

6:30 PM

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

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

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

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

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

1. **Call meeting to order and roll call**
2. **Adopt Agenda**
3. **Minutes Approval**
 - 1) [June 6th, 2024 Planning Commission Meeting Minutes](#)
Motion to adopt the June 6th, 2024 Planning Commission Meeting Minutes.
4. **New Business**
 - 1) [PUBLIC HEARING - Variance - 343 Lakeview Terrace Boulevard](#)
Open the Public Hearing
Motion to close the Public Hearing.
Motion recommending either approval or denial of a variance to allow hardcover improvements up to 27.84% impervious surface versus the 25% maximum allowed in the Shoreland Overlay District.
 - 2) [Site Plan & Design Review - 219 Frontage Road East](#)
Provide a recommendation to the City Council regarding the Site Plan & Design Review application for the proposed addition to the Crusher Crossfit building located at 219 Frontage Road E.
5. **Old Business**
6. **Other Staff Update**

Adjourn



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:		July 11, 2024					
Item Name:		June 6th, 2024 Planning Commission Meeting Minutes					
Originating Department:		Community Development					
Presented by:		Lane Braaten					
Previous Commission Action (if any):							
Item Type (X only one):		Consent		Regular Session	X	Discussion Session	
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED <i>(Include motion in proper format.)</i>							
Motion to adopt the June 6th, 2024 Planning Commission Meeting Minutes.							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
Attachments: 1. Planning Commission Minutes for June 6th 2024.docx							
FINANCIAL IMPLICATIONS: Funding Sources & Uses:							
Budget Information: _____ Budgeted _____ Non Budgeted _____ Amendment Required							

CITY OF WACONIA, PLANNING COMMISSION
Thursday June 6, 2024

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

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

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

Members Absent: None

City Liaison: Grengs, Absent

Staff Present: Braaten, Havlik

2) [Adopt Agenda](#)

Braaten had no changes to the agenda.

Commissioner Genz asked for a motion to adapt the June 6th, 2024 agenda.

Motion by Paulsen, seconded by Peterson.

MOTION CARRIED

3) [Minutes Approval](#)

3.1 Commissioner Genz asked for a motion to approve the May 2nd, 2024 Planning Commission Meeting Minutes.

Motion made by Kamerud, seconded by Paulsen.

MOTION CARRIED

[Cover Page](#)

[May 2nd 2024 Planning Commission Minutes.pdf](#)

4) [New Business](#)

4.1 [PUBLIC HEARING - Variance \(After-the-Fact\) - 854 Beach Road](#)

Braaten explained the application. Explaining the variance content with a GIS map showing the hardcover and site improvements. Braaten went on to explain the options the applicant was suggesting to mitigate the 1% they are over, so they can conform to the 35% maximum allowed in the Legacy Village neighborhood.

Commissioner Genz asked the other Commissioners if they had questions for Braaten. Paulsen asked about the previous after-the-fact variance that was over on hardcover. Polunc asked about the landscaping exceeding the property line and wanted to know if that must be addressed separately. Braaten explained that the

applicant said they would be pulling back the landscape improvements to within their property. Paulsen asked if the Council approved the after-the-fact variance application fee last year, which Braaten said they had. Kamerud asked if the City met with the applicant to advise them not to go ahead with the project and asking for a Certificate of Survey to make sure they are under the hardcover maximum.

Commissioner Genz opened the Public Hearing.

Chad Seizert, 846 Beach Road came up and talked about how it is a huge improvement to the area. They have no complaints and would recommend approval of the variance.

Barbara Seizert, 846 Beach Road stated that she was happy the applicant improved the hill. She explained that when heavy rain comes the new landscaping helps with the runoff coverage. She recommends approving it.

Bruce Allen, 854 Beach Road He stated that they are planning on maintaining that area to the trail. He wanted to make the landscaping pleasing and to slow the water running down the hill. He admitted they went over, that wasn't the intent. It was the previous landscaper who designed and did it. After getting a new survey, the hardcover was still over the maximum. He explained what his plan is to get to the 35%. More discussion followed on the hardcover percentage and landscaping and how he proposed to arrive at the acceptable percentage.

Graham Anderson, the applicant's subcontractor, explained what had been done with the existing patio and how unusable the back yard was until they had made the drainage changes to it. Also offering up possible solutions to get to the 35% maximum. He mentioned an earlier variance that was approved that led to further discussion on their request.

Commissioner Genz asked for a motion to close the Public Hearing.

Motion made by Paulsen, seconded by Commissioner Kamerud.

MOTION CARRIED

Commissioner Genz opened it up to further discussion with the Commissioners. Commissioner Paulsen wanted to clarify who was monitoring the maintenance agreements for stormwater improvements and was concerned, based on the City Engineer's comments, that staffing could be an issue.

Commissioner Paulsen made a motion to deny the after-the-fact Variance at 854 Beach Road. Motion seconded by Polunc.

MOTION CARRIED 3-2 with Peterson and Kamerud voting "Nay".

It will now go to the City Council for review and final consideration on June 17th.

[Location Map.pdf](#)

[Certificate of Survey_Clean Copy.pdf](#)

[Variance Request Narrative.pdf](#)

[Survey with areas to be removed highlighted.pdf](#)

[Permeable Plan.pdf](#)

[City Engineer Comments.pdf](#)

[PH Comments_T Huinker MNDNR_Opposition.pdf](#)

4.2 SITE PLAN and DESIGN REVIEW - Goodwill Waconia

Braaten explained the location and zoning for the proposed Goodwill project. They meet all setback requirements except after review they are over by 1% on the hardcover and staff has recommended condition for that to be resolved prior to building permit issuance. Braaten brought up the building to show the other aspects of the plan. The landscape plan needs to be updated to reflect the up sizing required along Highway 5. It also met design standard requirements. Commissioner Paulsen asked if they would be exempt from property taxes. More discussion followed.

Chris Whitehouse, DJR - architect for Goodwill mentioned he didn't have an answer to the tax question but was going to look into it. There was also discussion about the type of trash container and location. Chris explained how they would be conforming to the hardcover requirement by removing a parking space. For screening of mechanical, he said Goodwill prefers to use landscaping instead of fencing and the Planning Commission was comfortable with the plantings as proposed. Chris also asked about what other businesses did for the utility easements in the area. Braaten was going to check and get back to the applicant.

Commissioner Polunc made a motion to approve the Site Plan and Design Review for Goodwill. Seconded by Commissioner Paulsen.

MOTION CARRIED.

It will go to City Council on June 17th, 2024.

[Cover Page](#)

[Location Map.pdf](#)

[Goodwill Waconia - Plan Set.pdf](#)

5) Old Business

There was no old business.

6) Other

Staff Update

Braaten had updates on Highway 284 and the downtown project. There are a couple of submittals for next month. Checking to make sure they are complete applications.

The next Planning Commission meeting will be July 11, 2024. One week later, due to the July 4th Holiday.

Update on new homes and Permits issued year-to-date.

Discussion on the status of the roundabout on 10 and Waconia Parkway North. It will be pushed back until next year.

Adjourn

Commissioner Genz asked for a motion to adjourn, Motion made by Commissioner Polunc, seconded by Commissioner Peterson.
MOTION CARRIED

Respectfully submitted,

David Havlik



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date: July 11, 2024

Item Name: PUBLIC HEARING - Variance - 343 Lakeview Terrace Boulevard

Originating Department: Community Development

Presented by: Ethan Nelson

Previous Commission Action (if any):

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

Open the Public Hearing

Motion to close the Public Hearing.

Motion recommending either approval or denial of a variance to allow hardcover improvements up to 27.84% impervious surface versus the 25% maximum allowed in the Shoreland Overlay District.

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

BACKGROUND

Applicant: Eric Robertson

Owner: Maxx Williams

Address: 343 Lakeview Terrace Boulevard

PID# 752950130

Zoning: R-2, Single Family Residential District

Special District: Shoreland Overlay District

REQUEST:

The City has received a variance application from Eric Robertson (the "Applicant") on behalf of Maxx Williams (the "Owner"), and is requesting approval of a variance to make hardcover improvements up to 27.84% versus the maximum 25% allowed in the Shoreland Overlay District. The applicant indicated the variance is necessary to connect the two walkout doors and deck steps for accessibility of the rear portion of the home.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05 - District Regulations, Subd. 2.B. - R-2, Single-Family Residential District
2. Section 900.06.7 - Shoreland Overlay Regulations
3. Section 900.12 - Administration, Enforcement and Procedures, Subd. 4 - Variances

VARIANCE REVIEW CRITERIA:

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

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

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

VARIANCE ANALYSIS:

The uncontrolled use of shorelands of the City of Waconia affects the public health, safety and general welfare not only by contributing to pollution of public waters, but also by impairing the local tax base. Therefore, it is in the best interests of the public health, safety and welfare to provide for the wise development of shorelands of public waters. The Legislature of Minnesota has delegated responsibility to the municipalities of the state to regulate the subdivision, use and development of the shorelands of public waters, and thus preserve and enhance the quality of surface waters, preserve the economic and natural environmental values of shorelands and provide for the wise utilization of waters and related land resources. This responsibility is hereby recognized by the City of Waconia.

On September 27th, 2023 the City issued a demolition permit for the existing single family home on 343 Lakeview Terrace Boulevard and subsequently issued new home construction permits to rebuild within conformance of City code in October of 2023. The subject property was reviewed and approved by staff at 24.98%. After the construction project was started, the applicants contacted staff for further patio installation, which would exceed the maximum hardcover allowed on the property. Therefore, a variance application has been brought in front of the Planning Commission for further review. As part of this variance, the applicants are proposing to restore the shoreline and include a stormwater mitigation system. Staff comments have been provided to the applicants and summarized in the Planning Considerations section.

The existing lot circumstances and proposed changes to the lot conditions are reflected in Table 1.1 below.

Table 1.1

Lot Requirements	R-2 Single Family Residential District & Shoreland Overlay District	Existing Conditions	Proposed Conditions
Minimum Lot Size	20,000 sq. ft.	23,004 sq. ft.	23,004 sq. ft.
Maximum Impervious Surface	25%	24.98%	27.84%
Front Yard Setback	25 ft.	25.2 ft.	25.2 ft.
Left (South) Side Yard Setback	10 ft.	15 ft.	15 ft.

Right (North) Side Street Setback	15 ft.	23.5 ft.	23.5 ft.
OHWL Setback	50 ft.	60.7 ft.	60.7 ft.

PLANNING CONSIDERATIONS:

1. The subject property was recently permitted for new construction in October, 2023. This is not an after-the-fact variance application, however it is very recent to the property owners causing the existing hardcover on the property.
2. A stone fire pit has existed within the shore impact zone on the southwest side of the property. This was not included in the proposed hardcover calculations when the home was issued a new construction permit and is prohibited in the shore impact zone. Staff has included a condition of approval requiring the removal of the fire pit for these reasons.
3. As part of the applicants submittal, they are proposing a full restoration of the shoreline. The applicants are entitled to an access path down to the lake, leaving the rest of the shore impact zone indicated for restoration subject to Carver Soil and Water Conservation District (CSWCD) standards. The plan, as submitted appears to leave out one existing tree in the shore impact zone. No further trees shall be removed from the shore impact zone.
4. Intensive vegetation clearing within the shore impact zone is not allowed. Limited clearing is allowed to accommodate placement of access paths provided that screening of structures, vehicles, or other facilities as viewed from the water, assuming leaf on conditions, is not substantially reduced. During the initial construction phase, it appears at least two trees that were within the shore impact zone were removed based upon historical imagery. The Planning Commission should discuss this item with the applicant and consider if two or more trees are sufficient to replace the prior removals.
5. The applicant has submitted a stormwater plan based upon City Engineer comments in the staff review that appear to generally address the comments from staff. The updated plans have been sent to the City Engineer for final review. Staff recommend requiring the final plans conform to the City Engineers approval.

PUBLIC NOTICE/COMMENT

The notice was published in the WACONIA PATRIOT on June 27, 2024 and posted at Waconia City Hall. Individual notices were mailed to all property owners within 350 feet of the subject parcel. The DNR was emailed and indicated they were in support of the attached staff review comments. As of the date and time of this report the City has received no public comment regarding the proposed Variance.

RECOMMENDATION

The Planning Commission should hold the public hearing, review the Variance application based upon the Variance Criteria stated above and the information provided and make a recommendation to the City Council. Upon a formal recommendation by the Planning Commission this application will be forwarded to the City Council for review at their upcoming meeting on July 15th, 2024.

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

1. The final Stormwater Plan shall require a maintenance agreement and be approved to the City Engineer's satisfaction. The maintenance agreement shall be recorded against the property upon execution by the property owner.
2. An As-Built survey shall be submitted to the Planning Department upon project completion detailing the following items:
 - a. Hardcover at or below 27.84%

- b. Removal of the stone firepit that is located within the shore impact zone.
 - c. Access path width to Lake Waconia shall be labeled and no greater than 20 ft.
 - d. The shore impact zone shall utilize trees and shrubs to screen structures, vehicles, or other facilities as viewed from the water, assuming summer, leaf-on conditions.
 - e. No further trees shall be removed from the shore impact zone. At least two (2) trees shall be replanted within the Shore Impact Zone.
 - f. Details of Shore Impact Zone landscaping shall include specific seed mixes and tree and shrub plantings. Final plantings shall be reviewed and approved by the Carver Soil and Water Conservation District prior to installation.
3. The Shore Impact Zone shall require a conservation easement that is recorded with Carver County.
 3. The applicant or property owner shall provide the City with cash, corporate surety bond, approved letter of credit or other surety satisfactory to the City to guarantee the proper installation and growth of the approved plans.

Attachments:

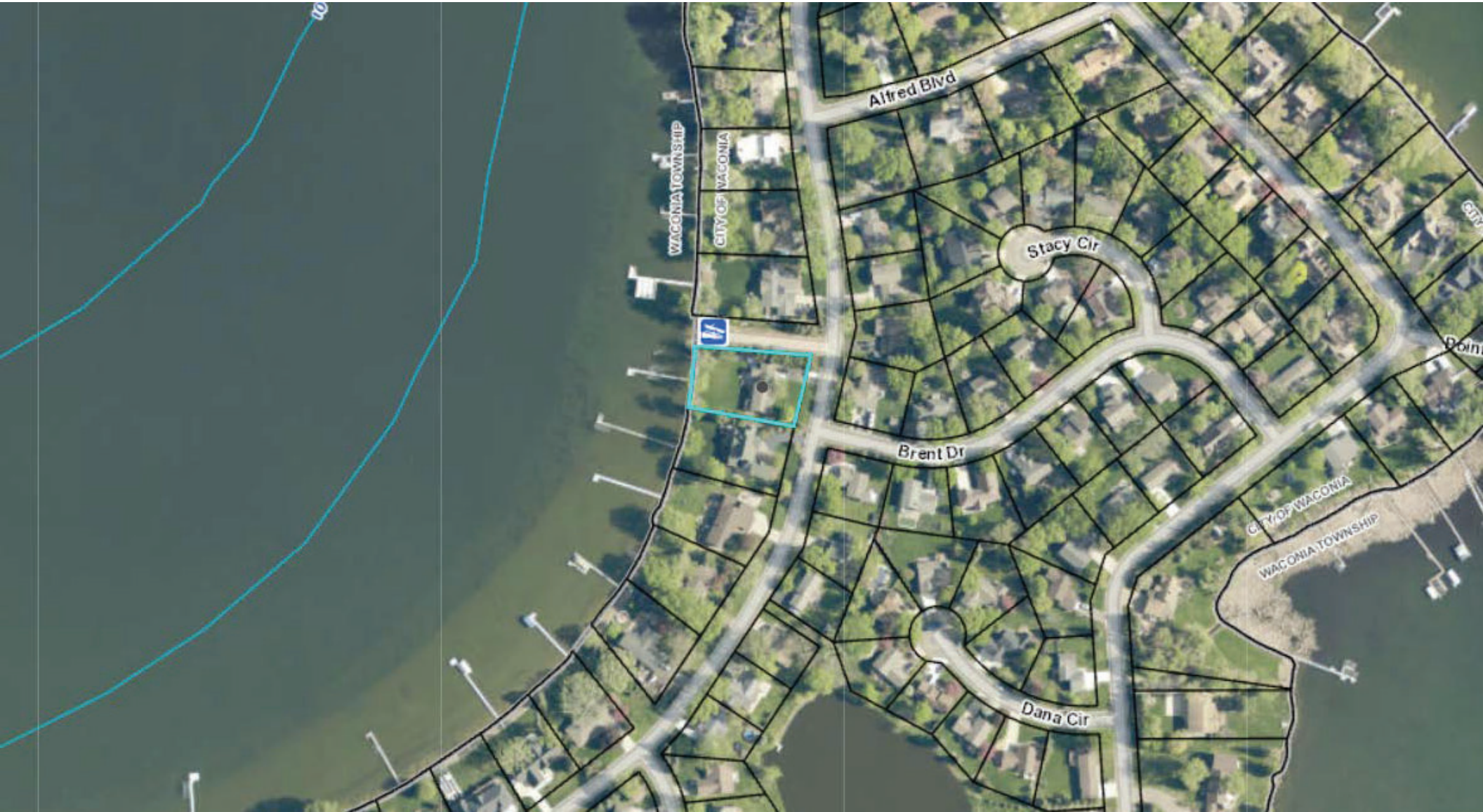
1. [Location Map \(1 Page\)](#)
2. [Public Hearing Notice \(1 Page\)](#)
3. [Application & Narrative \(4 Pages\)](#)
4. [Existing & Proposed Site Plan \(2 Pages\)](#)
5. [Stormwater Plan \(1 Page\)](#)
6. [Staff Review Comments \(1 Page\)](#)
7. [DNR Comments \(1 Page\)](#)
8. [Site Photos \(5 Pages\)](#)
9. [Native Plant Guidelines](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
 _____ Non Budgeted
 _____ Amendment Required



CITY OF WACONIA, MN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Waconia, MN will hold a public hearing on July 11th, 2024, at 6:30 P.M., at the Waconia City Hall, 201 South Vine Street, Waconia, MN, to consider a variance request for the property located at 343 Lakeview Terrace Boulevard.

The City is considering a variance request by Eric Robertson for the property located at 343 Lakeview Terrace Boulevard to make hardcover improvements that exceeds the 25% impervious surface maximum allowed in the Shoreland Overlay District.

Pertinent information pertaining to this request is available at City Hall. Interested persons may submit written or oral comments pertaining to this matter any time prior to the hearing, or at the hearing on July 11th, 2024. Written comments will be distributed to the Planning Commission for review and consideration. Please submit written comments by mail, email or in person as follows:

Mail/in person: Ethan Nelson, 201 South Vine Street, Waconia, MN 55387

Email: enelson@waconia.org

By: WACONIA PLANNING COMMISSION

ATTEST: Ethan Nelson, Assistant Planner

(Published in the June 27th, 2024 Waconia Patriot newspaper)



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

VARIANCE

APPLICANT INFORMATION

1. Owner's Name: Maxx Williams
2. Address of Property: 343 Lakeview Terrace Blvd
3. Legal Description: _____
4. Applicant's Name: Eric Robertson
5. Mailing Address: 5100 Thimpen Ave Minnetonka, MN 55345
6. Daytime Phone(s): 952-564-0083
7. Email Address: Eric@NRDLandscape.com

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

OFFICE USE ONLY

Date Received: _____

Fee: \$ _____
Receipt #: _____



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

VARIANCE APPLICATION

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

IMPORTANT

Subd. 4. Variances

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

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

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

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

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

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

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

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

Applicant's Signature: _____

Date: _____

Printed Name: _____

Property Owner Signature: _____

Date: _____

Printed Name: _____

The Williams Residence Variance Request Letter

343 Lakeview Terrace Blvd.

Waconia, MN. 55387

As excited new homeowners moving into the Waconia community, building a new home at 343 Lakeview Terrace Blvd we would like to request your consideration for some improvements to the exterior of our property that would increase the hardcover, however in our opinion, not in a way that impacts the lot, neighboring lots or the lake in a negative way.

The home has a deck with stairs down to grade and two walkout doors located in the back of the home. We are looking to install an average size patio area to connect the two walkout doors and deck steps so that those areas can be used/accessed. The patio area being proposed will increase the hardcover by 2.8%. The design has taken into consideration to ensure that no patio area will extend beyond the deck line towards the lake. Also, the design ensures substantial green space between the lake and patio for any rainwater runoff to migrate towards a second rain garden we are proposing to install. The 25 ft area along the shoreline is to be restored with an approved native seed blend with the rain garden placed between the back of the home and the natural area. Gutter downspouts related to the backyard area will be routed to the rain garden via perforated drain pipe along with clear drainage rock to create an infiltration area along the path of the drain pipes.

In an effort to also minimize rainwater run off in the front of the property, we are proposing the installation of a rain garden adjacent to the driveway to collect the majority of rainwater runoff there, and to further minimize runoff, we would propose the gutter downspouts carrying the garage roof water to be collected in catch basins at the downspout and routed via perforated drain pipes into the front rain garden.

It is our feeling that these hardscape areas are appropriate in size for the home and lot and are in harmony with other lakeshore home landscapes, and that the combination of multiple rain gardens, infiltration trenches with perforated drainpipes, and appropriate grading all act together in a responsible manner to minimize the impact of these additions to this property.

Thank you for your consideration.,

The Williams.

CERTIFICATE OF SURVEY for: M&M HOME CONTRACTORS

THIS SURVEY REPRESENTS PROPOSED CONDITIONS

PROPERTY DESCRIPTION

Lots 4 and 5, Block 5, Harms Lake View Terrace, Carver County, Minnesota.

PROPERTY INFORMATION

Property Address:
343 Lakeview Terrace Blvd.
Waconia, MN 55387

PID 752950130

PROPOSED ELEVATIONS

Garage Floor at drive = 975.0
Top of Foundation = 975.4
Lowest Floor Main = 966.7
Lowest Floor Exercise Room = 965.63

AREAS & IMPERVIOUS

Parcel Area to OHWL = 23,004± sq. ft.

Existing Impervious Areas

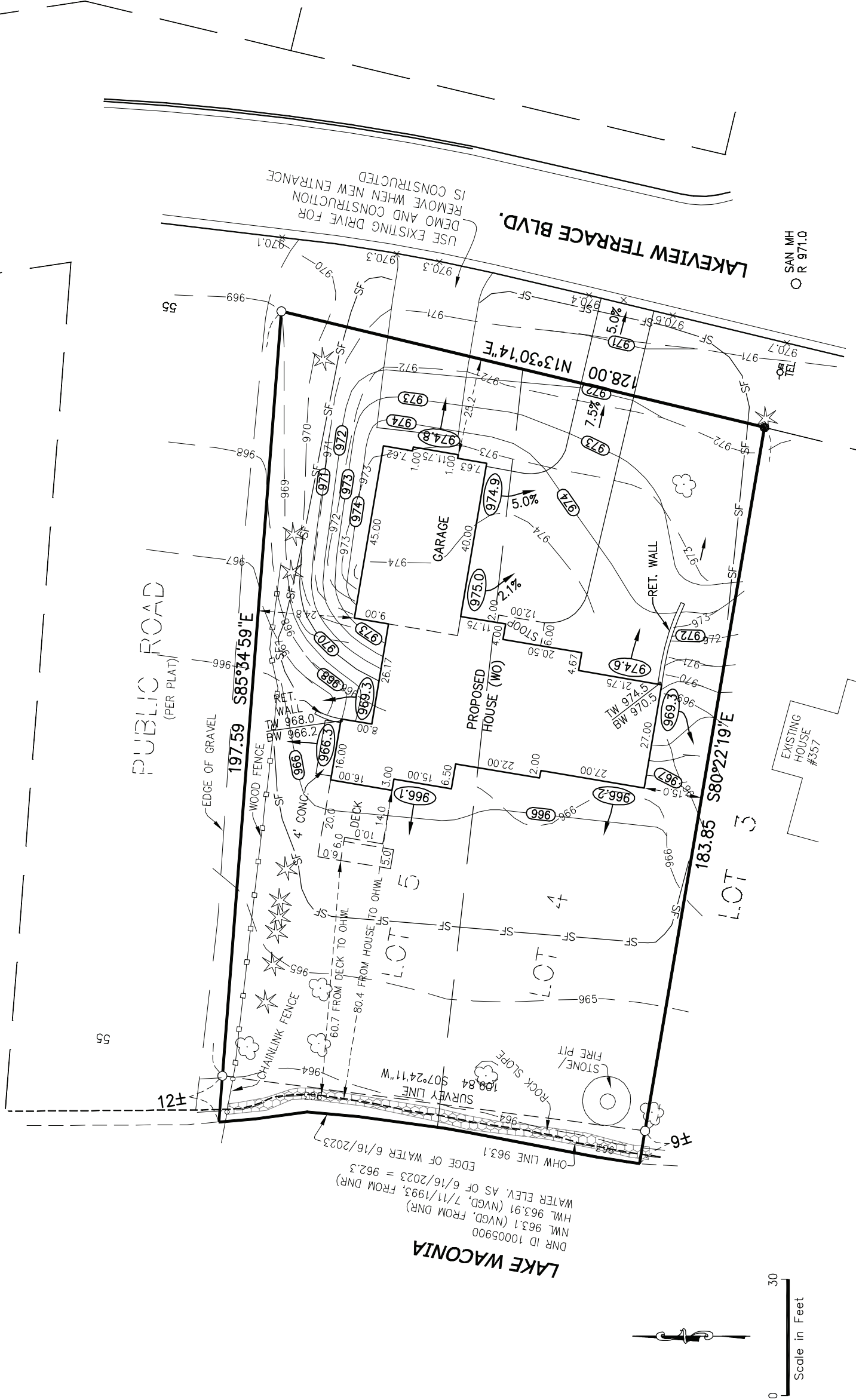
House & Garage = 1973 sq. ft.
Driveway = 1275 sq. ft.
Porch = 132 sq. ft.
Walk = 149 sq. ft.
Stone walk = 102 sq. ft.
Rear conc/bit = 680 sq. ft.
Rear pavers = 293 sq. ft.
Total Existing Impervious = 4604 sq. ft. = 20.0%

Proposed Impervious Areas

House = 2599 sq. ft.
Garage = 1227 sq. ft.
Driveway = 1543 sq. ft.
Porch = 63 sq. ft.
Lower garage slab = 56 sq. ft.
Rear patio (assumed) = 260 sq. ft.
Total Proposed Surface = 5748 sq. ft. = 24.98%

LEGEND

- Denotes Proposed Elevation
- Denotes Existing Elevation
- Denotes Surface Drainage
- Denotes Offset Hub or Spike
- Denotes Drain, and Utility Ease.
- Denotes Iron Pipe Found
- Denotes Iron Pipe Set
- Denotes Existing Contour
- Denotes Proposed Contour
- Denotes Silt Fence
- Denotes Compost Log



SISU LAND SURVEYING

2580 Christian Dr.
Chaska, MN 55318
612-418-6828

CERTIFICATION

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

Curtis Kallio
Curtiss Kallio, Lic. No. 26909

9/15/2023
Date

JOB NO.: 2023224

CERTIFICATE OF SURVEY for: M&M HOME CONTRACTORS

THIS SURVEY REPRESENTS PROPOSED CONDITIONS

PROPERTY DESCRIPTION
Lots 4 and 5, Block 5, Harms Lake View Terrace, Carver County, Minnesota.

PROPERTY INFORMATION

Property Address:
343 Lakeview Terrace Blvd.
Waconia, MN 55387

PID 752950130

PROPOSED ELEVATIONS

Garage Floor at drive = 975.0
Top of Foundation = 975.4
Lowest Floor Main = 966.7
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AREAS & IMPERVIOUS

Parcel Area to OHWL = 23,004± sq. ft.

Existing Impervious Areas
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PROPOSED IMPERVIOUS AREAS

House = 2599 sq. ft.
Garage = 1227 sq. ft.
Driveway = 1543 sq. ft.
Porch = 63 sq. ft.

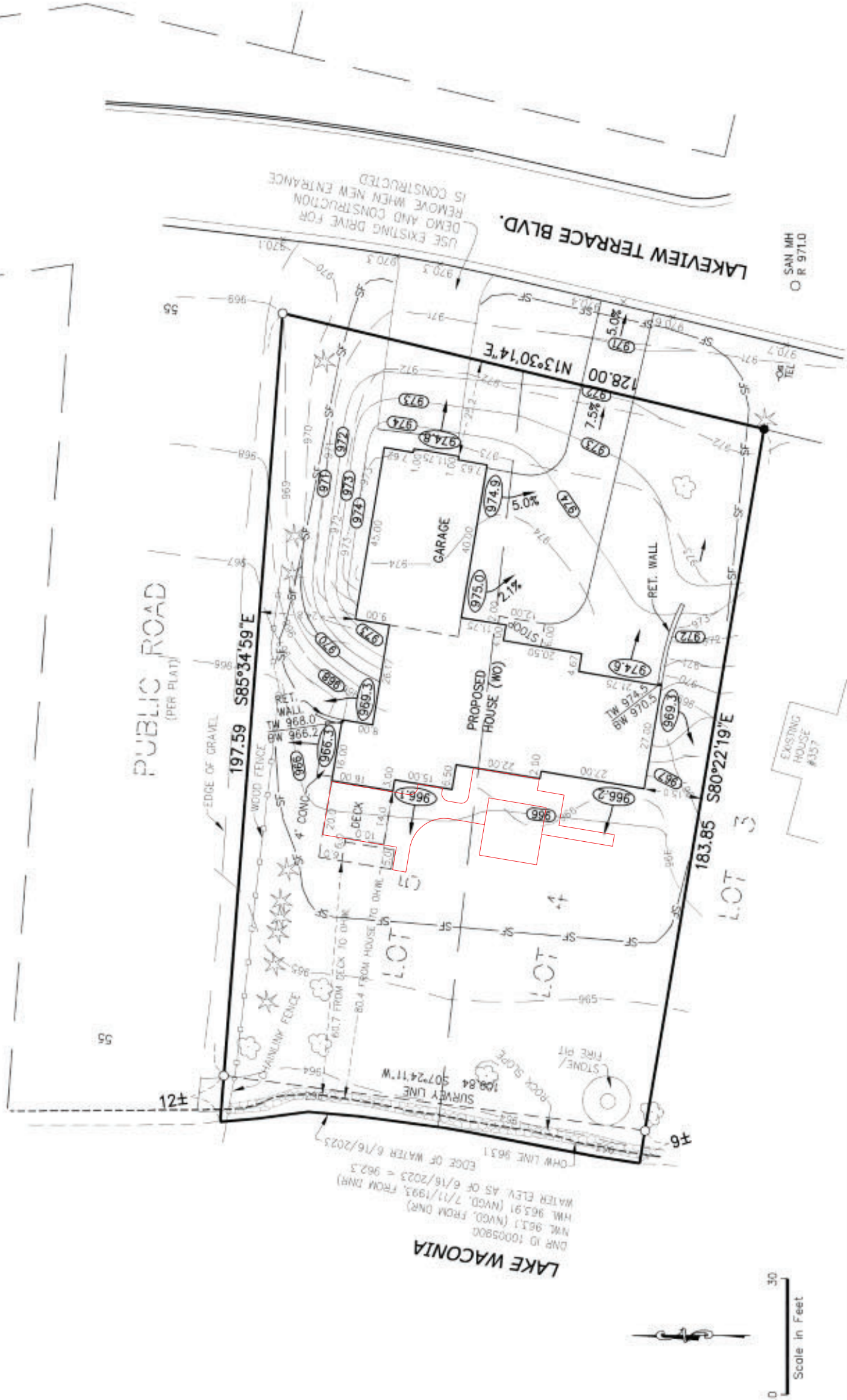
Lower garage slab = 56 sq. ft.

Total Proposed Surface = 5748 sq. ft. = 24.98%

Rear patio (assumed) = 260 sq. ft.

Proposed Additional Patio = 97 sq. ft.

Total Proposed Surface = 6405 sq. ft. = 27.84 percent



- LEGEND**
- XXX.X Denotes Proposed Elevation
 - XXX.X Denotes Existing Elevation
 - Denotes Surface Drainage
 - Denotes Offset Hub or Spike
 - Denotes Drain, and Utility Eas.
 - Denotes Iron Pipe Found
 - Denotes Iron Pipe Set
 - 900 Denotes Existing Contour
 - 864 Denotes Proposed Contour
 - SF Denotes Silt Fence
 - BR Denotes Compost Log

CERTIFICATION

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

Curt Kallio
Curtiss Kallio, Lic. No. 26909

9/15/2023
Date



SISU LAND SURVEYING
2580 Christian Dr.
Chaska, MN 55318
612-418-6828

JOB NO.: 202324

LAKE WACONIA

INFILTRATION TRENCH DETAIL



N·R·D
landscape design
+build

343 Lakeview Terrace Boulevard #1
June 24, 2024

This review is based on the construction plans dated 6/6/2024 and received on 6/10/2024.

General Comments

1. Past practice has been to require mitigation by treating stormwater from impervious surfaces that are above the 25%.
 - a. In this case this total area above 25% is about 900 SF. Therefore, 900 SF of impervious area requires treatment.
 - b. The 2 rain gardens appear to achieve this. However, additional detail is needed on the total roof and driveway square footages that are directed to the rain gardens.
 - c. Design details on the rain gardens are needed to confirm they have the adequate treatment volume.
 - d. The emergency overflow (EOF) of the rear yard rain garden is towards the lake. This is acceptable. However, confirmation is needed that no portion of this overflow will be onto the neighboring property to the south.
 - e. The EOF of the front yard rain garden is towards the road. Due to the clay soils, rain gardens that don't discharge to a body of water are required to have an outlet that connects to the city's storm sewer system or that bypasses the flow downstream of any neighbors or public ROW. The City's storm sewer system is on the opposite side of both Lakeview Terrace Blvd and the lake access road. It is recommended that this front rain garden contain a tile outlet that connects to either of these storm sewer lines or discharges into the back yard near the lake. Alternatively, this rain garden could be excluded (or modified to just a landscaped area) if the rear yard rain garden treats 900+ SF of impervious area.
2. An As-Built survey shall be submitted to the Planning Department upon project completion detailing the following items:
 - a. Hardcover at or below 27.84%
 - b. Removal of the stone firepit that is located within the shore impact zone.
 - c. Access path width to Lake Waconia shall be labeled and no greater than 20 ft.
 - d. The shore impact zone shall utilize trees and shrubs to screen structures, vehicles, or other facilities as viewed from the water, assuming summer, leaf-on conditions.
 - e. Details of Shore Impact Zone landscaping shall include specific seed mixes and tree and shrub plantings. Final plantings shall be reviewed and approved by the Carver Soil and Water Conservation District prior to installation.
3. The Shore Impact Zone shall require a conservation easement that is recorded with Carver County.
4. The applicant or property owner shall provide the City with cash, corporate surety bond, approved letter of credit or other surety satisfactory to the City to guarantee the proper installation and growth of the approved plans.
5. The approved stormwater plan shall require a maintenance agreement with the City.

From: [Huinker, Taylor \(DNR\)](#)
To: [Ethan Nelson](#)
Subject: RE: Variance Application - 343 Lakeview Terrace Boulevard
Date: Friday, June 28, 2024 10:28:52 AM

Thanks, Ethan. The staff comments are definitely helpful. I support the comments, especially the inclusion of the shore impact zone native planting that will be approved by the Carver SWCD.

From: Ethan Nelson <enelson@waconia.org>
Sent: Friday, June 28, 2024 9:24 AM
To: Huinker, Taylor (DNR) <Taylor.Huinker@state.mn.us>
Subject: Variance Application - 343 Lakeview Terrace Boulevard

You don't often get email from enelson@waconia.org. [Learn why this is important](#)

This message may be from an external email source.

Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

Hi Taylor,

We have a public hearing coming up for this property regarding a 2.84% hardcover variance for patio improvements. The applicants are proposing to restore the shoreline and install a stormwater system as you will note in the attachments. I also included staff comments from our review so you can see what we have already communicated to the applicant. Let me know if you find those comments helpful and I will include those with future variance applications. One side comment to note on this one. The home was just built, so although this is not an after-the-fact variance, it has some similarities.

If you have any comments that you would like included in my report, please let me know before July 2nd.

Thank you,

Ethan Nelson

Assistant Planner

City of Waconia

201 South Vine Street

Waconia, MN 55387

Office: 952-442-5689

Direct: 952-442-3110

www.waconia.org

The City of Waconia now has some over the counter Residential permits available via ePermits.

For more information go to the [City of Waconia's ePermit Application Page](#)

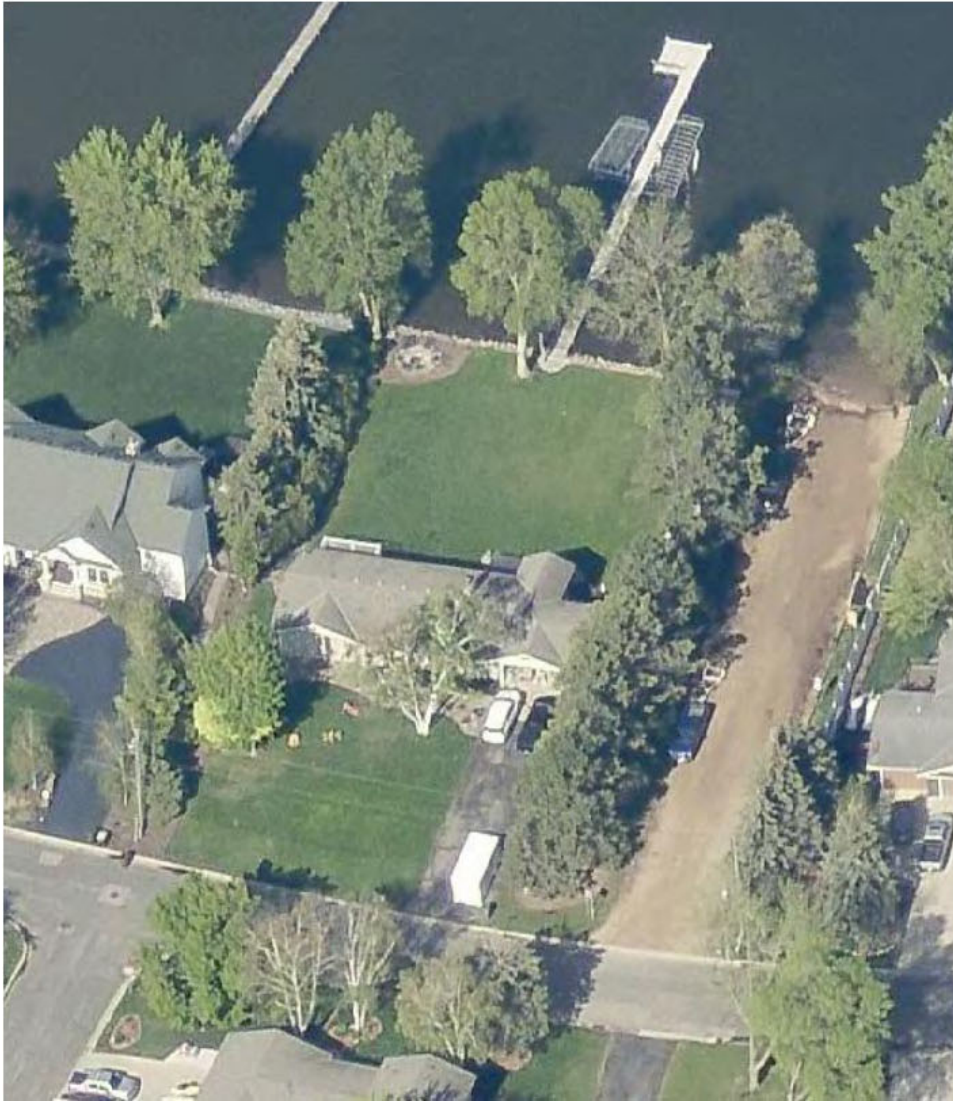




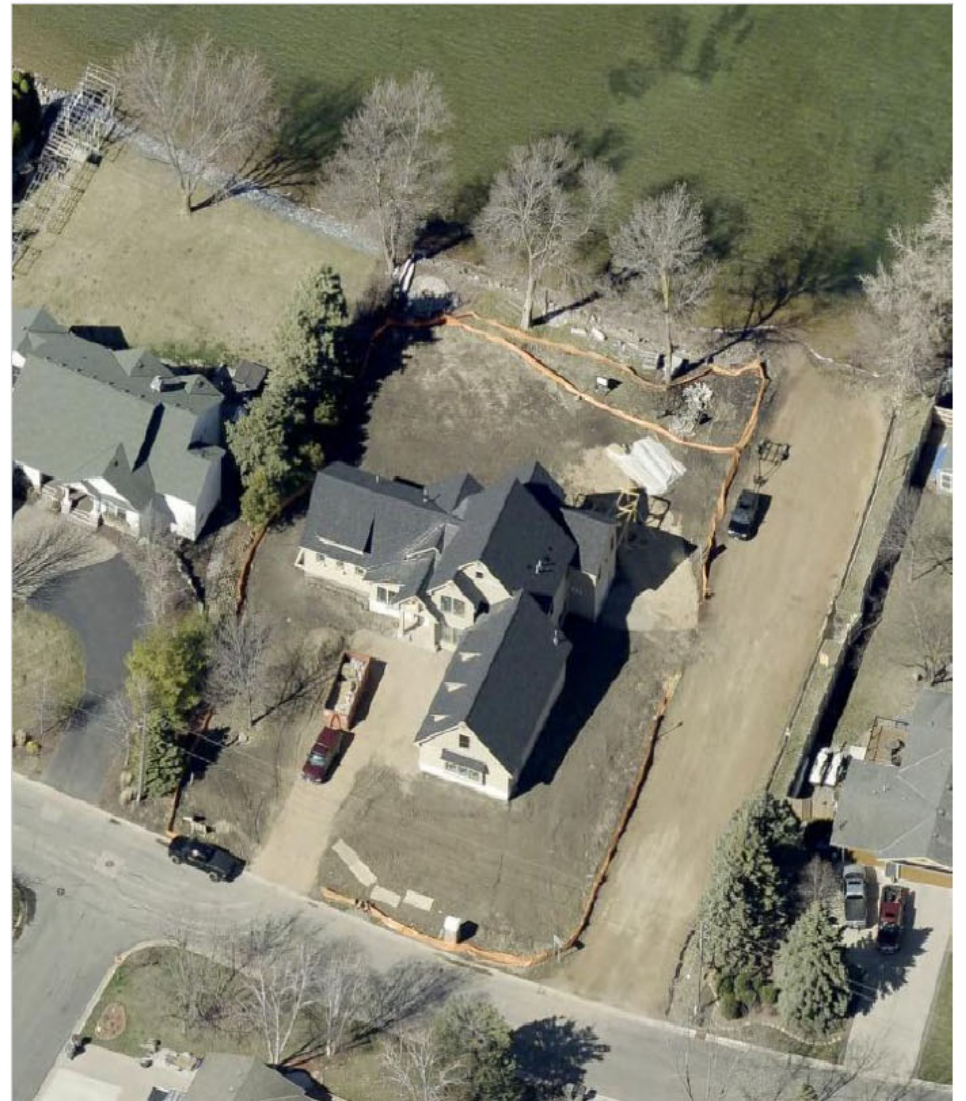




May 2023



April 2024



THE CITY OF WACONIA NATIVE PLANT RESTORATION GUIDELINES

- Proper establishment and maintenance of these areas is key. An establishment and maintenance agreement is required. The plan should include the initial establishment period (year 1-3) and maintenance agreement for (year 3+)
- Mulches or similar materials must be used, where necessary, for temporary base soil coverage, and a permanent vegetation cover must be established as soon as possible.
- Planting needs to have at least 9 different species and one flower/forb blooming throughout the year. 1 keystone species is also required.
- A seed or plant list with genus, species, and quantities is required. All plants selected will be native. No varieties or cultivars are allowed.
- A plan highlighting the area to be planted or seeded is required. If using plugs a planting plan can help with future maintenance.
- If trees are required, trees also need to be native to the Midwest. Cultivars or hybrids are not allowed.
- If area is over 250 square feet or if you are using seed, hiring a contractor that specializes in native plant establishment is required.
- Area shall be predominately native plants to remain in compliance in perpetuity. Hiring a native plant maintenance contractor to do annual maintenance can assure this.
- Soil shall not be added or amended unless removing impermeable surface.
- If steeply sloped proper sediment and erosion control must be installed. This may include bio-logs and straw blankets. A Steep Slope Alteration Permit may be required. City staff shall be contacted to confirm.
- Use of fertilizer and pesticides must be done in a way as to minimize runoff into the shore impact zone or public water by the use of earth, vegetation, or both.
- Site will be inspected pre and post installation to verify compliance and may be inspected on an annual basis.
- Restoration area and maintenance agreement shall be recorded with the property by Carver County.



CONTACT US

SETH RISTOW - SWCD
952-466-5264
SRISTOW@CO.CARVER.MN.US

LANE BRAATEN - CITY OF WACONIA
952-442-3106
LBRAATEN@WACONIA.ORG





REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:		July 11, 2024				
Item Name:		Site Plan & Design Review - 219 Frontage Road East				
Originating Department:		Community Development				
Presented by:		Lane Braaten				
Previous Commission Action (if any):						
Item Type (X only one):	Consent		Regular Session	X	Discussion Session	

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

Provide a recommendation to the City Council regarding the Site Plan & Design Review application for the proposed addition to the Crusher Crossfit building located at 219 Frontage Road E.

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

BACKGROUND

Applicant: Adam Dittrich

Owner: Adam Dittrich

Addresses: 219 Frontage Road East

PIDs#: 753050050 & 757750100

Zoning: B-1, Highway Business District

Design District: Highway District

REQUEST

The applicant, Adam Dittrich, has submitted an application for Site Plan & Design Review to construct a 680 square foot addition to the Crusher Crossfit building at 219 Frontage Road East.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05 - District Regulations, Subd. 2.F - B-1, Highway Business District
2. Section 900.06 - Supplementary Regulations, Subd. 9 - Architectural Design Standards
3. Section 900.07 - Landscaping and Fencing
4. Section 900.08 - Performance Standards
5. Section 900.09 - Off-Street Parking, Loading, and Access Regulations
6. Section 900.10 - Sign Regulations
7. Section 900.12 - Administration, Enforcement and Procedures
 - a. Subdivision 10. - Site Plan Review

SITE PLAN REVIEW

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

ZONING

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

LOT REQUIREMENTS

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

Based on staff review the proposed project meets all hardcover, structure height, and setbacks required in the zoning district.

SCREENING OF EQUIPMENT

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

OFF-STREET PARKING

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

Existing Conditions

North Building (office) requires 24 parking spaces

South Building (gym/fitness) requires 12 parking spaces

Proposed Addition

South Building Addition = 680 sq. ft./200 sq. ft. = 3.4 or 4 additional parking spaces required

The plan indicates 40 proposed parking stalls, which conforms to City Code requirements.

LANDSCAPING

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

The applicant is proposing the installation of one (1) tree, which conforms to City Code requirements. The final location of the tree shall be reviewed and approved by Public Services to ensure that the tree location does not cause any issues with underlying utilities in the area.

SIGNS

The applicant has included concept signage on the front façade of the proposed addition. All signage shall require a permit through the City and shall conform to Section 900.10.

LIGHTING

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

VEHICULAR ACCESS

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

PEDESTRIAN ACCESS

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

TRASH

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

The application indicates that all proposed trash handling equipment “will be stored within the building and comply with requirements as stated in Section 900.07 of the Code of Ordinances.”

GRADING, DRAINAGE & UTILITIES

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

PLANNING & SITE PLAN ANALYSIS AND STAFF REVIEW COMMENTS:

1. The current site improvements include the principal office building (4,636 sq. ft.), a secondary gym/fitness structure (2,399 sq. ft.), and improved parking surfaces. The applicant is proposing an addition to the west side of the gym/fitness building.
2. The plans indicate a 5 ft. drainage and utility easement, which is assumed to be an old rear yard easement that was left in place after the subject site acquired 30 ft. of property to the south of the original property some time ago. The drainage and utility easement should be vacated.

DESIGN REVIEW – HIGHWAY DISTRICT

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

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

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

SIDE AND REAR TREATMENTS

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

The proposed addition, with natural-colored metal architectural panels, conforms in both building material and color. The Planning Commission should discuss the Side and Rear Treatment design standard stated above and determine if additional improvements should be included to the existing structure to ensure continuity of materials.

CONCLUSION/RECOMMENDATION

The Planning Commission should review the pertinent information and make a recommendation to the City Council regarding the request by Adam Dittrich for a Site Plan & Design Review application to construct a 680 square foot building addition located at 219 Frontage Road East. Upon a formal recommendation from the Planning Commission this item will be forwarded to the City Council for review at their upcoming meeting scheduled for July 15th, 2024.

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

1. The proposed improvements shall be completed as approved and as conditionally revised by the Planning Commission and the City Council.
2. All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
3. The applicant shall work with the City Engineer and Public Services Director to revise the grading, drainage, and utility information to the satisfaction of the City prior to any work commencing on site.
4. The applicant shall provide the City with a letter of credit/ escrow funds to guarantee the proper installation and growth of the approved landscape plan. The letter of credit/escrow funds shall be submitted by the developer prior to obtaining a building permit that is equal to the amount of the required landscaping to be installed. The letter of credit/escrow funds shall be held by the City and must cover one full calendar year

subsequent to the installation of said landscaping and must be conditioned upon complete and satisfactory implementation of the approved landscape plan.

5. Final placement of the required tree shall be approved by the Public Services Department to ensure the placement does not interfere with any on site utilities.
6. All indirect costs with the building permit, review, and final plans associated with engineering and administrative costs shall be paid by the applicant/owner.
7. A sign permit shall be required for all signage and shall conform to Section 900.10.
8. The applicant shall vacate the existing 5-foot drainage and utility easement identified in the plan set, which bisects the existing Crusher Crossfit building and extends into the proposed addition location.
9. The property owner shall construct/stripe all forty (40) required parking spaces as identified in the approved plan set.
10. The applicant shall contact the City Planning Department for a final site inspection when all conditions of approval regarding this application have been completed.

Attachments:

1. [Location Map.pdf](#)
2. [Crusher Crossfit_Waconia_Project Narrative.pdf](#)
3. [Crusher Crossfit_Architectural Drawings.pdf](#)
4. [Crusher Crossfit_Civil Drawings.pdf](#)
5. [Crusher Crossfit_Supplemental Drawings.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
_____ Non Budgeted
_____ Amendment Required

LOCATION MAP—219 FRONTAGE ROAD EAST



6 June 2024



City of Waconia, Minnesota
Site Plan and Design Review
201 South Vine Street
Waconia, MN 55387

Re: **Crusher Crossfit**
219 E. Frontage Rd
Proposed New Addition
Waconia, Minnesota

PROJECT DESCRIPTION

Crusher Crossfit is proposing to construct a new 680 square foot, single story addition onto the existing principal gym/ fitness structure located at 219 East Frontage Road. The new proposed addition will be added to the west side of the gym/ fitness building and will consist of additional office space, a new main entry and additional space for storage and supplies. The existing property is correctly zoned as B-1, Highway Business District and the site is approximately .92 acres.

The design and the aesthetics of the new structure will comply to the objectives of the municipal code and will align with the city's intent and purpose for the B-1 Highway Business District of "providing for an appropriate range of business that will be utilized by area residents as well as vehicular traffic generated from the surrounding area" (sec 9005.05)

Signage

The signage illustrated is for reference only as demonstrated in renderings and elevations. All exterior signage will be submitted for permit/ review through the City of Waconia prior to installation and will confirm with all requirements as illustrated in Code of Ordinances, Section 900.10

Parking / Vehicular Access

Vehicular access / circulation of the site will not be impacted by the new proposed addition. Traffic flow, movement and volume will remain as is. Additional parking will comply with code of ordinance, section 900.09 for professional, personal, and business offices, one space per 200 square feet of gross floor area.

Existing parking

North Building (Office use) – 24 parking stalls required
South Building (Gym / Fitness center) – 12 parking stalls required

New proposed parking

South building addition = 680 sq. ft / 200 sq = 3.4 – 4 additional stalls required.

Landscaping & Fencing

One tree per 1,000 square feet of total building floor area is required.

The proposed addition is 680 sqft / 1,000 sqft. – 1 new tree is required and will be provided.

All proposed trash handling equipment will be stored within the building and will comply with requirements as stated in section 900.07 of the Code of Ordinances.

District Regulations

The usage of the existing building will remain as a fitness center. Per section 9005.05, Office use / retail business is permitted use in B-1 Highway Business District. Below are additional district regulations illustrating compliance.

Adjacent to another lot – 30 ft (new proposed structure complies)

Rear yard – 30 ft (new proposed structure complies)

Maximum hardcover surface – 80% (new proposed structure complies)

Maximum structure height – 35'-0" (new proposed structure complies)

Principal structure, Interior side – 15'-0" (35'-0" if abutting residential) – building complies

Principal structure, Rear side – 20'-0"

Supplementary Regulations

Architectural design standards per Section 900.05, subd 9, Downtown district have been considered and implemented into the overall building design. Facade articulation through variation of roof lines, windows, ground floor storefronts, façade modulation, differential building materials and scale/ proportion are just a few ways character and visual interest are being applied. The new addition will have architectural metal panels and is aesthetically pleasing and compatible with the surrounding buildings.

Thank you for your time to review this project. Crusher Crossfit and HTG Architects are excited to work with the City of Waconia on this exciting new addition to a local business who serves the community as well as nearby surrounding communities.

Best Regards,

Kelsey Jarrett
Project Manager

GENERAL NOTES:

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

SITE PLAN KEYED NOTES:

- 1 FURNISH & INSTALL POSTED HANDICAP SIGNS AS REQ'D. BY STATE CODE. FOLLOW HANDICAP REGULATIONS PER CHAPTER 134I FOR THE MINNESOTA ACCESSIBILITY CODE.
- 2 VAN ACCESSIBLE AISLE SHALL BE SIMILARLY SIGNED AT LOCATION NOTED.
- 3 NEW PROPOSED CONCRETE.

SURVEY DATA WAS TAKEN FROM ANDERSON ENGINEERING OF MINNESOTA DOCUMENT FILE 160801, DATE: JUNE, 21, 2023 BY DANIEL GREENWALD #52132 HTG ARCHITECTS IS NOT RESPONSIBLE FOR ACCURACY OR OMISSIONS, IF ANY, CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS.

MATERIAL SYMBOLS

- EXISTING BUILDING
- CONCRETE PAVEMENT

SITE PLAN SUMMARY:

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

EXTG. MAIN LEVEL SQFT. : 680 SF.
ADDITION MAIN LEVEL SQFT. : 680 SF.
TOTAL PROPOSED BLDG. SQFT : 680 SF

PARKING REQUIRED NEW BLDG (1:200 5/F) 4 STALLS REQUIRED.
PARKING SHOWN NEW BLDG. (4x20') 4 STALL SHOWN
EXISTING PARKING SHOWN
NORTH BUILDING (OFFICE) 24 STALL EXTG.
SOUTH BUILDING (EXERCISE / GYM) 12 STALL EXTG.
TOTAL PARKING SHOWN 40 STALL SHOWN / 40 STALLS REQUIRED

LOT AREA 40,336 SQFT.
LANDSCAPED AREA (GREEN SPACE) 15,544 SQFT. (38%)
EXTG. IMPERVIOUS SURFACE COVERAGE 24,148 SQFT.
NEW IMPERVIOUS SURFACE COVERAGE 584 SQFT.
TOTAL IMPERVIOUS SURFACE COVERAGE 24,781 SQFT. (62%)

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

LANDSCAPE SUMMARY:

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

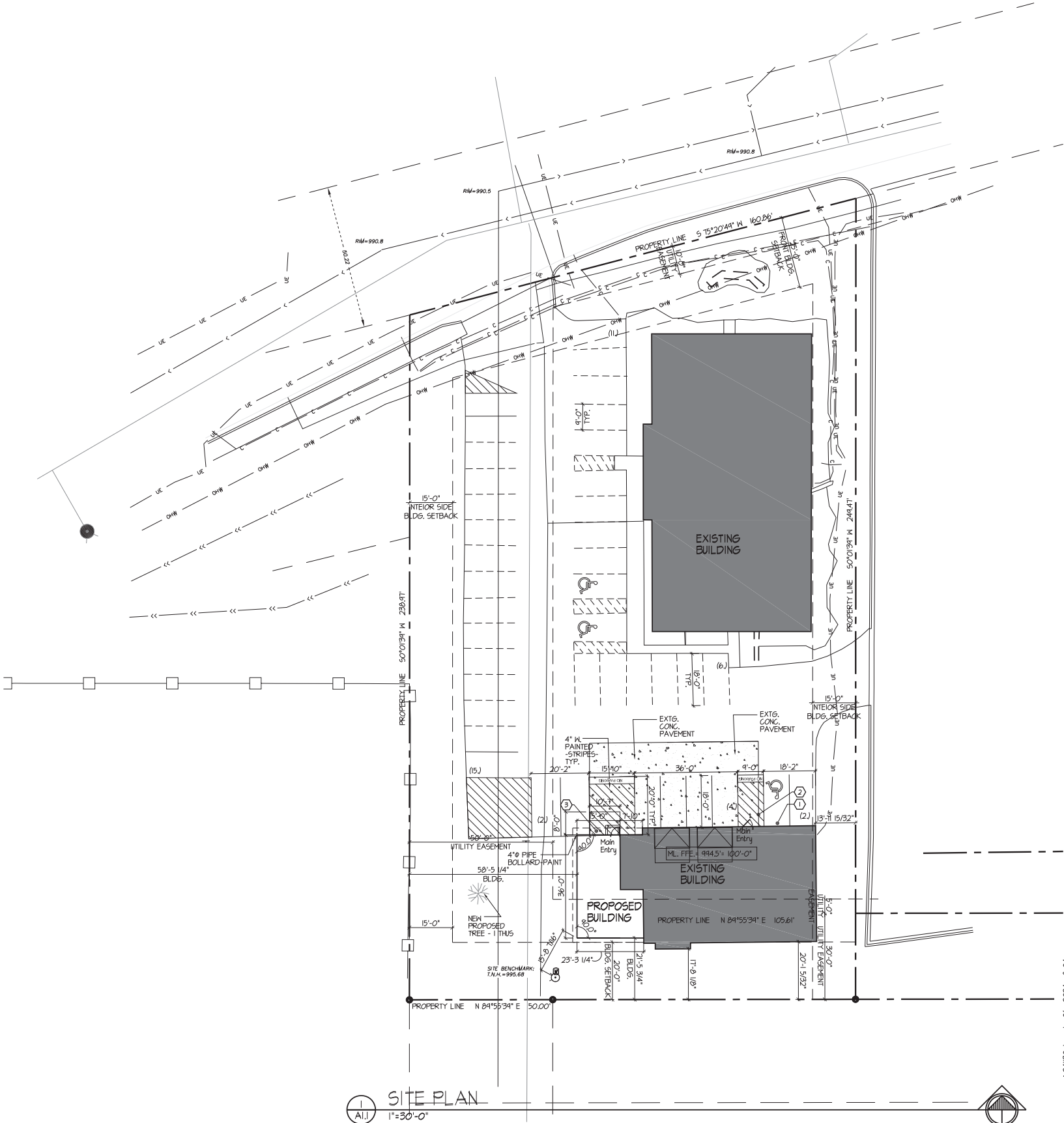
TREES REQUIRED: 1 TREE REQUIRED
TREES SHOWN: 1 TREES PROPOSED.

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

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

GENERAL NOTES:

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



www.htg-architects.com
Minneapolis Bismarck

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

PROJECT

**CRUSHER
CROSSFIT**

**SITE PLAN / DESIGN REVIEW
NEW ADDITION**

WACONIA, MINNESOTA

ISSUED SET CITY SUBMITTAL JUNE 6, 2024

REVISIONS

DATE NO.

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

REG. NO. DATE

SITE PLAN

DRAWN BY: KMJ CHECKED BY: KMJ

A1.1

Copyright © by HTG Architects



DEMOLITION GENERAL NOTES:	
1.	PROVIDE TEMPORARY BRACING AS REQUIRED, SEE STRUCTURAL FOR MORE INFORMATION.
2.	VERIFY ALL EXISTING CONDITIONS BEFORE DEMOLITION WORK STARTS.
3.	WHERE NOTED & DASHED IN, REMOVE EXISTING FOUNDATION WALLS, STRUCTURAL SYSTEM, FLOOR SLAB, ROOF MATERIALS, EXISTING DOORS, GLAZING AND EXTERIOR WALLS AS REQUIRED. CUT & PATCH TO MATCH EXISTING.
4.	WHERE NOTED & DASHED IN, REMOVE EXISTING WALLS, DOORS, FRAMES, CEILING, LIGHTING FIXTURES, FLOOR FINISHES, PLUMBING FIXTURES & FINISH MATERIAL ONLY AS REQUIRED. CUT & PATCH TO MATCH EXISTING.
5.	REMOVE EXISTING OUTLETS, GRILLES, SWITCHES, etc. ONLY IN WALLS TO BE REMOVED.
6.	PROTECT EXISTING UTILITIES AS REQUIRED.
7.	MODIFY BUILDING SPRINKLER SYSTEM AS REQUIRED.
8.	MODIFY ROOF AS REQUIRED.



PROJECT

CRUSHER CROSSFIT

ADDITION /
REMODELING
219 E FRONTAGE RD.
WACONIA, MN

[illegible]

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

Name	
123456	Issue Date
Reg No.	Date

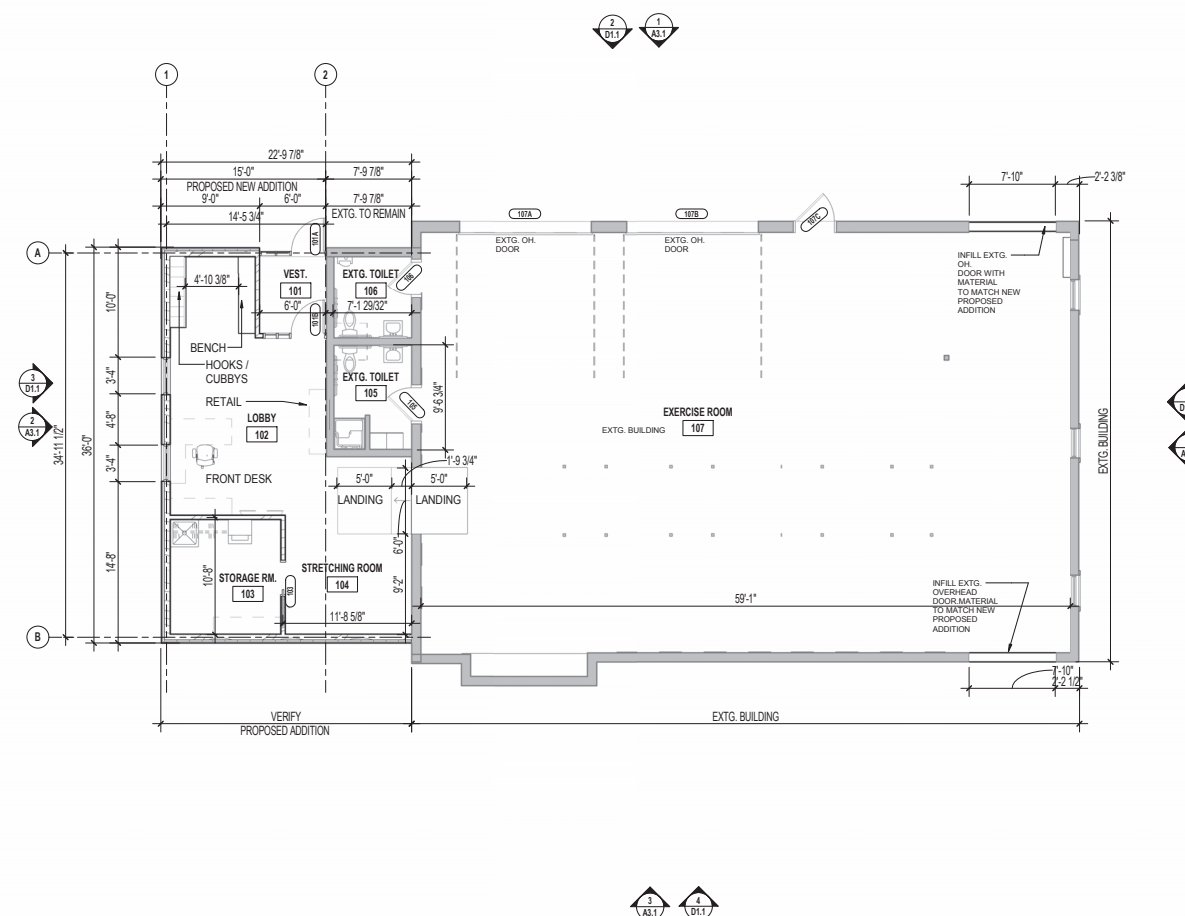
MAIN LEVEL FLOOR PLAN

Drawn By: DRV

Checked By: CHK

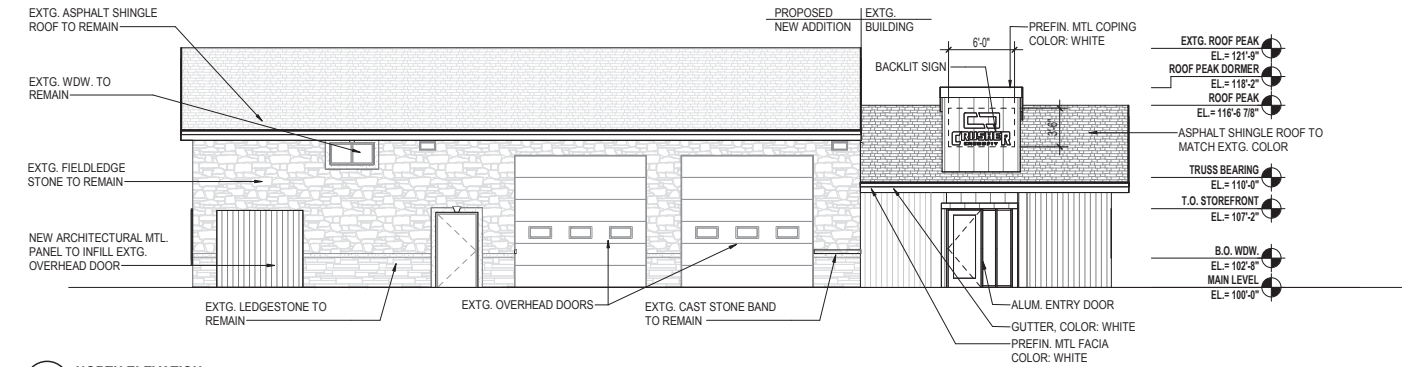
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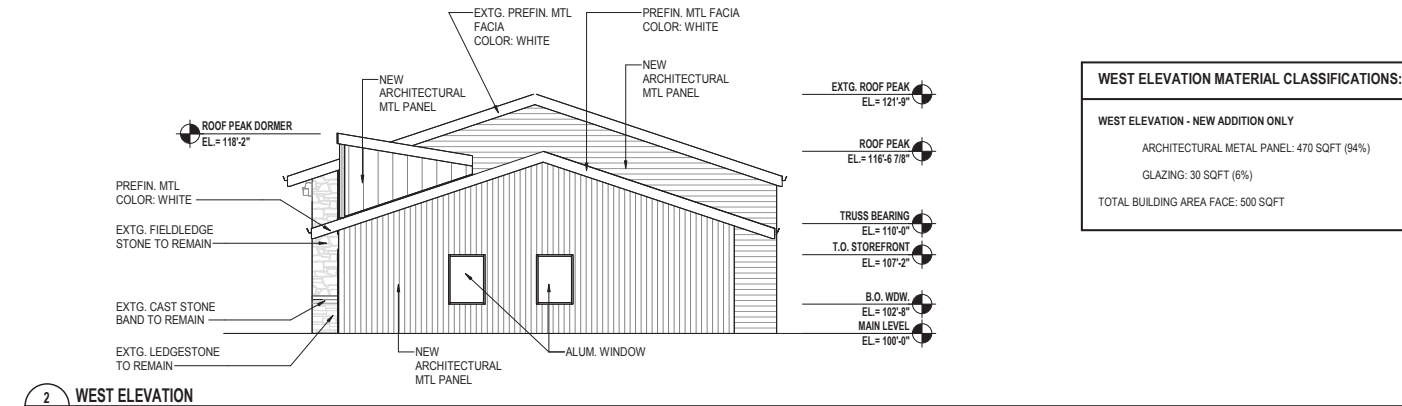
1
A2.1 1/8" = 1'-0"

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6/5/2024 5:54:37 AM



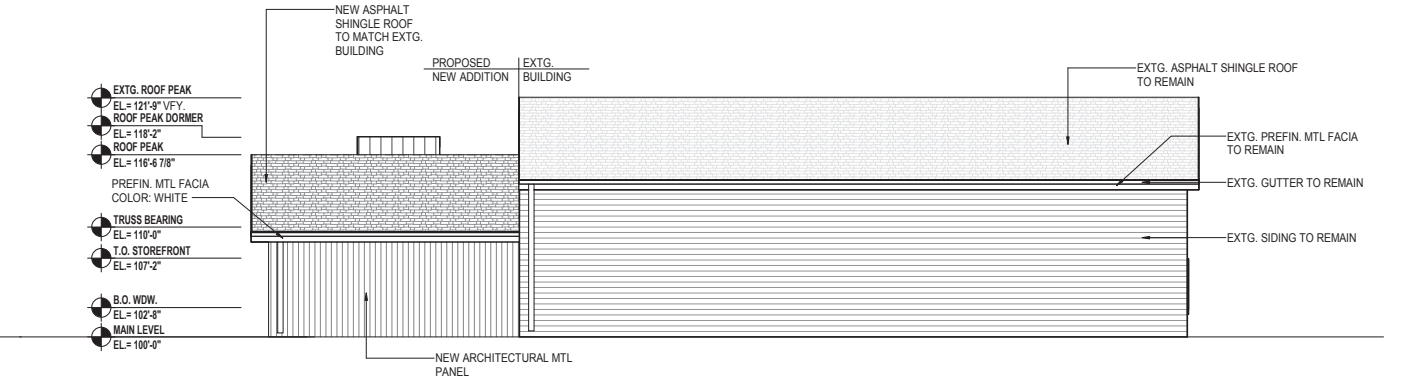
1 NORTH ELEVATION
A3.1 1/8" = 1'-0"

NORTH ELEVATION MATERIAL CLASSIFICATIONS:	
NORTH ELEVATION - NEW ADDITION ONLY	
ARCHITECTURAL METAL PANEL: 232 SQFT (85%)	
GLAZING: 43 SQFT (15%)	
TOTAL BUILDING AREA FACE: 275 SQFT	
SIGNAGE CALCULATIONS:	
PROPOSED SIGNAGE AREA: 21SQFT.	
BUILDING FACE AREA: (NEW & EXTG. BUILDING COMBINED)	



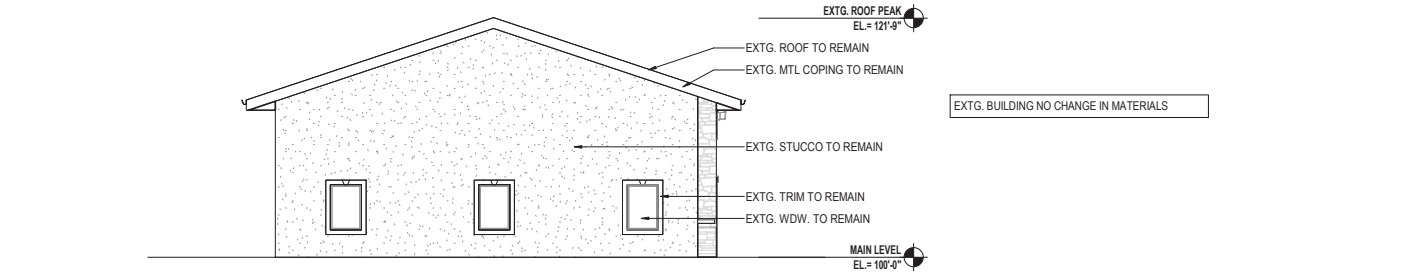
2 WEST ELEVATION
A3.1 1/8" = 1'-0"

WEST ELEVATION MATERIAL CLASSIFICATIONS:	
WEST ELEVATION - NEW ADDITION ONLY	
ARCHITECTURAL METAL PANEL: 470 SQFT (94%)	
GLAZING: 30 SQFT (6%)	
TOTAL BUILDING AREA FACE: 500 SQFT	



3 SOUTH ELEVATION
A3.1 1/8" = 1'-0"

NORTH ELEVATION MATERIAL CLASSIFICATIONS:	
NORTH ELEVATION - NEW ADDITION ONLY	
ARCHITECTURAL METAL PANEL: 209 SQFT (100%)	
TOTAL BUILDING AREA FACE: 209 SQFT	



4 EAST ELEVATION
A3.1 1/8" = 1'-0"

EXTERIOR FINISHES:	NOTES:
ARCHITECTURAL METAL PANELS MANUF: PAC CLAD REVEAL WALL PANEL OR EQUAL (LUX ARCHITECTURAL PRODUCTS, HOLCIM ELEVATE) COLOR: NATURAL COLOR TO MATCH EXTG. BUILDING (GRANITE, SLATE GRAY, BURNISHED SLATE) * VARIATION OF INSTALL PATTERN (HORIZONTAL / VERTICAL). REFER TO ELEVATIONS ASPHALT SHINGLES MANUF: GAF, TIMBERLINE COLOR 'A': MATCH EXTG. ROOF COLOR PREFIN. METAL COPING/FLASHING MANUF: PAC-CLAD-or-FIRESTONE/UNA-CALD COLOR 'A': BONE WHITE / STONE WHITE	1. ALL EXTERIOR SIGNAGE TO BE SUBMITTED FOR SEPARATE SIGNAGE PERMIT EXTERIOR SIGNAGE TO COMPLY WITH CITY CODE AND REGULATIONS. SIGNAGE ILLUSTRATED IS FOR PRELIMINARY USE ONLY 2. EXTERIOR BUILDING MATERIALS TO REMAIN AS IS UNLESS OTHERWISE NOTED OR ILLUSTRATED.

MATERIAL CLASSIFICATIONS:	
MATERIALS (NEW PROPOSED ADDITION) - PREFIN. MTL COPING (PERMITTED MATERIAL) - GLAZING (PERMITTED MATERIAL) - ASPHALT SHINGLES (PERMITTED MATERIAL) - ARCHITECTURAL METAL PANEL (PERMITTED MATERIAL)	
MATERIALS (EXISTING BUILDING) - NO CHANGE UNLESS OTHERWISE NOTED - VINYL SIDING - CAST STONE BAND - STUCCO - ASPHALT SHINGLES - PREFIN. MTL (COPING, GUTTERS, DOWNSPOUTS) - LEDGESTONE - FIELDLEDGE STONE	



www.htg-architects.com
Minneapolis Bismarck

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

PROJECT

CRUSHER CROSSFIT

ADDITION /
REMODELING
219 E FRONTAGE RD.
WACONIA, MN

ISSUED SET		Issue Date
REVISIONS		
DATE	NO	

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

Name		Issue Date
123456		Date
Reg No.		Date

EXTERIOR ELEVATIONS

Drawn By: Author Checked By: Checker

A3.1

PROJECT

CRUSHER CROSSFIT

ADDITION /
REMODELING
219 E FRONTAGE RD.
WACONIA, MN

[illegible]

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

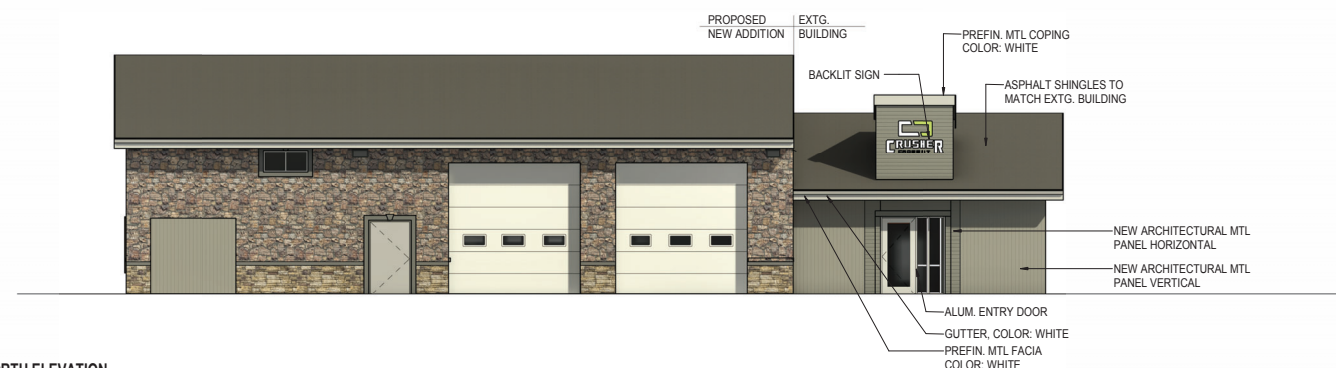
Name	
123456	Issue Date
Reg No.	Date

COLORED EXTERIOR ELEVATIONS

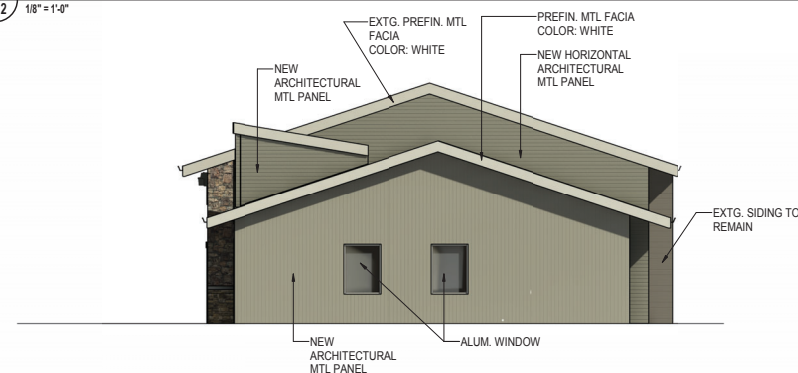
Drawn By: KMJ

A3.2

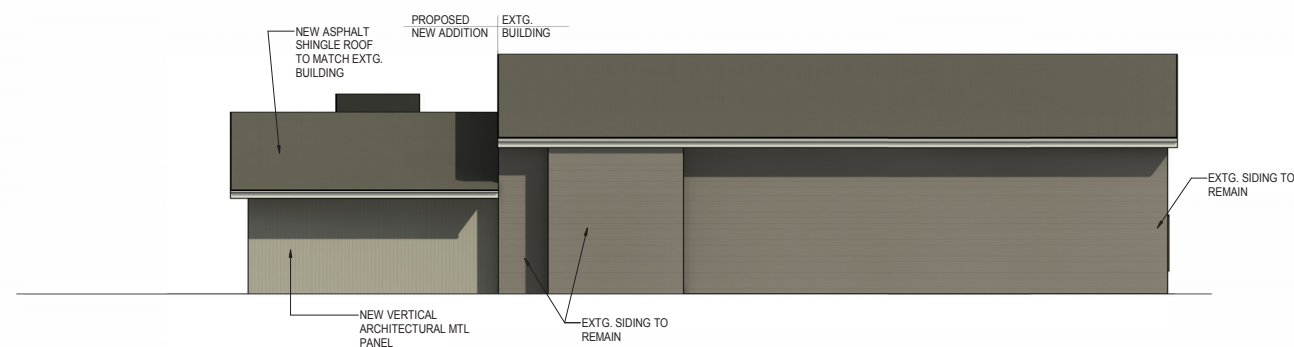
241130
COPYRIGHT © HTG ARCHITECTS



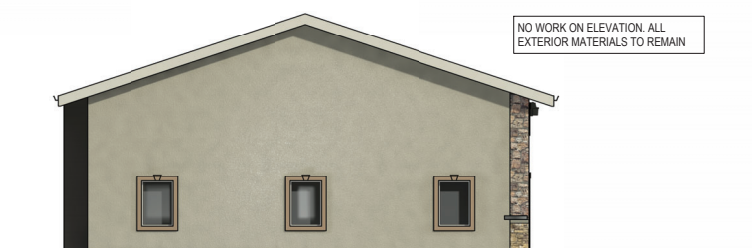
1 NORTH ELEVATION
A3.2 1/8" = 1'-0"



2 WEST ELEVATION
A3.2 1/8" = 1'-0"

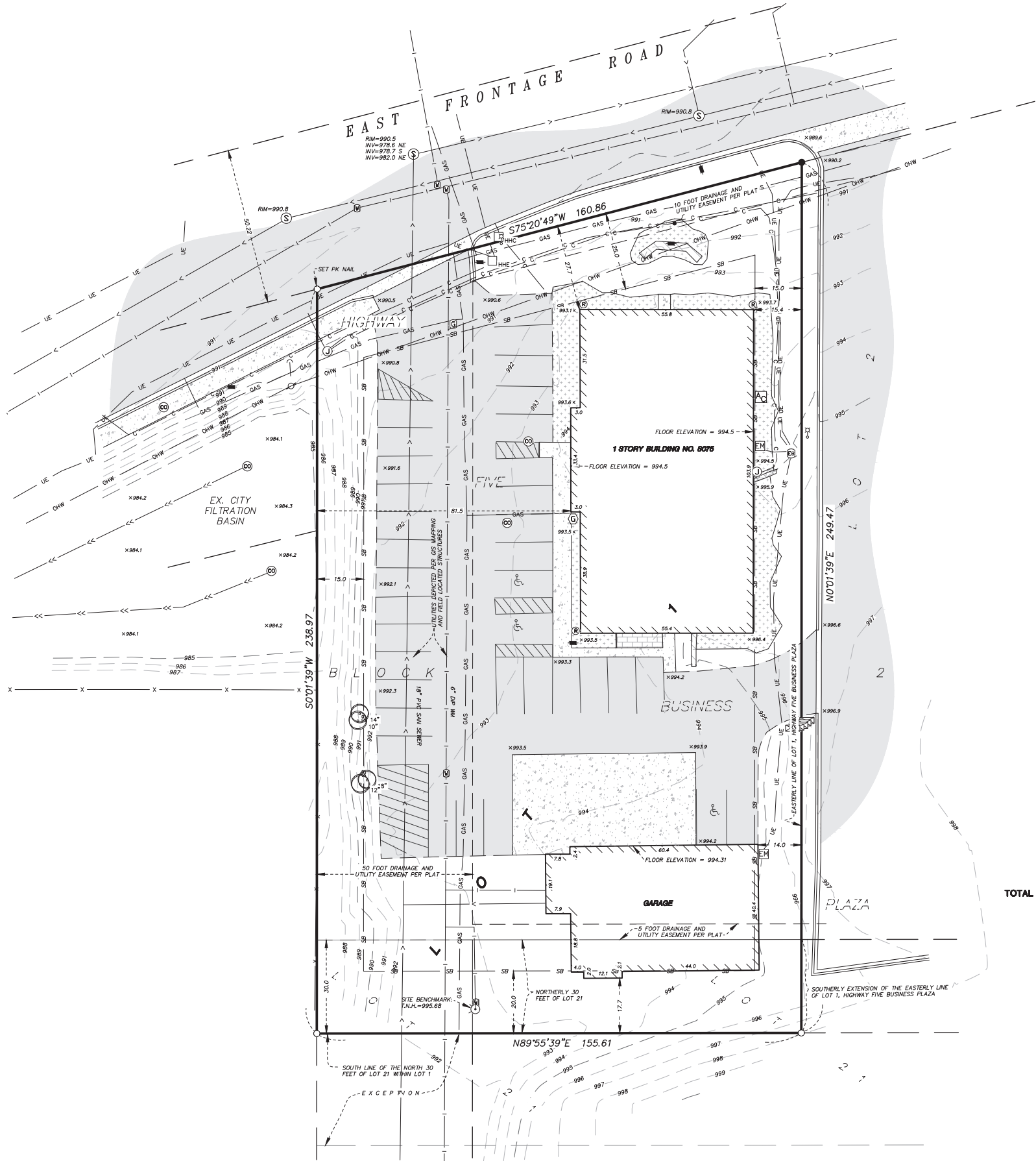


3 SOUTH ELEVATION
A3.2 1/8" = 1'-0"



4 EAST ELEVATION
A3.2 1/8" = 1'-0"

Y:\1680016887 HTG - CRUSHER CROSSFIT - WACONIA, MN_07 Civil_01 CAD files_02 xRefs\16887_s_base_civil.dwg
Jun 05, 2024 - 10:06am
BField
Filename: '16887_2234 AE Commercial Title Block'



EXISTING CONDITIONS SURVEY

LEGAL DESCRIPTION:

Lot 1, Block 2, HIGHWAY FIVE BUSINESS PLAZA, Except that part lying southerly of the south line of the north 30 feet of Lot 21, VOLDENANT'S SECOND ADDITION, Carver County, Minnesota,
And

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

CERTIFICATION:

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

Dated: June 21, 2023

Anderson Engineering of Minnesota, LLC

by: Daniel Greenwald
Daniel Greenwald
Minnesota License No. 52134

SURVEY NOTES:

- The horizontal datum and bearings are based on the Carver County Coordinate System NAD83(2011).
- The vertical datum is NAVD 88. The site benchmark is the top-nut-hydrant located approximately 30 feet southwest of the garage on the south side of the subject property (depicted hereon). Elevation = 995.68 feet.
- The area of the property described hereon is 40,336 square feet or 0.9260 acres (both Lots added together).
- The location and extent of underground utilities, if shown, are based upon existing drawings provided by the utility companies, above ground evidence and Gopher State One Call markings per ticket number 231502044. Exclusive of excavation, there is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with State Statute, the location of utilities shall be confirmed prior to any demolition or construction.
- The tree information shown hereon was collected during the field survey by non-forestry trained Anderson Engineering of Minnesota survey personnel. Tree sizes are estimates and locations are accurate to plus or minus three feet.
- No title work was provided for the preparation of this survey to verify the legal description or the existence of any easements or encumbrances.
- The field work was completed on June 6, 2023.
- According to the City of Waconia, the subject property is zoned B-1 Highway Business District and has the building setback requirements listed below. It is recommended that the property owner obtain a zoning letter from the City to verify all conditions that affect the property through the city zoning ordinance. This survey does not purport to describe all conditions contained in said ordinance.

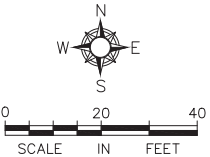
BUILDING SETBACKS	
Front=	25 feet
Rear =	20 feet
Side =	15 feet

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

IMPERVIOUS SURFACES

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

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



LEGEND

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



ANDERSON

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

CRUSHER CROSSFIT
ADDITION

8075 SCANDIA ROAD
WACONIA, MN 55387

CRUSHER CROSSFIT

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

SITE PLAN REVIEW
JUNE 6, 2024

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

EXISTING
CONDITIONS
SURVEY

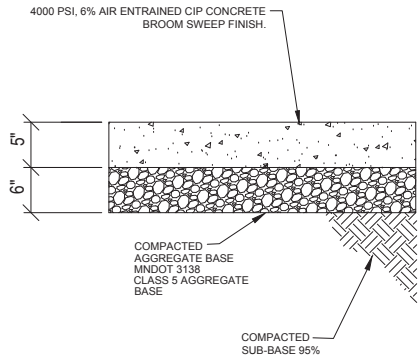
DRAWING NO.

C1

PLOTTED: 6/5/2024	COMM. NO. 16887
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GENERAL NOTES

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



NOTES:

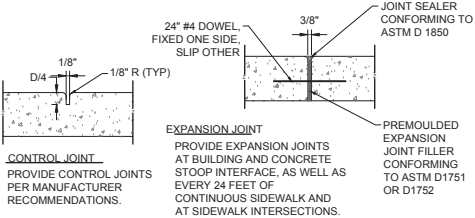
- CONCRETE MIX SHALL CONFORM TO MNDOT SPEC. 2461
MIX NO. 3Y22A FOR SLIPFORM PLACEMENT
MIX NO. 3Y32A FOR MANUAL PLACEMENT
- CONCRETE PLACEMENT SHALL CONFORM TO MNDOT SPEC 3201

1 CONCRETE PAVEMENT SECTION

SCALE: N.T.S.

2 HANDICAP SIGN DETAIL

SCALE: N.T.S.



NOTES:

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

3 JOINTING DETAIL

SCALE: N.T.S.

KEY NOTES

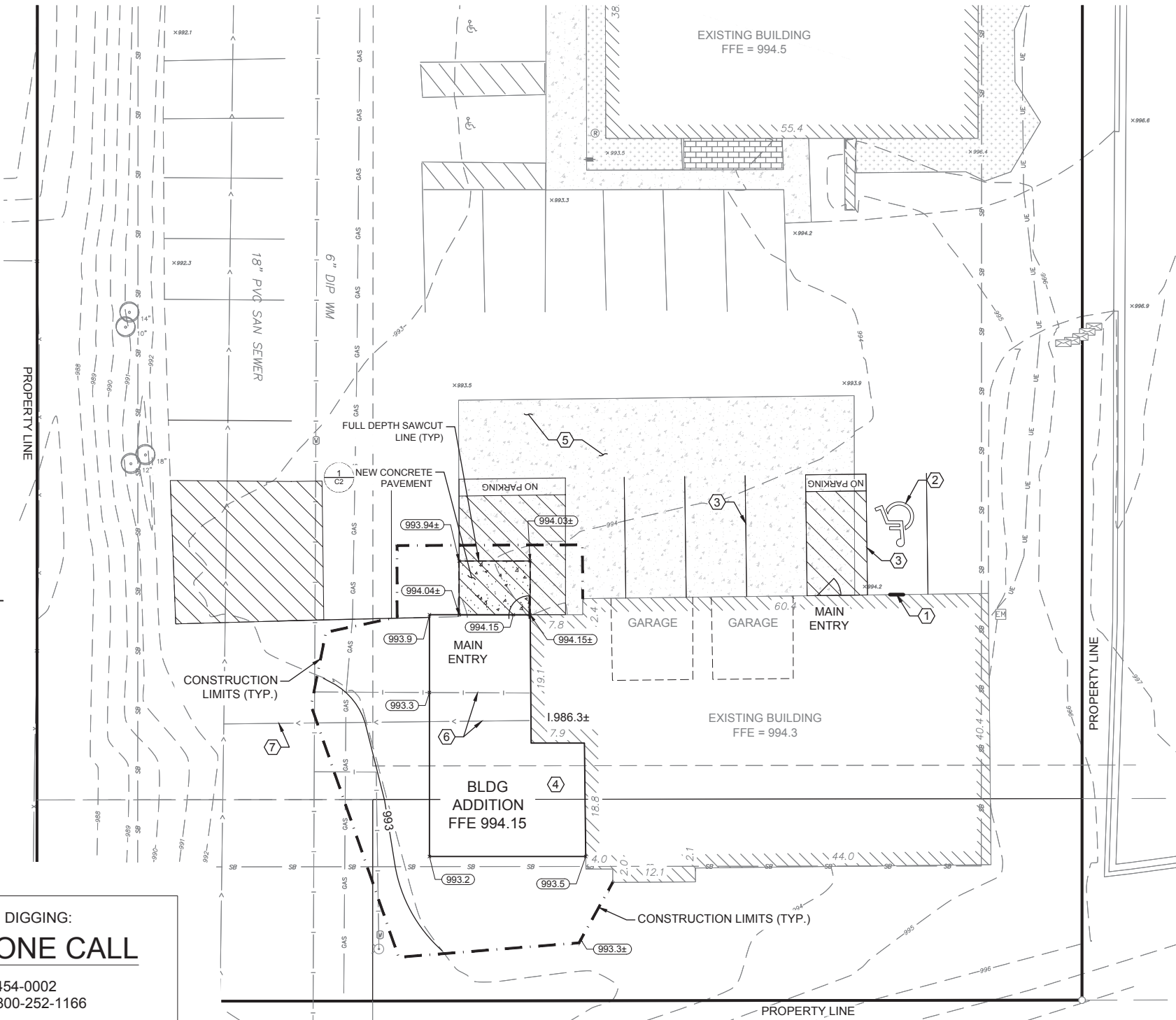
- WALL MOUNTED HANDICAP STALL SIGN TO COMPLY WITH 2020 MINNESOTA ACCESSIBILITY CODE 502.7. (SEE DETAIL 2/C2)
- WHITE REFLECTIVE PAINT RECTANGLE CENTERED AROUND ACCESSIBILITY PARKING SYMBOL. LINE TO BE 3" WIDE. OVER A WIDTH OF 36" AND HEIGHT OF 41" PER 2009 MUTCD CODE FIGURE 3B.20.
- RE-STRIPE PARKING STALLS. SEE ARCHITECTURAL SITE PLAN FOR MORE INFORMATION.
- SEE ARCHITECTURAL FLOOR PLAN FOR RAMPING DETAILS BETWEEN EXISTING BUILDING AND ADDITION.
- EXISTING CONCRETE PAVEMENT TO REMAIN.
- EXISTING UTILITY SERVICES LOCATIONS AND DEPTHS NOT VERIFIED. CONTRACTOR TO LOCATE WATER AND SANITARY SERVICE PRIOR TO CONSTRUCTION TO VERIFY SIZE, LOCATION, AND TYPE OF PIPE MATERIAL. PROTECT UTILITIES IN-PLACE.
- IF EXISTING SANITARY SEWER SERVICE IS TO BE USED, TELEVIEW AND INSPECT EXISTING CONDITIONS. SUBMIT VIDEO TO OWNER/ENGINEER FOR VERIFICATION.

LEGEND

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



0 10' 20'



CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL

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



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Anderson Engineering of Minnesota, LLC

CRUSHER CROSSFIT
ADDITION

8075 SCANDIA ROAD
WACONIA, MN 55387

CRUSHER CROSSFIT

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

PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 06/06/2024 LICENSE NO. 57224

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

SITE PLAN REVIEW
JUNE 6, 2024

DESIGNED: BF	DRAWN: KA	CHECKED BY: BF
-----------------	--------------	-------------------

DRAWING TITLE

GRADING, DRAINAGE
& PAVING PLAN

DRAWING NO.

C2

PLOTTED:
6/5/2024

COMM. NO.
16887





EXISTING SITE CONDITIONS

EX2

CRUSHER CROSSFIT - ADDITION
WACONIA, MINNESOTA
06/06/24



EGG-CETERA CAFE
241 E FRONTAGE RD



ALPHABET JUNCTION CHILD CARE
240 E FRONTAGE RD



ALPHABET JUNCTION CHILD CARE
240 E FRONTAGE RD



WACONIA INN & SUITES
301 E FRONTAGE RD



FRATTALLONE'S HARDWARE & GARDEN
121 E MN-5



EKLOF DOCK
747 S PINE ST



WACONIA INN & SUITES
301 E FRONTAGE RD



WACONIA VETERINARY CLINIC
113 MN-5



NEW BIRTH MIDWIFERY
300 E FRONTAGE RD

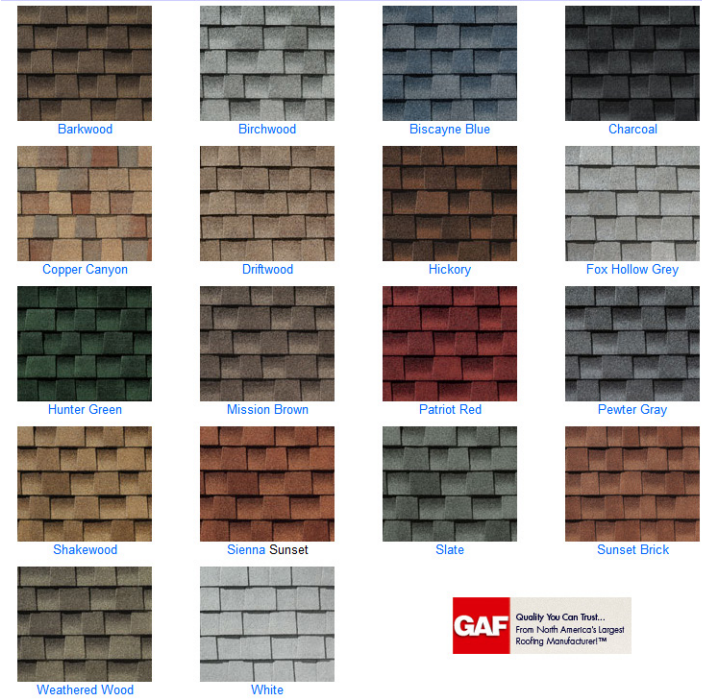
EXISTING SURROUNDING BUILDING CONTEXT

EX3

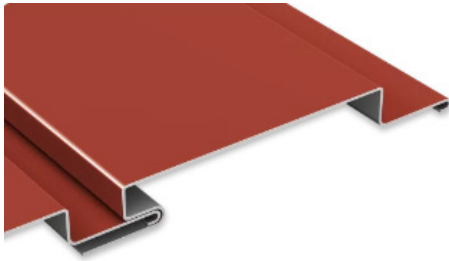
CRUSHER CROSSFIT - ADDITION
WACONIA, MINNESOTA
06/06/24



PAC-CLAD Reveal Wall Panel or comparable / equal value of product



ASPAHLT ROOF - MATCH EXTG.



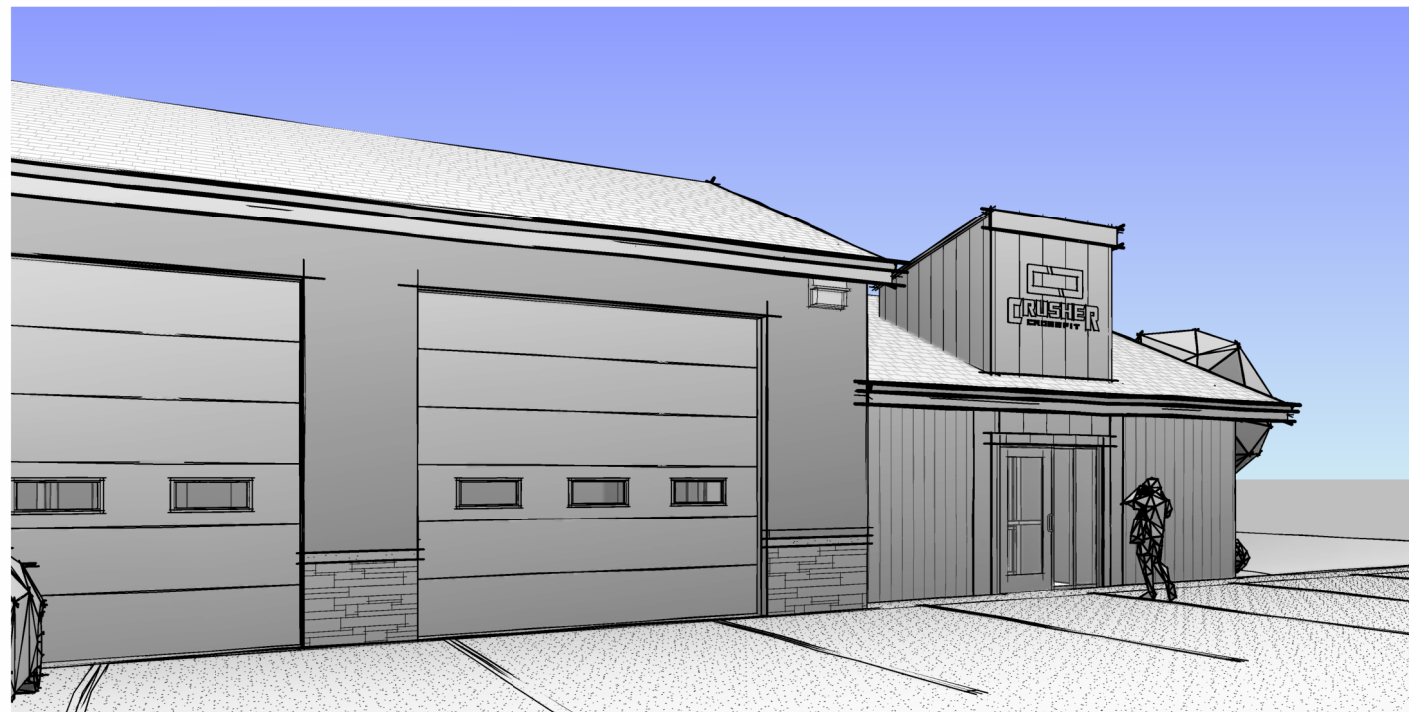
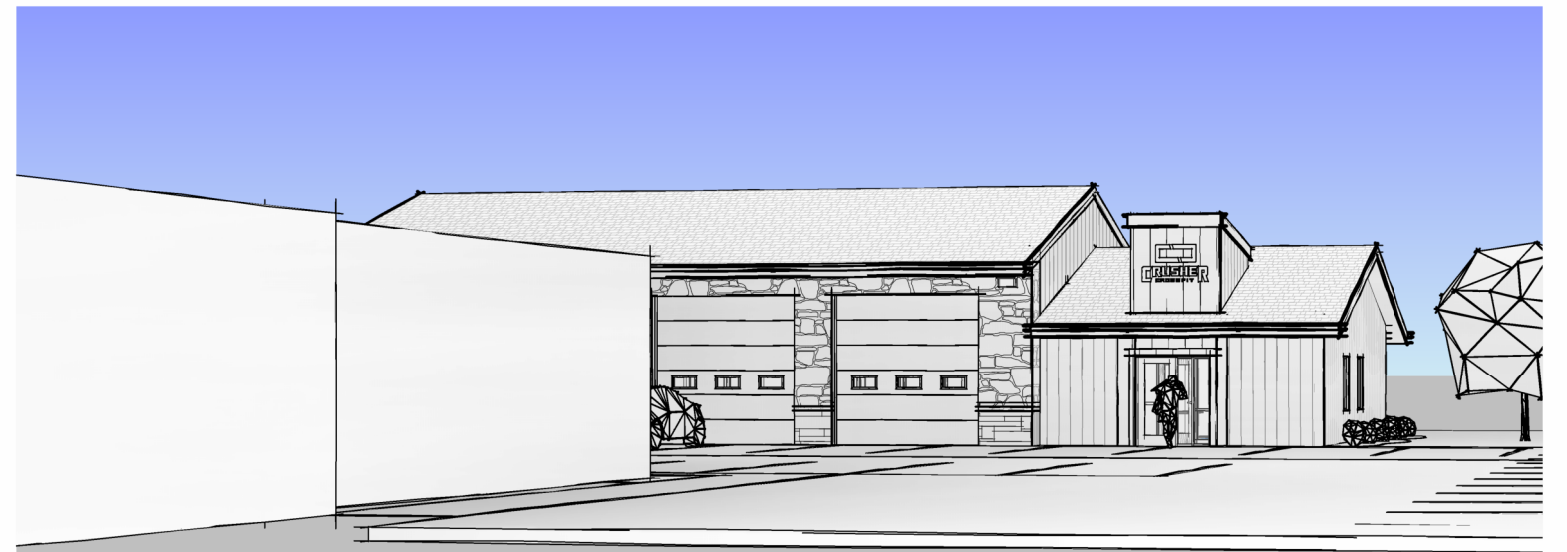
ARCHITECTURAL METAL PANEL PROFILE



PROPOSED EXTERIOR ARCHITECTURAL METAL - COLOR WILL COORDINATE WITH EXISITNG BUILDING AND BE A NATURAL COLOR



ALUMINUM ENTRY DOORS





R1.2

EXTERIOR RENDERINGS

CRUSHER CROSSFIT
219 E FRONTAGE RD.
WACONIA, MN
6/6/24