

The primary and prioritized function of the banner poles is to provide public infrastructure to support the holiday lighting efforts of the city and promotion of City sponsored events.

The City of Waconia will consider the placement and hanging of banners requested by citizens of, or civic organizations within the City of Waconia.

The city reserves the right to approve all advertisement signage, pictures, and language.

Allowed banner use includes:

Promotion of an event of public interest taking place within or benefiting the general public of the city

Promotion of arts and cultural activities to include events, festivals, tourism, civic programs, major local sporting events

Unallowed banner use includes:

Advertising or promotion of a specific business, products, or services.

Advertising or promotion of a political or religious nature including political candidates, political parties, political or religious fundraising, political or social issues or messages and religious holidays.

Guidelines

The advertisement of all city sponsored events will have priority use of the banner poles.

The event must be a community-wide event that is open, without charge, to attendance by the public.

Promotion or advertisement for a single business will not be permitted.

Promotion or advertisement for a special event that promotes visitation or patronage of Waconia businesses or organizations will be permitted, provided the event is open, without charge, to attendance by the general public.

Promotion or advertisement of a fundraising event will be permitted for non-profit organizations only based in Waconia and primarily serving the citizens of Waconia, proof of non-profit status may be required.

Promotion of personal events such as birthdays, anniversaries, etc. will not be permitted.

The availability of banner poles will be on a first come, first serve basis with the schedule being kept by Public Services.

A maximum of 2 banner pole locations is allowed.

Banners will be able to be displayed for up to 30 days prior to the event.

Completed requests, including banner proof, and payment of the banner hanging fee as noted in the city's adopted fee schedule are due 30 days in advance of the hanging date.

Approved banners to be hung shall be delivered to the City 7 days in advance of the requested hanging date.

The group or organization which is sponsoring the event must pick up their banner within 3 business days after the conclusion of the event from Public Services.

Banners shall measure 20 feet in length by 4 feet in height and be made of 10-ounce mesh with 70/30 perforation. Grommets shall be placed every 2 feet along the banner with 1 inch webbing on all sides with d-ring corners.

Procurement and payment for the banner will be at the expense of the requestor.

Adopted by the Waconia City Council on August 3rd, 2026



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 3, 2026
Item Name:	8.9. Facade Improvement Grant - 138 1st Street West
Originating Dept:	Administration
Presented By:	Shane Fineran
Previous Council Action:	None
Item Type:	Consent
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Adopt Resolution No. 2026-184 Approving Facade Improvement Grant for 138 1st Street West	
EXPLANATION OF AGENDA ITEM: Mark Sullivan with Promise Church and Trending Upward Thrift Store has submitted a facade improvement grant application for signage and awning replacements at 138 1st St W, the former Freshwater Church location. The total project cost estimate is \$10,725 with a maximum grant eligible award of \$5,000. The project meets the standards of the program and policy. The applicant will need to submit a sign permit application for ultimate review and approval of the sign package included in the estimate to ensure conformity to the city's sign code provisions.	
ATTACHMENTS: 1. Resolution No. 2026-184 Facade Improvement 138 1st Street W	
FINANCIAL IMPLICATIONS:	ADVISORY BOARD RECOMMENDATIONS:
Funding Sources & Uses:	Planning Commission:
Budget Information:	Park Board:
_____ Budgeted	Personnel Committee:
_____ Non-Budgeted	Other:
_____ Amendment Required	

CITY OF WACONIA

RESOLUTION 2026-184

**RESOLUTION APPROVING FAÇADE IMPROVEMENT GRANT
FOR 138 1st STREET WEST**

WHEREAS, the City has approved three economic development programs to support the downtown commercial core, commercial and industrial sectors, and small business start-ups; and

WHEREAS, the City has received a Façade Improvement for 138 1st Street West.;
and

WHEREAS, proposed work includes signage and awning replacements; and

WHEREAS, the applicant will need to submit a sign permit for the proposed signage and awning prior to work commencing; and

WHEREAS, the proposed work is consistent with the goals of the Façade Improvement Grant and Economic Development Programs; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Waconia approves up to a \$5,000 façade improvement grant 138 1st Street W once eligible expenses are incurred.

Adopted by the Waconia City Council this 3rd day of August 2026.

Tim Litfin, Mayor

ATTEST: _____
Jackie Schulze, Assistant City Administrator



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: August 3, 2026	
Item Name: 8.10. Special Event Permit - Thrivent Back to School Jamboree	
Originating Dept: Administration	
Presented By: Sue Schwalbe	
Previous Council Action: None	
Item Type:	Consent
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Adopt Resolution No. 2026-185 approving a Special Event permit for Thrivent Financial for a back-to-school jamboree EXPLANATION OF AGENDA ITEM: Thrivent Financial has submitted a Special Event Permit for September 9, 2026, from 3:00 p.m. to 5:30 p.m. to host a free to the public, 3rd annual back-to-school celebration featuring a bounce house, DJ, face painting, balloon artists, crazy hair creations and lawn. The event would be free and open to the public. Donations will also be accepted to benefit the local non-profit Backyard Wishes. The event would utilize the north-west portion of Lot 1 and be closed to public parking during the event. Setup would occur at 2:00 pm and end at 6:30 pm. The applicant will be required to obtain barricades for the closure and post no-parking signs in the affected area notifying the public of the closure 48 hours prior to the event. ATTACHMENTS: 1. Resolution No. 2026-185 Special Event Permit - Thrivent Jamboree 2. Special Event Permit Thrivent Jamboree	
FINANCIAL IMPLICATIONS: Funding Sources & Uses: Budget Information: _____ Budgeted _____ Non-Budgeted _____ Amendment Required	ADVISORY BOARD RECOMMENDATIONS: Planning Commission: _____ Park Board: _____ Personnel Committee: _____ Other: _____

**CITY OF WACONIA
RESOLUTION NO. 2026-185**

**RESOLUTION APPROVING SPECIAL EVENT AND NOISE PERMIT
FOR SECOND ANNUAL WACONIA BACK TO SCHOOL JAMBOREE
AND ICE CREAM SOCIAL**

WHEREAS, City of Waconia has received an application for a special event and noise permit to occur on municipal streets from Thrivent Financial; and

WHEREAS, Thrivent Financial has requested use and closure of certain municipal parking area of Lot 1 to host a community Back to School Jamboree and Ice Cream Social with family fun activities; and

WHEREAS, the event will feature amplified sound for music performed by a DJ; and

WHEREAS, request the permitting of food trucks and/or other private food vending and concessions sales on public streets, public parking lots, within City Square Park during the event; and

WHEREAS, the applicant will be responsible to provide signage indicating time, date, and location of closure as well as the procurement, placement, and removal of barricades.

WHEREAS, the applicant shall furnish the City of Waconia with a certificate of insurance naming the city as an additional insured with the limits consistent with the Special Events Policy, procure and return necessary barricades and signage for the street closure, and notify adjacent businesses at least two weeks prior to the event; and

NOW, THEREFORE, BE IT RESOLVED That the City Council of the City of Waconia hereby approves the Special Event and Noise Permit for Thrivent Financial for a Back-to-School Jamboree and Ice Cream Social with family fun activities on September 9, 2026.

Adopted by the City Council of the City of Waconia this 3rd day of August 2026.

Tim Litfin, Mayor

Attest: _____
Jackie Schulze, Assistant City Administrator



CITY OF WACONIA

Special Event Permit

SECTION 1 – CONTACT INFORMATION

Applicant (person completing this form)

Name: Tate McDonald

Phone: 952-232-7550

Email: tate.mcdonald@thrivent.com

Role (Owner / Manager / Partner / Agent / Other): Assistant

On-Site Contact (required during event)

Name: Jessica Hess

Phone: 952-442-8461

Email: jessica.hess@thrivent.com

SECTION 2 – EVENT OVERVIEW

Event Name: 3rd Annual Waconia Back to School Jamboree

Event Date(s): 9/9/2026

Event Time: 3:00 PM to 5:30 PM

Setup Start Time: 2:00 PM Cleanup End Time: 6:30 PM

Event Location (address): 235 W Main Street

Is the event outdoors? ☒ Yes ☐ No

Is the event in a City park? ☐ Yes ☒ No

Estimated Attendance: 200-250

Are tickets sold? ☐ Yes ☒ No

If yes, admission price: \$

Brief description of event activities/entertainment:

Different stations around area of event with activities such as: Bounce house, DJ, face painting, etc.

SECTION 3 – CHECK ALL THAT APPLY

☒ Amplified sound (music, DJ, PA system)

☐ Alcohol will be served

☒ Street / sidewalk / public area closure

☐ Tents or temporary structures

☒ 150+ attendees

(You will only complete the matching sections below.)

SECTION 4 – FOOD, SAFETY & OPERATIONS (ALL EVENTS)

Food & beverage plan (who is serving, permits if needed):

Free ice cream will be served, we have worked with Main Scoop in prior years to staff/provide it.

Emergency / medical plan:

A certified athletic trainer from Ridgeview will be on-site to assist with any medical emergencies.

Trash plan (bins, cleanup):

We will be providing our own trash receptacles and bring trash back to our own dumps.

Will portable toilets be provided? ☐ Yes ☒ No

If yes, provider & quantity: _____

SECTION 5 – AMPLIFIED SOUND (ONLY IF APPLICABLE)

☐ No amplified sound

☒ Sound under 85 decibels

☐ Sound past 10:30 PM (waiver required)

Noise control plan: _____

SECTION 6 – STREET / PUBLIC AREA CLOSURE (ONLY IF APPLICABLE)

Closure requested? ☐ Yes ☒ No (Please provide traffic control and/or detour plan if checked "yes")

Duration: ☐ Under 15 minutes ☐ 15+ minutes

Streets/areas affected:

Traffic control vendor: _____

Emergency vehicle access plan:

SECTION 7 – ALCOHOL SERVICE (ONLY IF APPLICABLE)

Alcohol will be served? ☐ Yes ☒ No

Type of service (check all that apply): ☐ Temporary liquor license (separate application required) ☐

Licensed on-sale vendor(s) ☐ Licensed caterer ☐ Community festival designation

Alcohol provider(s): _____

Liquor liability insurance holder: _____

Alcohol service area & age-control plan:

Will security officers be hired? ☐ Yes ☐ No

SECTION 8 – TENTS / FIREWORKS (ONLY IF APPLICABLE)

Tents

Tent provider: _____
Tent size (sq. ft.): _____ (Permit required if over 400 sq. ft.)

SECTION 9 – CERTIFICATION & SIGNATURE

I certify that the information provided is accurate and that I will comply with all City of Waconia and State of Minnesota requirements.

Printed Name: Tate McDonald

Signature: Tate McDonald

Date: 6/24/2026

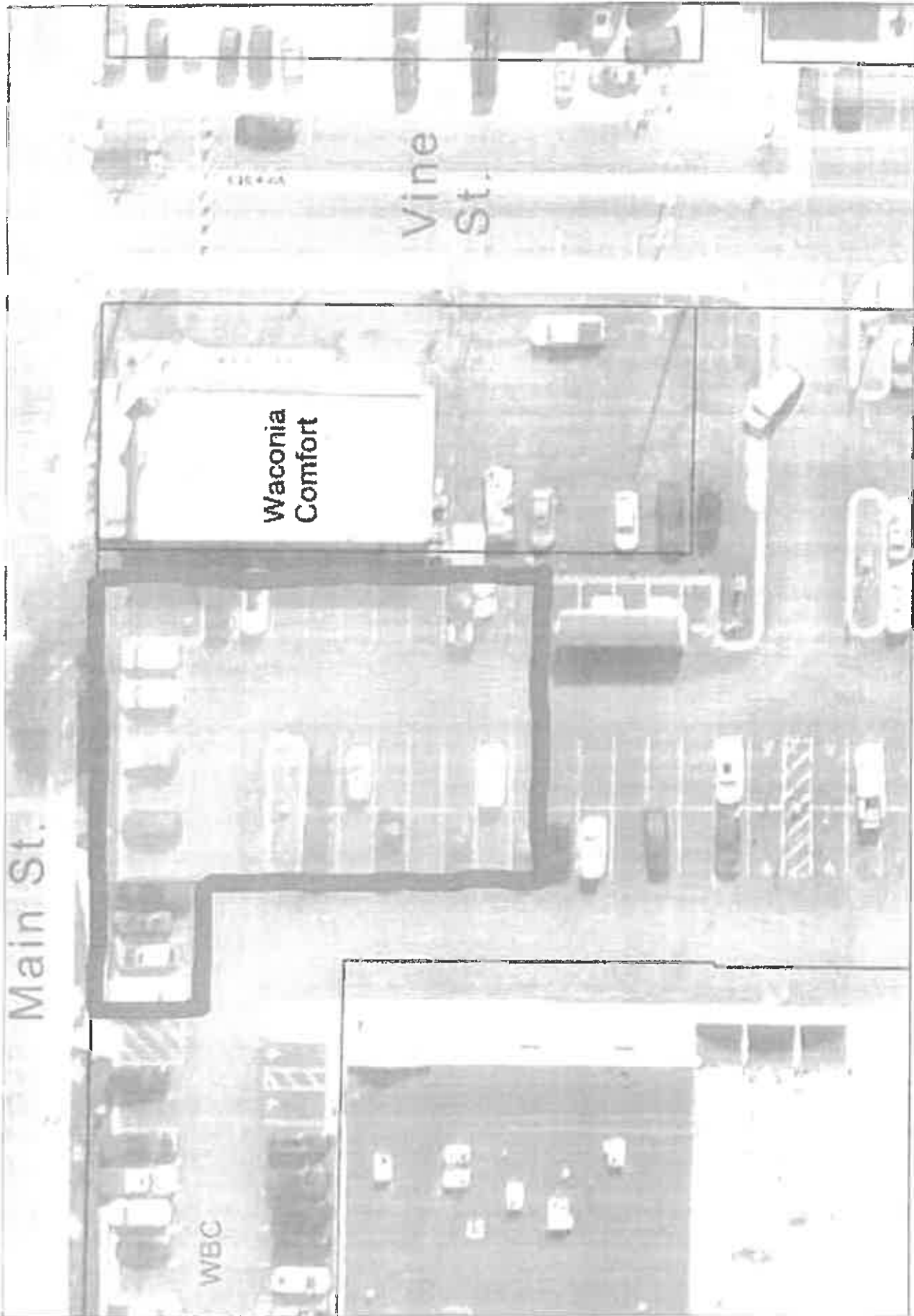
Submission Notes

- Submit at least **60 days before the event**
- Permit fee: **\$350 (non-refundable) See below for additional rates (only if applicable)**
 - Special Event Parking Lot Stall \$1.00 Per stall/per event \$250 max per application
 - Special Event On Street Parking Stall \$3.00 Per stall/per event \$500 max per application
- Temporary liquor license deadline: **60 days before event**
- Certificate of Insurance listing City of Waconia as the Certificate Holder: **10 days before event**

TENNESSEN WARNING: In connection with your request for a license, the City has asked that you provide information about yourself which may be classified as private, confidential, nonpublic, or protected nonpublic under the Minnesota Government Data Practices Act. This means that this data is not ordinarily available to the general public. Accordingly, the City is required to inform you of the following:

1. The purpose and intended use of the information requested is to determine if you or an applicant affiliated with you is eligible for a license from the City of Waconia.
2. You are not legally obligated to supply the request information.
3. The known consequence of supplying the requested information is that the information or further investigation could disclose information which could cause the license application to be denied.
4. The known consequences of refusing to supply the requested information is that the application for a license cannot be processed.
5. A criminal charge, arrest, or conviction will not necessarily bar you from obtaining a license with the City, unless the conviction is related to the matter for which the license is sought, according to Minnesota Statute 364.03. However, failure to reveal the requested criminal information will be considered falsification of the application and may be used as grounds for the denial of the application.
6. Other governmental agencies necessary to process your application are authorized by law to receive the information provided.
7. The City is required by law to furnish some of this information to the Department of Labor and Industry and the Minnesota Commissioner of Revenue

Signature of Applicant: Tate McDonald Date: 6/24/2026



Borrowed Equipment Agreement



Waconia Public Services
310 10th Street East
Waconia, MN 55387
Phone: 952-442-2615
Fax: 952-442-4963
publicservices@waconia.org
www.waconia.org

Application Date: 6/24/2025
Name: Tyler Johnson - Thrivent
Address: 129 W Main Street, Waconia
Phone: (952) 442-8461
Purpose: Waconia Back to School Block Jamboree
Date to Pick-up: 9/10/2025

All equipment pick-up and returns located at: Waconia Public Services facility, 310 10th Street East. Equipment may be obtained between the hours of 7 a.m. – 3 p.m., Monday through Friday. A \$100.00 deposit is required. The deposit will be refunded upon return of all equipment in good condition. Note: Upon return, equipment may NOT be left anywhere at the facility without first checking in with city staff. Not checking in may result in the loss of your deposit.

Equipment Needed:

Equipment	Number Needed
Cones	20
Type II Barricades (A-frame)	5
8ft. Barricades	5
Sandbags	8
Flashers	
Construction Fencing	
Posts	
Post Pounder	
Other, specify:	

Equipment Return Date: 9/11/2025

Please note: Any lost or damaged equipment will be the responsibility of the company/individual borrowing the equipment. The City of Waconia, or any of its employees, shall not be held responsible for any improperly used equipment that causes injury or damage to property.

Signature of Applicant: Tyler Johnson

Date: 6/24/2025

Office Use Only

Checked Out By: _____ Date: _____ ☐ Deposit Taken? ☐ Deposit Due @ Pickup

Checked In By: _____ Date: _____ ☐ Deposit Returned? Date Returned: _____

☐ Missing/Damaged? Specify: _____

Completed By: _____

☐ Billing Required? _____

Page 2 of 2



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 3, 2026
Item Name:	8.11. Temporary On-Sale Liquor License
Originating Dept:	Administration
Presented By:	Sue Schwalbe
Previous Council Action:	None
Item Type:	Consent
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Adopt Resolution No. 2026-186 approving a Temporary On-Sale Liquor License.	
EXPLANATION OF AGENDA ITEM: The Office of the City Administrator has received a temporary on-sale liquor license for the Waconia American Legion Post 150 for Nickle Dickle Day scheduled for September 18 through September 20, 2026. Sale and consumption of alcoholic beverages for this event will be limited to the parking lot and patio area associated with the 4 Main Building at 4 Main Street, Suite 1 in Waconia.	
ATTACHMENTS: 1. Resolution No. 2026-186 On Sale Temp Liquor License	
FINANCIAL IMPLICATIONS:	ADVISORY BOARD RECOMMENDATIONS:
Funding Sources & Uses:	Planning Commission:
Budget Information:	Park Board:
_____ Budgeted	Personnel Committee:
_____ Non-Budgeted	Other:
_____ Amendment Required	

**CITY OF WACONIA
RESOLUTION NO. 2026-186**

**RESOLUTION APPROVING TEMPORARY ON-SALE
LIQUOR LICENSE APPLICATION
WACONIA LEGION POST 150
NICKLE DICKLE DAY**

WHEREAS, an application for a temporary on-sale liquor license has been received in the Office of the City Administrator from the Waconia American Legion Post 150 for September 18 through September 20, 2026, in the parking lot and patio area associated with the 4 Main Building located at 4 Main Street East Suite 1 in Waconia; and

WHEREAS, the applicant shall furnish the City of Waconia a certificate of insurance naming the City as an additional insured with the limits consistent with the Special Events Policy and at least two weeks prior to the event; and

NOW, THEREFORE, BE IT RESOLVED That the City Council of the City of Waconia hereby approves the temporary on-sale liquor license application of the Waconia America Legion Post for September 18 through September 20, 2026, contingent upon completion of all forms, payment of fees, receipt of certificate of insurance and proof of compliance with state and local requirements

Adopted by the City Council of the City of Waconia on this 3rd day of August 2026

Tim Litfin, Mayor

Attest: _____
Jackie Schulze, Assistant City Administrator



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 3, 2026
Item Name:	9.1. 8th Street Parking Restrictions Request
Originating Dept:	Administration
Presented By:	Shane Fineran
Previous Council Action:	Resolution No. 2021-197 No Parking on 8th Street within Pinehill Business Park
Item Type:	Regular Session
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Discussion & Direction	
EXPLANATION OF AGENDA ITEM: Lauren Dobratz, with Three Bears Play Den, is requesting removal of parking restrictions along a portion of 8th Street adjacent to their location at 8th Street E. She notes that planned expansion and service offerings will not be accommodated within the onsite parking availability. Please see the attached letter for the background and basis for the request. A parking agreement was executed by the owner and developer of the multi-tenant space of 8th Street E, so that tenants of the property have access to available parking onsite and, according to Ms. Dobratz, this is being honored. The development was required to construct 37 parking stalls per the requirements of the municipal code for warehouse/office use. In 2021, this portion of 8th Street was signed no parking on both sides of the street by the City Council per staff recommendation via Resolution #2021-197. Previous conditions allowed parking on one side of the street. This recommendation was due to the narrow street width typically found in a business/industrial park setting and the frequent heavy and large truck traffic traveling in this area. The street is 34' in width from back of curb to back of curb with no adjacent sidewalk. The municipal code does allow for parking on a 34' wide street, but the typical traffic in this area creates challenges and hazards for parked vehicles and large vehicle movement and features no pedestrian facilities. While staff celebrates the success and response of the community to Three Bears Play Den, staff does not support this change in parking restriction due to the potential conflicts with vehicle traffic and safety concerns with no adjacent pedestrian facilities, putting pedestrians directly into the middle of the street in order to access the business. On-street parking is allowed to the west of this site on 8th Street and Pine Street where street width is approximately 48'. It should be noted that a CIP project has been identified to add a sidewalk in this corridor to coincide with the development of 87 8th Street, but no timetable for the development of that property is known. It should also be noted that 8th Street will likely be the local detour in 2027 while Highway 5 is closed for reconstruction, providing access to businesses on 8th Street, Pine Street, and E Frontage Road. ATTACHMENTS: 1. Three Bears Parking Statement Request	

2. Request Location Map 80 8th Street	
FINANCIAL IMPLICATIONS:	ADVISORY BOARD RECOMMENDATIONS:
Funding Sources & Uses:	Planning Commission:
Budget Information:	Park Board:
_____ Budgeted	Personnel Committee:
_____ Non-Budgeted	Other:
_____ Amendment Required	

THREE BEARS PLAY DEN

80 8th Street E, Waconia, MN 55387 | info@threebearsplayden.com | 952-857-9143

Written Statement: Parking Request for Three Bears Play Den

Submitted for City Council consideration | July 2026

What We Are Requesting

We respectfully request that the City Council consider permitting on-street parking on one side of 8th Street E, directly in front of Three Bears Play Den (80 8th Street E). If full-time parking is not feasible given the area's current restrictions, we ask that the Council consider a limited, weekends-only allowance as a starting point, since our business is the only one on this stretch of 8th Street open on Saturdays and Sundays.

We are open to a trial period, specific signage, defined hours, or any other reasonable conditions that allow the City to test this change with minimal risk before making it permanent.

Where

8th Street E, along the frontage of 80 8th Street E, within the business/industrial park where Three Bears Play Den is located.

Why

Since opening on May 16, 2026, Three Bears Play Den has welcomed more than 2000 families in under two months, drawing visitors from 185 cities across several states. Waconia has become a genuine regional destination, and families are choosing to drive here and spend their time and money in our community.

This growth has comfortably supported the traffic we've had so far, with exception to some bad weather days where our parking lot is full. We have already taken steps to manage this ourselves, including limiting hourly capacity to match available on-site spots. We have also reached out directly to neighboring property owners about leased off-hours parking: Anderson Dahlen has let us know they are not willing to accommodate this, and we are still waiting to hear back from the other adjacent owner.

We understand the City's restrictions on 8th Street exist for good reason, to keep the road safe for large truck and delivery traffic serving the business park. Our request is designed around that concern rather than against it at the very least: on weekends, none of the surrounding businesses are operating, there is no truck or delivery traffic, and Three Bears is the only business drawing visitors to the street.

We are currently planning an expansion into the adjacent space, which will bring even more families to Waconia. A dependable parking solution, even a limited one, would allow us to move forward with that growth with confidence.

Our Commitment

We want to be good neighbors and good partners to the City. We are glad to accept whatever conditions, signage, time windows, or trial terms would make this workable, and we welcome the opportunity to meet with the Council or staff to discuss further.

Respectfully submitted,

Lauren Dobratz

Lauren Dobratz

Owner, Three Bears Play Den



City of Waconda

201 Vine Street South, Waconda, MN 55387

Landscape_8x11

July 2026



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		August 3, 2026	
Item Name:		9.2. Authorize Award of Contract for Water Treatment Plant No. 4 Construction	
Originating Dept:		Public Services	
Presented By:		Jon Haukaas	
Previous Council Action: Resolution No. 2026-141 Accepting Plans & Specifications and Authorizing Advertisement for Bids for the Water Treatment Plant No. 4 project.			
Item Type:	Regular Session		
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Adopt Resolution No. 2026-187 Authorizing Award of Construction Contract for Water Treatment Plant No. 4 and Cold Storage Building Construction Project			
EXPLANATION OF AGENDA ITEM:			
The City has needed to expand its water treatment capacity to serve the growing population and identified Capital Improvement Project No. 318 for this purpose. Major components of the Work include construction of a 2,000 gpm (2.9 MGD) Water Treatment Plant, including aeration, detention tank, filtration, clearwell, backwash tank, pumping facility, ancillary facilities, access road, raw and finished water piping, sanitary sewer extension, site work, stormwater ponding, a SCADA system, and associated utility extensions and site work. The inclusion of alternate work for the construction of a cold storage building was approved by the City Council to provide the needed additional vehicle and equipment space for our growing workforce. On June 2, 2025, the City Council entered into a Professional Services Agreement with SEH, Inc. for the design and construction and administration of this project. In coordination with City staff, the project was designed to provide for our future needs and the approval of the Minnesota Department of Health. Plans and Specifications were approved and authorization to advertise the project was given on June 1st, 2026. Bids were received virtually through the Quest Construction Data Network program on Wednesday, July 22 at 2pm. The result of the bids were very favorable to the City as is shown below:			
	TOTAL BASE BID	ALTERNATE NO. 1	GRAND TOTAL BID
ENGINEER'S ESTIMATE	\$26,611,300.00	\$4,194,703.00	\$30,806,003.00
MAGNEY CONSTRUCTION	\$20,980,785.00	\$3,398,858.00	\$24,379,643.00
RICE LAKE CONSTRUCTION	\$21,632,800.00	\$3,482,000.00	\$25,114,800.00

GRIDOR CONSTRUCTION	\$21,781,170.26	\$3,589,676.47	\$25,370,846.73
JOURNEY CONSTRUCTION	\$22,850,000.18	\$3,833,772.18	\$26,683,772.36
The low bid, including base bids and alternates, was submitted by Magney Construction of Chanhassen, Minnesota. Their bid was nearly 21% below the engineer's estimate. All bids were less than 10% apart, indicating that the plans and specifications were clear and consistent. Magney Construction has completed many similar projects in the past and has been found to do good work. Based on this experience, we believe they have sufficient understanding of the project and equipment to perform the construction for which they bid. According to their bonding agent, they also presently have the financial ability to complete the project. Staff is recommending approval of the Resolution awarding the contract to Magney Construction. Due to the size, complexity, and critical timelines of the project, staff is also recommending the City Council include a 10% contingency in the approved contract budget and authorize the City Administrator to approve necessary Change Orders within these limits as necessary to complete the work. ATTACHMENTS: 1. Resolution No. 2026-187 Award Contract Water Treatment Plant No. 4 2. SEH Award Recommendation			

FINANCIAL IMPLICATIONS:	ADVISORY BOARD RECOMMENDATIONS:
Funding Sources & Uses:	Planning Commission:
Budget Information:	Park Board:
☒ Budgeted ☐ Non-Budgeted ☐ Amendment Required	Personnel Committee:
	Other:

**CITY OF WACONIA
RESOLUTION NO. 2026-187**

**RESOLUTION AUTHORIZING AWARD OF CONSTRUCTION CONTRACT FOR
WATER TREATMENT PLANT NO. 4 AND COLD STORAGE BUILDING
CONSTRUCTION PROJECT**

WHEREAS, one of the City’s Strategic Priorities is “Infrastructure – managing, maintaining, and improving our current and future physical assets”; and

WHEREAS, the City has planned for a new Water Treatment Plant No. 4 identified as CIP Project No. 318; and

WHEREAS, the City Council on June 2, 2025 authorized acceptance of a Professional Services Agreement with SEH, Inc. for the design and construction administration of Water Treatment Plant No. 4; and

WHEREAS, the City Council authorized the advertisement for bids for the construction of the project on June 1, 2026, and the bids were received virtually on July 22, 2026 at 2:00 p.m.; and

WHEREAS, Staff and our consultant team at SEH have reviewed the bids for accuracy and completeness and recommend award of the Water Treatment Plant No. 4 and Cold Storage Building project to Magney Construction who have successfully completed multiple projects of this scale and scope in the twin cities area; and

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Waconia hereby authorizes award of a Construction Contract for the Water Treatment Plant No. 4 and Cold Storage Building project to Magney Construction in the amount of \$24,379,643; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, That the City Council of the City of Waconia hereby authorizes a 5% contingency to allow the City Manager to approve necessary additional work directly related to the project up to a total contract amount of \$25,598,625.00.

Adopted by the City Council of the City of Waconia this 3rd day of August 2026.

Tim Litfin, Mayor

ATTEST: _____
Jackie Schulze, Assistant City Administrator



Building a Better World
for All of Us®

July 28, 2026

RE: Waconia, Minnesota
Water Treatment Plant No. 4
SEH No. WACON 186877 14.00

Honorable Mayor and City Council
c/o Jon Haukaas, PE
City of Waconia
310 East 10th Street
Waconia, MN 55387

Dear Mr. Haukaas:

Bids were opened via QuestCDN at 2:00 p.m. on July 22, 2026, for the above-referenced improvement. A total of 4 bids were received ranging between \$24,379,643.00 and \$26,683,772.36, inclusive of base bids and alternates. The low bid, including base bids and alternates, was submitted by Magney Construction of Chanhassen, Minnesota in the amount of \$24,379,643.00. A complete tabulation of bids is enclosed.

FORMAT OF BIDS

The bids were broken down into Base Bid and Alternate sections. The Base Bid included lump sum, unit price, and allowance bid prices. The Alternate included lump sum and unit price bid prices.

Base Bid – Water Treatment Plant (WTP) No. 4

- **Lump Sum:** The lump sum bid price includes construction of Water Treatment Plant No. 4 and the buried cast in place concrete tanks attached to it. The work generally includes all work within the footprint of and beneath the building.
- **Unit Prices:** The unit price bid items are related to site work outside of the Water Treatment Plant No. 4 footprint, including grading, utilities, drainage, stormwater control, retaining wall, fencing and street construction.
- **Allowances:** The allowance bid items include set values for the purchase and installation of laboratory equipment, control room computers, and chemical pump skids.

Alternate No. 1 – Cold Storage Building

Alternate No. 1 includes a lump sum price for constructing a 100' x 200' cold storage building as well as the driveway and utility services for the building. All site grading is included in the base bid, regardless of whether the Cold Storage Building alternate is awarded.

DISCUSSION OF BIDS RECEIVED

All four (4) bids received appear to be in order. The bids all compare favorably to the Engineer's opinion of probable cost, including the Base Bid and Alternate.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 2351 Connecticut Avenue, Suite 300, Sartell, MN 56377-2485

320.229.4300 | 800.572.0617 | 888.908.8166 fax

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

DISCUSSION OF AWARD

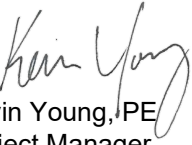
SEH has worked with Magney Construction on many projects in the past and have found them to do good work on similar projects. Based on this experience we believe they have sufficient understanding of the project and equipment to perform the construction for which they bid. According to their bonding agent, they also presently have the financial ability to complete the project. SEH makes no representation or warranty as to the actual financial viability of the contractor or its ability to complete the work.

We know of no reason the project should not be awarded to the low bidder for the amount of \$24,379,643.00, including the Base Bid and Alternate No. 1.

Please contact me if you have any questions.

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.



Kevin Young, PE
Project Manager
(Lic. MN, VA)

mrh
Enclosure

x:\uz\w\wacn\186877\1-gen\14-corr\2026.07.28 | owner recommend award.docx



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 3, 2026
Item Name:	9.3. Permit Fee Appeal Deck Permit for 1905 Charleston Lane
Originating Dept:	Community Development
Presented By:	Lane Braaten
Previous Council Action:	None
Item Type:	Regular Session

RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Motion to deny the building permit fee appeal for 1905 Charleston Lane.

EXPLANATION OF AGENDA ITEM:

REQUEST:

The City has received an appeal email from Mr. Judd Kirlin, the property owner, requesting the City Council review the applicable information regarding his deck permit and outstanding fees and forgive or reduce the applicable fees based on the information provided.

Staff informed Mr. Kirklin that all applicable fees are due at the time of building permit issuance and that a building permit for the deck project will not be issued with unpaid outstanding fees related to the project.

BACKGROUND/TIMELINE/STAFF REVIEW

1. May 14th, 2024 – The property owner/builder submitted the initial building permit to construct a 16 ft. x 25-1/2 ft. deck. City staff, including the building official, reviewed the application and notified the applicant/builder that the permit was ready for pickup and payment.
2. Directly above the signature bar on the building permit request form, which was executed and signed by the property owner/builder, it states “*Signature of this application by the legal property owner or a licensed contractor, as the owner’s representative, is required and authorizes the City Zoning Administrator or designee and the City Building Official or designee to enter upon the property to perform needed inspections. Entry may be without prior notice. I hereby acknowledge that I have read this application and state that all information is true and correct to the best of my knowledge. I further agree that all work performed will be in accordance with approved plans, specifications and conditions and to abide by all ordinances of the City and the laws of the State of Minnesota regarding actions taken pursuant to this permit. **I agree to pay all plan review fees even if I choose not to proceed with the work.** Permit expires when work is not commenced within 180 days from the date of the permit, or if work is suspended, abandoned, or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to a penalty.*”
3. In accordance with the statement above, the initial deck permit expired due to the fact that the permit was not acted upon within 180 days. Also, based on the executed building permit application, the property owner/builder agreed to pay all plan review fees even if

the work did not proceed. The permit review fees associated with the initial building permit are \$330.23. These fees remain owed to the City of Waconia.

4. Building permit fees, based on City Code requirements, are set based on the construction value of the proposed project. In this case, the property owner/builder indicated a construction value of \$6,000, which the Building Official determined was not consistent with actual construction value. MN Administrative Rule Section 1300.0160, Fees, Subp. 3, states that the applicant must provide an estimated permit value at the time of application, representing the total cost of materials and labor. However, this section concludes by stating that the final building permit valuation is determined by the building official. The Building Official, in the attached statement, states "To ensure consistency and fairness, I implemented a base minimum valuation of \$65.00 per square foot in May 2024. This standard applies to all deck proposals in the City of Waconia, as well as the other 37 jurisdictions service by Metro West Inspections." The permit valuation determined by the Building Official was \$29,250.00, which informed the building permit fees. Staff has attached the building permit applications for review and consideration.
5. April 4th, 2025 – The property owner/builder, after being notified by staff that his prior building permit had expired, submitted a revised building permit for the deck project which included a change to the overall deck dimensions. It is staff's recollection and understanding that Mr. Kirklin, upon reviewing the permit fees and estimated construction value identified by the Building Official, took an opportunity to have further conversation(s) with Mike Rosenau, Building Official, prior to any attempt to pay for and/or pull the permit. Staff continued to work with Mr. Kirklin on an issuance date, and he therefore waited until this summer to finally have a conversation related to the outstanding fees from the previous application and the fees associated with the current deck permit submittal.
6. June 29, 2026 – David Havlik, Planning Specialist in the Community Development Department, after being notified about Mr. Kirklin's intentions to pull the deck permit, printed the final permit cards on 6/29/26. Mr. Havlik then reached out to Mr. Kirklin via email to provide the 2026 building permit fees and remind Mr. Kirklin that he was still responsible for the plan review fees associated with the 2024 deck permit application that he never picked up.
7. June 30th, 2026 – Mr. Kirklin requested an extension to his current building permit, which was granted on July 7th, 2026.
8. July 7th, 2026 – Subsequent to further conversations with staff related to the outstanding permit fees and plan review fees, Mr. Kirklin submitted the attached information disputing and appealing the deck permit fees. Staff informed him that we could get his request in front of the City Council on August 3rd, 2026.
9. July 16th, 2026 – Mr. Kirklin asked if he could expedite the issuance of the building permit. I informed him that the outstanding plan review fees would need to be paid and the current building permit fees would need to be paid prior to issuance of the permit. As a point of clarification, I also indicated that any fees incurred that were ultimately forgiven or reduced per this request would be refunded. To date, Mr. Kirklin has not paid for the permit, nor the outstanding plan review fees from 2024.
10. July 29th, 2026 - Mike Rosenau, Building Official provided a follow up email related to valuation data and in doing so noticed a discrepancy in the 2024 Expired Building

Permit valuation. The full description is in the attached July 29th email, but in summary he states that the plan review fee due for the expired permit should be reduced to \$307.59. The previous plan review fee due was \$330.23. Upon receiving this email staff requested Mr. Rosenau review the valuation and fees associated with the current deck permit. Mr. Rosenau completed this review and indicated that the building permit fees associated with the current deck permit are correct.

RECOMMENDATION

Staff recommends denial of the request by Mr. Kirklin to reduce, forgive or re-estimate the construction value of the deck projects. The signed application clearly states the applicant's responsibility related to fees and deadlines and the city relies on Metro West Inspections as our Building Official to establish consistency and fairness in the application of building permit valuations and any applicable fees.

Permit Fee Summary

- EXPIRED 2024 Deck Permit = **\$307.59** plan review fee due
- 2025 Deck Permit

Building Permit Fee = \$508.04

Plan Review - Building = \$330.23

Surcharge - Based on Valuation = \$14.63

Total: \$852.90

Total Fees Due = \$1,160.49

ATTACHMENTS:

1. Fee Dispute Waiver Request 1905 Charleston Lane
2. Fee Dispute Waiver Request Additional Information
3. Metro West Building Inspection Response to Request 1905 Charleston Lane
4. Metro West Valuation Information
5. 2024 Deck Permit Expired Unpaid
6. 2025 Deck Permit Unpaid

FINANCIAL IMPLICATIONS:	ADVISORY BOARD RECOMMENDATIONS:
Funding Sources & Uses:	Planning Commission:
Budget Information:	Park Board:
_____ Budgeted	Personnel Committee:
_____ Non-Budgeted	Other:
_____ Amendment Required	

From: [Judd Kirklin](#)
To: [Lane Braaten](#)
Subject: Fee Dispute & Waiver Request
Date: Tuesday, July 7, 2026 3:11:12 PM

Deck Permit Application

Judd Kirklin (property owner)
1905 Charleston lane Waconia MN 55387

Dear Waconia Building Department,

I am writing to formally request a waiver or manual adjustment for an outstanding \$330.00 plan review fee from an expired, unissued 2024 permit application at my property located at 1905 Charleston Lane, Waconia MN 55386.

My active deck permit package totals \$835.00. The front desk is currently withholding this new permit until the separate \$330.00 fee from 2024 is paid. I am a DIY homeowner who had to postpone the project due to a lack of funds. On top of the birth of my son last July and the passing of my Mother in August. I never picked up or finalized that 2024 application, I was under the impression it had simply expired and was informed I had to apply for a new deck permit.

I am requesting a formal administrative review of this \$330.00 charge based on two main points:

1 Inflated Project Valuation: The \$330.00 plan review fee suggests the city calculated the 2024 deck's fair market value at roughly \$30,000 to \$35,000. While I understand the city must factor in standard contractor labor rates even for DIY projects, a standard 25x18 residential wood deck does not carry a professional valuation that high. The fee appears to have been generated by a system error or an incorrect commercial multiplier.

2 Duplication of Review Labor: My current active permit application is for the exact same deck design, just two feet longer. Because the structural layout and engineering are virtually identical, paying a full-price review fee twice means paying for the same municipal labor twice.

I want to build this project legally and safely. However, as a resident managing this budget independently, an unexpected \$330.00 penalty is a significant financial barrier on top of an already inflated new permit cost.

Proposed Resolution:

I respectfully ask that the Building Official void the 2024 fee entirely as a gesture of goodwill so I can pay the active \$835.00 balance and move forward. Alternatively, I request that the 2024 valuation be manually adjusted down to a standard residential tier so I can settle a fair, reduced fee today.

Thank you for your time, consideration, and service to our community. I look forward to your response.

Sincerely,

Judd kirklin

507.301.2772

Judd.kirklin@gmail.com

From: [Judd Kirklin](#)
To: [Lane Braaten](#)
Subject: Re: Fee Dispute & Waiver Request
Date: Tuesday, July 7, 2026 4:11:10 PM

project costs break down as follows:

- Materials: \$8,237.49
- Contractor Labor: \$12,000.00 – \$13,800.00
- All-In Project Total: \$20,237.49 – \$22,037.49

total project valuation: \$20,000

total permit cost in Waconia will be **\$565.06**.

The line-by-line breakdown calculated using the city's building valuation fee tables: [[1](#), [2](#)]

- **Base Building Permit Fee: \$321.25** (Calculated via the standard fee schedule as \$69.25 for the first \$2,000, plus \$14.00 for each of the remaining 18 increments of \$1,000).
- **Plan Review Fee: \$208.81** (Calculated at exactly **65%** of your baseline building fee).
- **Zoning and Setback Review: \$25.00** (A fixed flat fee for all minor residential structures like decks).
- **Minnesota State Surcharge: \$10.00** (State-mandated surcharge calculated at exactly $.0005 \times \$20,000$)

total project valuation: **\$22,000** (if evaluated at the high end)

total permit cost in Waconia, MN will be **\$669.77**. [[1](#), [2](#)]

The line-by-line breakdown calculated using the city's building valuation fee tables: [[1](#), [2](#)]

- **Base Building Permit Fee: \$384.10** (Calculated as \$76.10 for the first \$2,000, plus \$15.40 for each of the remaining 20 increments of \$1,000).
- **Plan Review Fee: \$249.67** (Mandatory for structural decks, set at exactly **65%** of your base permit fee).
- **Zoning and Setback Review: \$25.00** (Flat fee required for minor residential structures to verify property lines).
- **Minnesota State Surcharge: \$11.00** (State-mandated surcharge calculated at exactly $.0005 \times \text{valuation}$).

Correct Fee: \$20,000 vs. \$22,000

Fee Type [1, 2, 3]	\$20,000 Valuation	\$22,000 Valuation	
Base Building Permit	\$369.44	\$401.64	Standard 1997 UBC table plus 15% city modifier
Plan Review Fee	\$240.13	\$261.06	Exactly 65% of the modified base permit fee
Zoning & Setback Review	\$25.00	\$25.00	Flat fee required for all residential structural reviews
MN State Surcharge	\$10.00	\$11.00	State-mandated tax calculated at exactly $.0005 \times \text{valuation}$
Total Permit Cost	\$644.57	\$698.70	true all-in out-of-pocket city permit cost

From: [Mike Rosenau](#)
To: [Lane Braaten](#)
Cc: [Izak Otting \(io@mwimn.com\)](#); [David Havlik](#); [Abdihafid Sahal](#)
Subject: Re: 1905 Charleston Lane - J Kirlin Appeal
Date: Tuesday, July 14, 2026 5:11:59 PM

Good afternoon Lane,

I spoke with Mr. Kirklin over the phone regarding this matter and explained that per MN Administrative Rule section 1300.0160, Fees, subp. 1, the applicant must pay the permit fee set by the municipality. Additionally, subp. 3 states that the applicant must provide an estimated permit value at the time of application, representing the total cost of materials and labor. However, this section concludes by stating that the final building permit valuation is determined by the building official.

To ensure consistency and fairness, I implemented a base minimum valuation of \$65.00 per square foot in May 2024. This standard applies to all deck proposals in the City of Waconia, as well as the other 37 jurisdictions serviced by Metro West Inspections.

During our conversation, I informed Mr. Kirklin that I could not waive the plan review fee for the original 2024 application. Both City staff and Metro West had already dedicated the time and labor required to review and approve those plans. Because the permit was left unissued and inactive for more than 180 days without an extension request, it expired under MN Administrative Rules section 1300.0120, subp. 9 and 10. Consequently, his 2025 submission had to be treated as a new application subject to standard procedures, and the previous year's work could not carry over.

In closing, I do not support waiving the 2024 plan review fee, as the work has already been completed and it is the applicant's responsibility to either collect the permit or request an extension within 180 days. However, if the City chooses to waive the fee to support Mr. Kirklin, I will not object to that decision.

Respectfully,

Mike Rosenau
Building Official
City of Waconia



From: [Mike Rosenau](#)
To: [Lane Braaten](#); [Shane Fineran](#)
Subject: Kirklin Valuation dispute
Date: Wednesday, July 29, 2026 3:53:47 PM
Attachments: [ICC Building Valuation Data.pdf](#)

My apologies for not being able to attend the Council meeting in person to address any questions that may arise during this discussion. However I have put together some information to hopefully help provide some insight into our building valuation determination. I used three criteria to determine the fair market value for our building valuation. We have not adjusted our price per square foot for decks since February 2024.

1. The International Code Council provides a building valuation data sheet every six months to help jurisdictions in determining their permit costs. I determined that the best fit for the value of a deck would fall under the Utility/Miscellaneous category under VB construction. Under the MN building code VB construction is the type of construction where any materials permitted by code may be used. In Feb, of 2024, the ICC shows an estimated value of \$64.19 per sq. foot; in August 2025, the ICC values this at \$69.64 and in February 2026, the ICC values this category at \$71.07. Based on these minor estimated value increases by the ICC I believe that maintaining our Deck valuation at \$65.00 per sq. foot is still a fair and accurate valuation. (Attached are copies of the ICC valuation data sheets.)

2. When researching our valuation determination, I/we reviewed the estimated valuation of submitted deck permits to our office across several different cities that Metro West represents. Of which, again, our value appears to be in line with what the market was and is still showing as a fair valuation determination.

3. I personally reached out to local contractors with whom I have past working relationships to gauge what the market was telling them they needed to be awarded the job. This approach was definitely the least conclusive as everyone comfortable sharing information would only provide an estimated range. However as I recall, my determination of \$65.00 per sq. foot was within that range.

Lastly I reviewed Mr Kirklin's email response dated July 16th, 2026, and a couple of things caught my attention.

1. There is a valuation error for the June 2024 permit number WA304774.

16x25.5 gives us a total of 408 sq. feet

408x \$65 gives us a value of \$26,520 not \$29,250.

With the adjusted valuation of \$26,500 the permit fee would be \$473.22, plan review \$307.59, and state surcharge \$13.50. Based on these calculations I would recommend that the outstanding plan review balance for the expired 2024 building permit be adjusted from \$330.23 to \$307.59.

2. He classified our valuation based on the use of premium materials under the category of surface materials. I'm not sure how he determined his values based on different types of materials. However the building code and the ICC valuation data sheet break this down by construction types. VB construction type is the least restrictive, classifying all materials permitted by code as acceptable and calculating them at equal price per square foot values.

In closing, I do not agree with Mr Kirklin's request to waive the plan review fee for the expired permit number WA304774 from June of 2024. However based on my calculations the

valuation should be adjusted to \$26,520.00 to align with our estimated value of \$65.00 per square foot. This would leave an outstanding plan review balance of \$307.59. However I will support the final determination of city council and staff.

Respectfully
Mike Rosenau



Metro West Inspections
689 North Medina St
Loretto, MN 55357
763-479-1720

Building Valuation Data – FEBRUARY 2024

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2024. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2024 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs

include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%) }{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.

2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$257.82/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$257.82/sq. ft x 0.0075
= \$30,938

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c}

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	330.56	318.80	309.39	297.20	277.71	269.67	287.04	258.79	248.89
A-1 Assembly, theaters, without stage	303.49	291.73	282.32	270.13	250.88	242.84	259.97	231.96	222.06
A-2 Assembly, nightclubs	272.51	264.43	256.91	248.19	232.76	226.12	239.28	211.57	204.72
A-2 Assembly, restaurants, bars, banquet halls	271.51	263.43	254.91	247.19	230.76	225.12	238.28	209.57	203.72
A-3 Assembly, churches	308.01	296.25	286.84	274.65	255.52	247.48	264.49	236.60	226.71
A-3 Assembly, general, community halls, libraries, museums	258.66	246.90	236.50	225.30	205.06	198.01	215.15	186.13	177.24
A-4 Assembly, arenas	302.49	290.73	280.32	269.13	248.88	241.84	258.97	229.96	221.06
B Business	289.51	279.23	269.21	257.82	235.42	227.07	247.91	210.39	200.78
E Educational	276.33	266.73	258.30	247.60	231.08	219.28	239.09	202.46	195.97
F-1 Factory and industrial, moderate hazard	160.20	152.78	143.34	138.64	123.55	117.41	132.48	102.44	95.93
F-2 Factory and industrial, low hazard	159.20	151.78	143.34	137.64	123.55	116.41	131.48	102.44	94.93
H-1 High Hazard, explosives	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	N.P.
H234 High Hazard	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	85.50
H-5 HPM	289.51	279.23	269.21	257.82	235.42	227.07	247.91	210.39	200.78
I-1 Institutional, supervised environment	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
I-2 Institutional, hospitals	455.16	444.88	434.86	423.47	399.17	N.P.	413.57	374.14	N.P.
I-2 Institutional, nursing homes	315.97	303.75	293.73	282.34	261.43	N.P.	272.44	236.40	N.P.
I-3 Institutional, restrained	338.01	327.73	317.71	306.32	285.40	276.05	296.41	260.38	248.77
I-4 Institutional, day care facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
M Mercantile	203.29	195.21	186.69	178.98	163.28	157.64	170.06	142.09	136.24
R-1 Residential, hotels	264.67	255.41	246.77	238.13	218.35	212.40	238.17	196.75	190.67
R-2 Residential, multiple family	221.32	212.06	203.42	194.78	175.96	170.01	194.82	154.36	148.28
R-3 Residential, one- and two-family ^d	209.61	203.74	198.94	195.12	188.41	181.45	191.77	175.86	165.67
R-4 Residential, care/assisted living facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
S-1 Storage, moderate hazard	148.46	141.04	131.60	126.90	112.12	105.97	120.74	91.00	84.50
S-2 Storage, low hazard	147.46	140.04	131.60	125.90	112.12	104.97	119.74	91.00	83.50
U Utility, miscellaneous	114.09	107.37	99.89	95.60	85.13	79.54	90.99	67.39	64.19

- a. Private Garages use Utility, miscellaneous
b. For shell only buildings deduct 20 percent
c. N.P. = not permitted
d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.

Building Valuation Data – AUGUST 2025

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2026. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2024 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average

costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

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operates on a \$300,000 budget, and percent of that from building permit fees. Construction value which occurred within the past year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

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etermined using the building department's Square Foot Construction Cost and the Permit Fee Multiplier.

Pi

quare Foot Construction Cost and the Permit Fee Multiplier.

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.

2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$268.41/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$268.41/sq. ft x 0.0075
= \$32,209.20

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.

- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c}

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	340.83	328.70	319.00	306.43	286.33	278.03	295.95	266.82	256.61
A-1 Assembly, theaters, without stage	312.91	300.78	291.08	278.51	258.66	250.36	268.03	239.14	228.94
A-2 Assembly, nightclubs	272.09	264.11	255.82	246.06	230.47	224.21	237.62	209.58	201.63
A-2 Assembly, restaurants, bars, banquet halls	271.09	263.11	253.82	245.06	228.47	223.21	236.62	207.58	200.63
A-3 Assembly, churches	317.60	305.47	295.77	283.20	263.47	255.18	272.73	243.96	233.75
A-3 Assembly, general, community halls, libraries, museums	266.72	254.59	243.89	232.31	211.46	204.17	221.84	191.95	182.74
A-4 Assembly, arenas	311.91	299.78	289.08	277.51	256.66	249.36	267.03	237.14	227.94
B Business	301.40	290.70	280.27	268.41	245.13	236.39	258.10	219.07	209.02
E Educational	290.11	279.78	270.34	258.97	240.45	228.20	250.06	210.46	203.65
F-1 Factory and industrial, moderate hazard	165.82	157.82	147.89	142.31	126.72	120.56	135.68	105.08	97.84
F-2 Factory and industrial, low hazard	164.82	156.82	147.89	141.31	126.72	119.56	134.68	105.08	96.84
H-1 High Hazard, explosives	154.69	146.69	137.76	131.18	116.91	109.75	124.55	95.27	0.00
H234 High Hazard	154.69	146.69	137.76	131.18	116.91	109.75	124.55	95.27	87.03
H-5 HPM	301.40	290.70	280.27	268.41	245.13	236.39	258.10	219.07	209.02
I-1 Institutional, supervised environment	277.74	267.79	258.23	248.47	227.43	221.32	247.95	204.83	197.52
I-2 Institutional, hospitals	473.85	463.15	452.71	440.86	415.54	0.00	430.54	389.49	0.00
I-2 Institutional, nursing homes	326.90	316.19	305.76	293.90	272.12	0.00	283.59	246.07	0.00
I-3 Institutional, restrained	318.07	307.36	296.93	285.07	264.31	254.57	274.76	258.10	226.20
I-4 Institutional, day care facilities	277.74	267.79	258.23	248.47	227.43	221.32	247.95	204.83	197.52
M Mercantile	203.08	195.10	185.80	177.05	161.11	155.85	168.60	140.22	133.27
R-1 Residential, hotels	280.94	270.99	261.43	251.67	230.13	224.02	251.15	207.53	200.22
R-2 Residential, multiple family	234.59	224.64	215.08	205.32	185.03	178.92	204.80	162.43	155.12
R-3 Residential, one- and two-family ^d	218.08	212.28	207.18	202.76	195.98	189.00	206.85	182.23	170.80
R-4 Residential, care/assisted living facilities	277.74	267.79	258.23	248.47	227.43	221.32	247.95	204.83	197.52
S-1 Storage, moderate hazard	153.69	145.69	135.76	130.18	114.91	108.75	123.55	93.27	86.03
S-2 Storage, low hazard	152.69	144.69	135.76	129.18	114.91	107.75	122.55	93.27	85.03
U Utility, miscellaneous	122.65	115.66	107.12	102.79	91.57	85.78	97.87	72.88	69.64

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$31.50 per sq. ft.

Building Valuation Data – FEBRUARY 2026

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2026. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2024 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again, it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building

components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.
2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$274.77/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$274.77/sq. ft x 0.0075
= \$32,972.40

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs^{a, b, c}

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	357.33	344.89	333.96	321.01	300.49	291.98	310.03	280.47	269.61
A-1 Assembly, theaters, without stage	328.57	316.12	305.20	292.25	271.49	262.97	281.27	251.46	240.61
A-2 Assembly, nightclubs	277.44	269.30	260.84	250.89	234.99	228.61	242.28	213.69	205.58
A-2 Assembly, restaurants, bars, banquet halls	276.44	268.30	258.84	249.89	232.99	227.61	241.28	211.69	204.58
A-3 Assembly, churches	331.74	319.29	308.36	295.42	275.14	266.62	284.43	255.12	244.26
A-3 Assembly, general, community halls, libraries, museums	276.12	263.67	251.75	239.80	218.28	210.76	228.82	198.26	188.40
A-4 Assembly, arenas	327.57	315.12	303.20	291.25	269.49	261.97	280.27	249.46	239.61
B Business	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
E Educational	296.02	285.47	275.84	264.24	245.34	232.84	255.15	214.74	207.79
F-1 Factory and industrial, moderate hazard	169.11	160.95	150.84	145.13	129.25	122.95	138.37	107.18	99.77
F-2 Factory and industrial, low hazard	168.11	159.95	150.84	144.13	129.25	121.95	137.37	107.18	98.77
H-1 High Hazard, explosives	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	N.P.
H234 High Hazard	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	88.73
H-5 HPM	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
I-1 Institutional, supervised environment	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
I-2 Institutional, hospitals	485.04	473.91	463.07	450.80	425.24	N.P.	440.20	398.66	N.P.
I-2 Institutional, nursing homes	334.61	323.48	312.64	300.37	277.75	N.P.	289.77	251.17	N.P.
I-3 Institutional, restrained	325.77	314.64	303.80	291.53	269.89	260.06	280.93	263.64	230.99
I-4 Institutional, day care facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
M Mercantile	207.08	198.94	189.48	180.53	164.30	158.91	171.92	143.00	135.89
R-1 Residential, hotels	286.53	276.38	266.63	256.68	234.71	228.48	256.15	211.66	204.20
R-2 Residential, multiple family	239.24	229.09	219.34	209.38	188.69	182.45	208.85	165.63	158.18
R-3 Residential, one- and two-family ^d	224.62	218.65	213.40	208.84	201.86	194.67	213.06	187.70	175.92
R-4 Residential, care/assisted living facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
S-1 Storage, moderate hazard	156.75	148.59	138.48	132.77	117.20	110.90	126.00	95.13	87.73
S-2 Storage, low hazard	155.75	147.59	138.48	131.77	117.20	109.90	125.00	95.13	86.73
U Utility, miscellaneous	125.18	118.05	109.33	104.91	93.46	87.55	99.89	74.38	71.07

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$31.50 per sq. ft.

Building Permit Request Form

Date: 05/14/24
 Site Address: 1905 charleston lane
 PID:

Owner Information

Name: Judd kirklin
 Address: 1905 charleston lane
 City: Waconia State: MN Zip:
 Phone: 612.636.7830
 Email: Judd.kirklin@gmail.com

Contact Information

Name: Judd kirklin
 Email: Judd.kirklin@gmail.com
 Phone: 612.636.7830 Fax:

Type of Work

☐ Commercial ☒ Residential

Est. Valuation of Work: 6,000 Square Feet:

Detailed description of work to be performed:

Please review attach filed and email. Wood main level deck, composite decking, metal composite rail. Belled footings, all framing material will be treated sized per layout permit plan. Simpson fasteners and galvanized nails. All material and fasteners will be exterior rated.

Building Permit Routed to Metro West: Building Permit # WA304774

Noise Ordinance In Effect: Monday - Friday before 7:00am and after 10:00pm
 Saturdays/Holidays before 9:00am and after 10:00pm
 Sundays before 10:00am and after 10:00pm

City of Waconia
 201 South Vine Street
 Waconia, MN 55387
 Phone: 952-442-5689
 Fax: 952-442-2135
 permits@waconia.org
 www.waconia.org/epermits

Builder Information

Name:
 Address:
 City: State: MN Zip:
 Phone:
 Email:

Contractor's License:

Contractor's Name:

☐ Accessory Structure ☐ Pool
☐ Addition ☐ Remodel
☐ Commercial Reroof ☐ Retaining Wall Height:
☐ Commercial Reside ☐ Stucco/Stucco Demo
☒ Deck ☐ Other:
☐ Fence Height:
☐ Finish Basement
☐ Garage/Shed
☐ New Construction

Signature of this application by the legal property owner or a licensed contractor, as the owner's representative, is required and authorizes the City Zoning Administrator or designee and the City Building Official or designee to enter upon the property to perform needed inspections. Entry may be without prior notice. I hereby acknowledge that I have read this application and state that all information is true and correct to the best of my knowledge. I further agree that all work performed will be in accordance with approved plans, specifications and conditions and to abide by all ordinances of the City and the laws of the State of Minnesota regarding actions taken pursuant to this permit. I agree to pay all plan review fees even if I choose not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned, or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to a penalty.

Applicant Signature: Date: 05/14/24

Printed Name: Judd kirklin

Signature is of:

☒ Owner ☐ Architect ☐ Lic. Bldg. Contr. ☐ Other:

Office Use Below this Line

Occupancy Type: IRC1 Construction Type: 5B Code: 2020 Building Sprinkled? ☐ Yes ☒ No

Valuation of Permit: 23,160 29,250

City Fees		
496.46	Permit Fee:	433.84
322.70	Plan Review Fee:	282.00
14.50	State Surcharge:	11.83
	Site Inspection Fee:	
	S.E.C. Fee:	
	Penalty/Other Fees:	
	Copy Charge (\$.25 per 8.5 x 11 page):	
	Sub-Total	
	Plumbing Fee:	
	Mechanical Fee:	
833.66	Total Due:	727.67

Building Approval By: Date: 5/20/24 Time:
 City Approval By: Date: 5/16/24

Special Conditions of Permit:

Paid:
 Date:
 Receipt:
 By:

PERMIT

City of Waconia

201 Vine Street South
Waconia, MN 55387
www.waconia.org



Permit Type:
Permit Number:
Issued Date:

Building
WA304774
6/18/2024

Call Metro West for all inspections. 7:30 am to 4:30 pm - (763) 479-1720

Site Address: 1905 Charleston Lane

Lot: 003 Block: 006 Addition: Orchard Park 1st Addition
PID: 753340430
Business Use:

952-442-5689 Description:

Sub Type:	Deck	Construction Type:
Work Type:	New	
Description:	New 16 X 25.5 Deck	
Census Code:	101 - 1-Single Family Detach	Occupancy:
Zoning:	PUD	
Square Feet:	0	

Comments:

Fee Summary:

Valuation: 29,250.00

<u>Description</u>	<u>Amount</u>
Building Permit Fee	\$508.04
Plan Review - Building	\$330.23
Surcharge - Based on Valuation	\$14.63
Total:	\$852.90

Contractor:

Phone:

Cell:

Owner:

- Applicant -

Judd Kirklin
1905 Charleston Ln
Waconia MN 55387

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the ordinances of the City of Waconia and the laws of the State of Minnesota regulating building construction.

City of Waconia - (952) 442-5689

Applicant/Permitee: Signature

Issued By: Signature

Building Permit Request Form

Print Form

Email Form

Date: 04/04/25
Site Address: 1905 Charleston lane
PID: 753340430

Building Permit Routed to Metro West: Building Permit # WA306214

Noise Ordinance In Effect: Monday - Friday
before 7:00am and after 10:00pm
Saturdays/Holidays before 9:00am and
after 10:00pm
Sundays before 10:00am and after 10:00pm



City of Waconia
201 South Vine Street
Waconia, MN 55387
Phone: 952-442-5689
Fax: 952-442-2135
permits@waconia.org
www.waconia.org/permits

Owner Information

Name: Judd Kirklin
Address: 1905 Charleston lane
City: Waconia State: MN Zip: 55387
Phone: 612.636.7830
Email: Judd.kirklin@gmail.com

Contact Information

Name: Judd kirklin
Email: Judd.kirklin@gmail.com
Phone: 612.636.7830 Fax:

Type of Work

☐ Commercial ☒ Residential

Est. Valuation of Work: 4,989.06 Square Feet:

Detailed description of work to be performed:

18x25 pressure treated deck. Ledger
attached to home pier footings, 2x10
joists 16oc. 2x12 3ply beams, 2x10
ledger sdws screws 3 per floor joist. 3'
+/- height. Treated railing, treated
stairs, small concrete landing at base.

Builder Information

Name:
Address:
City: State: MN Zip:
Phone:
Email:
Contractor's License:
Contractor's Name:

☐ Accessory Structure ☐ Pool
☐ Addition ☐ Remodel
☐ Commercial Reroof ☐ Retaining Wall Height:
☐ Commercial Reside ☐ Stucco/Stucco Demo
☒ Deck ☐ Other:
☐ Fence Height:
☐ Finish Basement
☐ Garage/Shed
☐ New Construction

507-301-2772

Signature of this application by the legal property owner or a licensed contractor, as the owner's representative, is required and authorizes the City Zoning Administrator or designee and the City Building Official or designee to enter upon the property to perform needed inspections. Entry may be without prior notice. I hereby acknowledge that I have read this application and state that all information is true and correct to the best of my knowledge. I further agree that all work performed will be in accordance with approved plans, specifications and conditions and to abide by all ordinances of the City and the laws of the State of Minnesota regarding actions taken pursuant to this permit. I agree to pay all plan review fees even if I choose not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned, or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit inspection will be subject to a penalty.

Applicant Signature: Judd kirklin Date:

Printed Name: Judd kirklin Signature is of: ☒ Owner ☐ Architect ☐ Lic. Bldg. Contr. ☐ Other:

Office Use Below this Line

Occupancy Type: SFD Construction Type: VB Code: 2020 Building Sprinkled? ☐ Yes ☒ No
Valuation of Permit: 29,250.00

City Fees

Permit Fee:	508.08	Storm Water Connection:	
Plan Review Fee:	330.25	SAC Charge:	
State Surcharge:	15.00	Sewer Permit:	
Site Inspection Fee:		Sewer Hook-Up:	
S.E.C. Fee:		Water Hook-Up:	
Penalty/Other Fees:		Sewer Trunk:	
Copy Charge (\$.25 per 8.5 x 11 page):		Water Trunk:	
Sub-Total:		Water Permit:	
Plumbing Fee:		Storm Water Trunk:	
Mechanical Fee:	852.90		
Total Due:	852.90		

Special Conditions of Permit:

Building Approval By: City Approval By: Date: 4-8-25 Time: Date: 4/4/25

Paid: Date: Receipt: By:

Called 4/9/25 Page 155 of 156

PERMIT

City of Waconia

201 Vine Street South
Waconia, MN 55387
www.waconiamn.gov



Permit Type: Building
Permit Number: WA306214
Issued Date: 6/29/2026
Permit Category: Permits

Call Metro West for all inspections. 7:30 am to 4:30 pm - (763) 479-1720

Site Address: 1905 Charleston Lane

Lot: 003 Block: 006 Addition: Orchard Park 1st Addition
PID: 753340430
Business Use:

Description:

Sub Type:	Deck	Construction Type:
Work Type:	New	
Description:	New 18 X 25 Deck	
Census Code:	101 - 1-Single Family Detach	Occupancy:
Zoning:		
Square Feet:	0	

Comments:

Fee Summary:	Description	Amount
Valuation: 29,250.00	Building Permit Fee	\$508.04
	Plan Review - Building	\$330.23
	Surcharge - Based on Valuation	\$14.63
	Total:	\$852.90

Contractor:

Phone:

Cell:

Owner:

- Applicant -

Judd Kirklin
1905 Charleston Ln
Waconia MN 55387

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the ordinances of the City of Waconia and the laws of the State of Minnesota regulating building construction.

City of Waconia - (952) 442-5689

Applicant/Permitee: Signature

Issued By: Signature