

CHAIR: ROBERT GROHMANN
MEMBER: JIM SARCLETTI
MEMBER: DAN LESHER
MEMBER: MIKE SHERMAN
MEMBER: TINA ZELLMAN
ALTERNATE MEMBER: J.D. LUDFORD

Motion recommending either approval or denial of a variance to construct a permeable patio and putting green, which proposes to improve the property to 42.5% impervious surface versus the 35% maximum allowed in the PUD, Planned Unit Development.

5. Old Business

1) [After-the-Fact Steep Slope Permit for 233 Lakeview Terrace Blvd.- CONTINUED](#)

Provide a recommendation to the City Council regarding the proposed after-the-fact steep slope permit application for 233 Lakeview Terrace Blvd. - INFORMATION TO BE PROVIDED TO THE PLANNING COMMISSION WHEN RECEIVED.

6. Other

Adjourn



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		May 5, 2022					
Item Name:		March 3rd, 2022 Planning Commission Meeting Minutes					
Originating Department:		Community Development					
Presented by:		Lane Braaten					
Previous Council 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 March 3rd, 2022 Planning Commission Meeting Minutes							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
Attachments: 1. March 3 2022 PC Meeting Minutes.doc							
FINANCIAL IMPLICATIONS: Funding Sources & Uses:				ADVISORY BOARD RECOMMENDATIONS:			
Budget Information: _____ Budgeted _____ Non Budgeted _____ Amendment Required				Planning Commission			
				Parks and Recreation Board			
				Safari Island Advisory Board			
				Other			

WACONIA PLANNING COMMISSION
Thursday, March 3, 2022

Pursuant to due call and notice thereof, the Waconia Planning Commission was called to order by Chairperson Leshner at 6:30 p.m.

1. LESHNER CALLED THE MEETING TO ORDER.

MEMBERS PRESENT: Ludford, Zellman, Leshner, Sarcletti
MEMBERS ABSENT: Grohman, Sherman
ALTERNATE: Ludford-Present
STAFF PRESENT: Braaten, Nelson, Stein
VISITORS: See attached sheet
CITY COUNCIL LIAISON: Sorensen-Present

There were no revisions or additions to the agenda.

Braaten noted the Public Hearing would be the last item instead of first.

2. ADOPT AGENDA: MOTION BY LUDFORD, SECOND BY SARCLETTI TO APPROVE THE AGENDA AS PRESENTED. ALL PRESENT VOTED AYE. MOTION CARRIED.

3. ADOPT MINUTES: MOTION BY ZELLMAN, SECOND LUDFORD TO APPROVE THE MINUTES FROM FEBRUARY 3, 2022. ALL PRESENT VOTED AYE. MOTION CARRIED.

4. NEW BUSINESS:

A. SITE PLAN & DESIGN REVIEW – DARABI DERMATOLOGY-SUBMITTED BY STEPHEN PAETZEL, MOHAGEN HANSEN ARCHITECTURAL GROUP.

Nelson presented the Site Plan & Design review for Darabi Dermatology submitted by Mohagen Hansen Architectural Group. The application proposes to construct a new free standing 6,437 sq. ft. dermatology clinic and site improvements in the B-1, Highway Business District.

The address is 839 Vista Blvd which is located between Kwik Trip and Lady Bug Daycare. Professional office is a permitted use in the B-1 Highway Business District.

Majority of the site plan requirements have been met and the following have been noted:

- Access is off Vista Blvd.
- Ghosted areas for potential expansion.
- 20 ft. rear yard setback.
- They are meeting all parking requirements
- No proposed mechanical roof top units.
- Trash enclosure location is conforming.

- Material requirements are met.
- Sidewalk improvements off Vista Blvd.
- Grading, drainage, and utilities generally in conformance with a few notes made in the staff comments.
- Landscaping items- required 21 trees and 2 over sized trees. Nelson pointed out the location of the plantings.
- Lighting plan is conforming.
- Signage requires a permit.
- Nelson presented the elevations of the building.

Stephen Paetzel, Mohagen Hansen Architectural Group, 1012 Oak Center Drive, Suite 200, Wayzata, MN.

-No questions for the Applicant. Commission members agree that this application was complete and needed no explanation.

Braaten reminded the applicant that a permit and site plan review would be needed for the future addition.

Leshar asked if there were any provisions for dumpsters used during construction to be covered. Concerns are debris from construction sites. Discussion followed.

MOTION BY LUDFORD, SECOND BY SARCLETTI TO RECOMMEND APPROVAL OF THE SITE PLAN & DESIGN REVIEW FOR DARABI DERMATOLOGY SUBMITTED BY STEPHEN PAETZEL, MOHAGEN HANSEN ARCHITECTURAL GROUP WITH THE 7 RECOMMENDATIONS OF APPROVAL. ALL IN-FAVOR VOTE AYE. MOTION CARRIED.

B. DESIGN REVIEW – 125 1ST STREET WEST.

The applicant, Bria James, on behalf of the property owner JD Rentals LLP, has submitted a Design Review application for the property located at 125 1st Street West. The applicant is proposing to remodel the existing building into a restaurant. The project includes interior improvements and updates to the façade of the building.

Braaten displayed the existing building before and after the remodel as the future Bode Gray's. Two items Braaten pointed out to the owners was City Code does not allow vertical siding and only allows one wall sign per facade. Windows and awning will be added to the building. The east and west side of the building are stucco and will be painted gray. To the rear of the building, they will have a new exit door and a rear parking lot flood light. The city would like to approve the light fixtures before installing. Trash enclosure is located by the staircase behind the building. Braaten commented on the 9 recommendations of approval.

Jared Dewolf, 1218 Interlaken Parkway North, Waconia, MN 55387.
Comments and Concerns:

Dewolf mentioned there will not be outdoor seating. Conversations with Commission members and owner took place regarding signage.

Leshar asked about the mechanical equipment placement. Dewolf stated that the equipment is hidden behind the peak of the building. Braaten asked Dewolf to mention this to his mechanical team to reconfirm the infrastructure is in place to support screening systems as they are required by City Code.

Leshar asked how the name was chosen. Dewolf explained the name Bode Gray's is a combination of the names of the owners' two youngest sons.

MOTION BY LESHER, SECOND BY SARCLETTI TO RECOMMEND APPROVAL OF THE DESIGN REVIEW FOR 125 1ST STREET WEST, BODE GRAY'S WITH THE 9 CONDITIONS OF APPROVAL. ALL IN-FAVOR VOTE AYE. MOTION CARRIED.

C. PUBLIC HEARING – COMPREHENSIVE PLAN AMENDMENT FOR 1330 WACONIA PARKWAY SOUTH, 10250 10TH STREET EAST & 10350 102 STREET.

Braaten explained the proposed comprehensive plan amendment as a procedural issue required by the Metropolitan Council and there are no substantive changes to the 2040 Plan. The amendment is only required in order to show the change in the boundary of the City and that the desired land use is now the official guidance for the subject properties.

1330 Waconia Parkway South is the second phase of The Fields Development that the city is working on annexing. 10250 10th Street East is a property recently annexed into the city limits. The Cardinal property, 10350 102 Street, is also in the annexation process. This property is an extension of the Woodland Creek Development. Braaten stated this amendment is an administrative process with no change to our Comprehensive Plan and no changes to the land use guidance.

LESHER OPENED THE PUBLIC HEARING.

Donald Vanderlindy, 10235 Highway 284, Cologne, MN
Comments and Concerns:

Questions regarding a park by the Cardinal property. Vanderlindy is wondering about the layout of Woodland Creek 5th and what is planned for the green space. Braaten invited Vanderlindy to come to City Hall and review the proposed plans. Additionally, he would be receiving a public hearing notice when the preliminary plat is to be reviewed by the Planning Commission.

MOTION BY ZELLMAN SECOND BY LUDFORD TO CLOSE THE PUBLIC HEARING. ALL PRESENT VOTED AYE. MOTION CARRIED.

MOTION BY LESHER, SECOND BY LUDFORD TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT FOR 1330 WACONIA PARKWAY SOUTH, 10250 10TH STREET EAST AND 10350 102 STREET. ALL IN-FAVOR VOTE AYE. MOTION CARRIED

D. PUBLIC HEARING – ORDINANCE AMENDMENT, MULTI-FAMILY OFF STREET PARKING REQUIREMENTS.

Upon review of the proposed apartment building at 601 Industrial Blvd. West, the City Council requested the Planning Commission and City staff review the off-street parking requirements associated with multi-family residences. The Planning Commission and City staff discussed possible options and language at work sessions on January 6th, 2022, and February 3rd, 2022. Based on the discussion and feedback staff has drafted revised multi-family off-street parking regulations for consideration. The revisions are included below.

2. Multi-family residences: ~~2.25 spaces per unit.~~

1.6 spaces per 1 bedroom unit

1.8 spaces per 2 bedroom unit

2.25 spaces per 3 bedroom and 3 bedroom plus units

Discussion followed.

LESHER OPENED THE PUBLIC HEARING

No comments were received.

MOTION BY SARCLETTI, SECOND BY LUDFORD TO CLOSE THE PUBLIC HEARING. ALL PRESENT VOTED AYE. MOTION CARRIED.

MOTION BY LUDFORD, SECOND BY SARCLETTI TO APPROVE THE PUBLIC HEARING FOR THE ORDINANCE AMENDMENT FOR THE MULTI-FAMILY OFF-STREET PARKING REQUIREMENTS. ALL IN-FAVOR VOTE AYE. MOTION CARRIED.

5. OTHER:

A. STAFF UPDATE.

- 45 New Home permits have been issued with the estimate of 160 single family homes for 2022.
- The owners of 711 Pine Street South withdrew their application for expansion.
- The Ordinance for decks and principal structures will be brought to the City Council Monday night.
- Architectural Design Standards to City Council Monday night
- Woodland Creek 5th property is still working on their annexation. 30 Villa Parcels are being proposed.
- Annexation for the second phase of the Burandt property.
- Construction of the frontage road was paused over the winter and will be starting again in the spring.
- Commission members mentioned the trash enclosure at Dairy Queen.
- Leshar brought up Lola's docks not being wrapped.
- Auto Zone has picked up their permit.
- Sota Shine is open.

THERE BEING NO FURTHER BUSINESS, MOTION BY SARCLETTI TO
ADJOURN AT 7:30 PM, SECOND BY ZELLMAN. ALL PRESENT VOTED AYE.
MOTION CARRIED.

Respectfully submitted,

Brenda Stein
Recording Secretary



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		May 5, 2022					
Item Name:		April 7, 2022 Planning Commission Meeting Minutes					
Originating Department:		Community Development					
Presented by:		Lane Braaten					
Previous Council 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 approve the April 7, 2022 Planning Commission Meeting Minutes							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
<u>Attachments:</u> 1. April 7 2022 Meeting Minutes.doc							
FINANCIAL IMPLICATIONS:				ADVISORY BOARD RECOMMENDATIONS:			
Funding Sources & Uses:							
Budget Information: _____ Budgeted _____ Non Budgeted _____ Amendment Required				Planning Commission			
				Parks and Recreation Board			
				Safari Island Advisory Board			
				Other			

WACONIA PLANNING COMMISSION
THURSDAY, April 7, 2022

Pursuant to due call and notice thereof, a regular meeting of the Waconia Planning Commission was called to order by Chairperson Leshar at 6:30 p.m.

1. LESHAR CALLED THE MEETING TO ORDER.

MEMBERS PRESENT: Sherman, Sarcletti, Leshar, Zellman, Ludford
MEMBERS ABSENT: Grohmann
ALTERNATE: Ludford-Present
STAFF PRESENT: Braaten, Nelson, Havlik, Stein
VISITORS: See attached sheet
CITY COUNCIL LIAISON: Sorensen Present

Braaten stated no changes to the agenda. There is no work session after tonight's meeting.

2. ADOPT AGENDA: MOTION BY LUDFORD, SECOND SARCLETTI TO APPROVE THE ADENDA FOR APRIL 7, 2022. ALL PRESENT VOTED AYE. MOTION CARRIED.

3. ADOPT MINUTES: N/A

4. NEW BUSINESS: None.

5. OLD BUSINESS:

1) AFTER-THE-FACT STEEP SLOPE ALTERATION PERMIT REQUEST BY CORNERSTONE LANDSCAPING THE PROPERTY LOCATED AT 233 LAKEVIEW TERRACE BLVD-CONTINUED.

Braaten reminded Commission Members that this initial discussion with Mr. Lovett took place in September of 2021. City staff, Soil & Water, the DNR met onsite to discuss the project. The DNR and Soil & Water provided comments back to the applicant but neither had received a response from Lovett.

February 2022 the applicant requested additional time with the Planning Commission members to discuss the after-the-fact permit application. Lovett provided additional information for review and consideration. This information was submitted to the DNR and Soil & Water as well with their response as a part of this packet.

Tim Lovett, 50 Pointe Drive, Waconia, MN 55387.

Comments and Concerns:

- Lovett picked out plantings that would be fitting for the DNR.
- Natural plantings will be added to existing landscape that will provide more natural vegetation on the hill.

Leshner stated that when Lovett was addressed the Commission in February it was their hope that there would be communication with the Soil & Water and DNR. Lovett stated he's had no interaction with the Soil & Water and DNR. Existing planting are going to spread to what they want to see. Lovett feels the goal has been met.

Sarcletti talked about the DNR stating "do modest shoreline work", he feels Lovett overstepped the modest changes in the shoreline. Lovett has not been in contact with them since February. The Planning Commission packet did provide the information and comments from both DNR and Soil & Water.

Braaten reminded Lovett that the Commission members rely on both DNR and Soil & Water as resources to help understand what should be required in a situation like this. Mr. Lovett and Commission Members continued the discussion regarding DNR and Soil & Waters part in this project.

Homeowner commented that they would like to see the comments provided in the packet and have a month to revisit the design with the DNR and Soil & Water.

MOTION BY SARCELTTI, SECOND BY SHERMAN TO CONTINUE THE AFTER-
THE-FACT STEEP SLOPE ALTERATION PERMIT REQUEST BY CORNERSTONE
LANDSCAPING THE PROPERTY LOCATED AT 233 LAKEVIEW TERRACE
BLVD. ALL PRESENT VOTED AYE. MOTION CARRIED.

6. OTHER:

1) 2021 LAND USE SUMMARY- presented by Ethan Nelson.

2) STAFF UPDATE.

- Lola's docks are not getting covered this year because of material issues.
- 68 single family home permits and 8 townhome unit permits have been issued so far this year.
- Legion redevelopment will be submitted soon.
- Auto Zone, working on the footings.
- City Council approved Site Plan and Design Review for Darabi Dermatology
- Bode Gray's renovation was approved by City Council.
- Off Street Multi Family parking was approved by City Council.
- Saturday is the Community Expo.

THERE BEING NO FURTHER BUSINESS, MOTION BY SHERMAN TO ADJOURN
AT 7:00 PM, SECOND BY LUDFORD. ALL PRESENT VOTED AYE. MOTION
CARRIED.

Respectfully submitted,

Brenda Stein
Recording Secretary



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		May 5, 2022				
Item Name:		Site Plan & Design Review - Waconia Fire Station				
Originating Department:		Community Development				
Presented by:		Lane Braaten				
Previous Council 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 to construct a new fire station at 10451 10th Street West.

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

BACKGROUND

Applicant: Mike Healy, BKV Group
Owner: City of Waconia
Address: 10451 10th Street West
PID# 754630010
Zoning: I-2, General Industrial District
Design District: Industrial District

REQUEST

The applicant, on behalf of the City of Waconia, has submitted an application for Site Plan and Design Review for the property located at 10451 10th Street West. The application proposes the construction of a new fire station on the subject parcel.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05 – District Regulations, Subd. 2.K – I-2, General Industrial District
2. Section 900.06 – Supplementary Regulations, Subd. 9 – Architectural Design Standards
3. Section 900.07 – Landscaping and Fencing
4. Section 900.08 – Performance Standards
5. Section 900.09 – Off-Street Parking, Loading, and Access Regulations
6. Section 900.10 – Sign Regulations
7. Section 900.12 - Administration, Enforcement and Procedures, Subd. 10 - Site Plan Review

SITE PLAN REVIEW

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

ZONING

The subject parcel is zoned I-2, General Industrial District. Public buildings are a permitted use in the I-2 zoning district.

LOT REQUIREMENTS

The subject property is located in the I-2, General Industrial District. Section 900.05, Subd. 2.K of the City Ordinance states “The intent of this district is to primarily fill or redevelop sites that exist in the City’s first industrial park and Sudheimer’s Industrial Park.” The Lot Requirements for the General Industrial District are

indicated in Table 1-1 below.

Table 1-1.

	I-2 – Lot Requirements	Proposed
Lot Area	43,560 sq. ft. min.	178,416 sq. ft.
Lot Width	200 ft. min.	conforming
Hardcover Surface	85% max.	conforming
Principal Structure Height	50 ft. max.	conforming
Front Yard Setback	30 ft. min.	conforming
Side Street Setback	30 ft. min.	n/a
Side Yard Setback - Interior	10 ft. min.	conforming
Rear Yard Setback	30 ft. min.	conforming

The structure setbacks, building height, and hardcover surface requirements stated above have been satisfied based on a review of the Architectural Site Plan – A010 dated April 7, 2022, the Site Plan – C1.21 dated April 7, 2022 and the Exterior Elevations – A401 dated April 7, 2022.

SCREENING OF EQUIPMENT

All proposed and future outdoor and/or rooftop mechanical equipment shall be screened from neighboring properties in compliance with the City Code.

OFF-STREET PARKING

City Ordinance does not identify specific parking requirements for a fire station use. City Ordinance states that “Uses not specifically noted: Determined by the City Council following review by the Planning Commission.”

The plan identifies the construction of 64 surface parking spaces and area for seventeen (17) additional parking spaces to be constructed at a future date. The Planning Commission should review this information and discuss the proposed parking with BKV Group to better understand the proposed parking.

LANDSCAPING

Section 900.07, Subd. 2.A of the City Ordinance requires one (1) tree for every one thousand (1,000) square feet of gross building floor area.

The proposed fire station is approximately 26,420 square feet, which would require a minimum of twenty-seven (27) trees to be planted on site. The landscape plan includes the planting of thirty-six (36) trees on site along with shrubs, perennials, grasses and other groundcover. The landscape plan conforms to City Code requirements.

SIGNS

The plans indicate some wall signage, but does not provide specific dimensions. Signage appears to generally meet City Code, however separate sign permits, and review are still required.

LIGHTING

Section 900.08, Subd. 1.C provides standards for exterior lighting. The current lighting plan submitted by the applicant appears to conform to City Ordinance requirements.

VEHICULAR ACCESS

The access points onto 10th Street West have been reviewed by the Public Services Director and City Engineer and are acceptable to City staff.

PEDESTRIAN ACCESS

The plan includes a 7 ft. sidewalk along the south side of 10th Street West, an access sidewalk to the site and sidewalk in front of the eastern parking stalls. The proposed sidewalk access conforms to City Code requirements.

TRASH

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

The plans submitted indicate that the proposed exterior trash enclosure is generally consistent with City Ordinance requirements.

GRADING, DRAINAGE & UTILITIES

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

DESIGN REVIEW - INDUSTRIAL DISTRICT

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

Based on a review of the plan set provided by the applicant for the fire station, staff finds that the building design requirements stated in the Industrial Design District meets the City Industrial District Design standards.

CONCLUSION / RECOMMENDATION

The Planning Commission should review the pertinent information and make a recommendation to the City Council regarding the Site Plan and Design Review application for construction of a new fire station at 10451 10th Street West. This item will be forwarded to the City Council for review at their upcoming meeting on May 16th, 2022.

If the Planning Commission chooses to recommend approval of the afore-mentioned Site Plan & Design Review application, staff has included the following conditions for consideration:

1. The proposed improvements shall be completed as approved and as conditionally revised by the Planning Commission and the City Council.
2. All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
3. The applicant shall work with the City Engineer and Public Services Director to revise the grading, drainage, and utility information to the satisfaction of the City prior to any work commencing on site.
4. All indirect costs with the building permit, review, and final plans associated with engineering and administrative costs shall be paid by the applicant/owner.
5. The applicant shall contact the City Community Development Department for a final site inspection when all conditions of approval regarding this application have been completed.

Attachments:

1. [Location Map 10451 10th Street West.pdf](#)
2. [Statement of Use Waconia Fire Station.pdf](#)
3. [Existing Certificate of Survey.pdf](#)
4. [Architectural Site Plan and Elevations.pdf](#)

5. [Landscape Plan.pdf](#)
6. [Removals Site Plan and Grading Plan.pdf](#)
7. [Site Photometric Plan.pdf](#)
8. [Material Samples_Waconia Fire Station.pdf](#)
9. [Surrounding Building Designs.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted

_____ Non Budgeted

_____ Amendment Required

ADVISORY BOARD RECOMMENDATIONS:

Planning Commission

Parks and Recreation Board

Safari Island Advisory Board

Other

LOCATION MAP—10451 10TH STREET WEST



Memorandum

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

FROM: Michael Healy, AIA
BKV Group, Inc.
222 North 2nd Street
Minneapolis, MN 55401

DATE: April 06, 2022

RE: Site Plan and Design Review Application: Waconia Fire Station

Attached please find the requested documents for the Site Plan and Design Review Application.

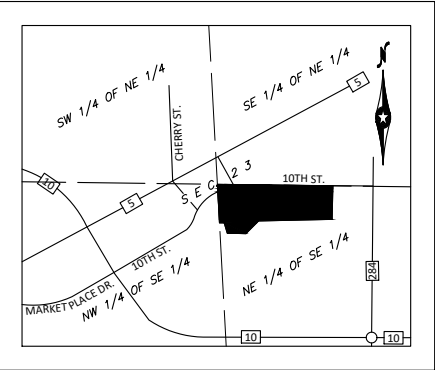
Statement of Use:

This application is for the new Waconia Fire Station. The new fire station will be staffed with approximately 8-10 people throughout the day M-F, with reduced staff after-hours and on weekends. The building has a training room with seating for 80 that will be available to all city departments and potentially used for elections.

Attachments:

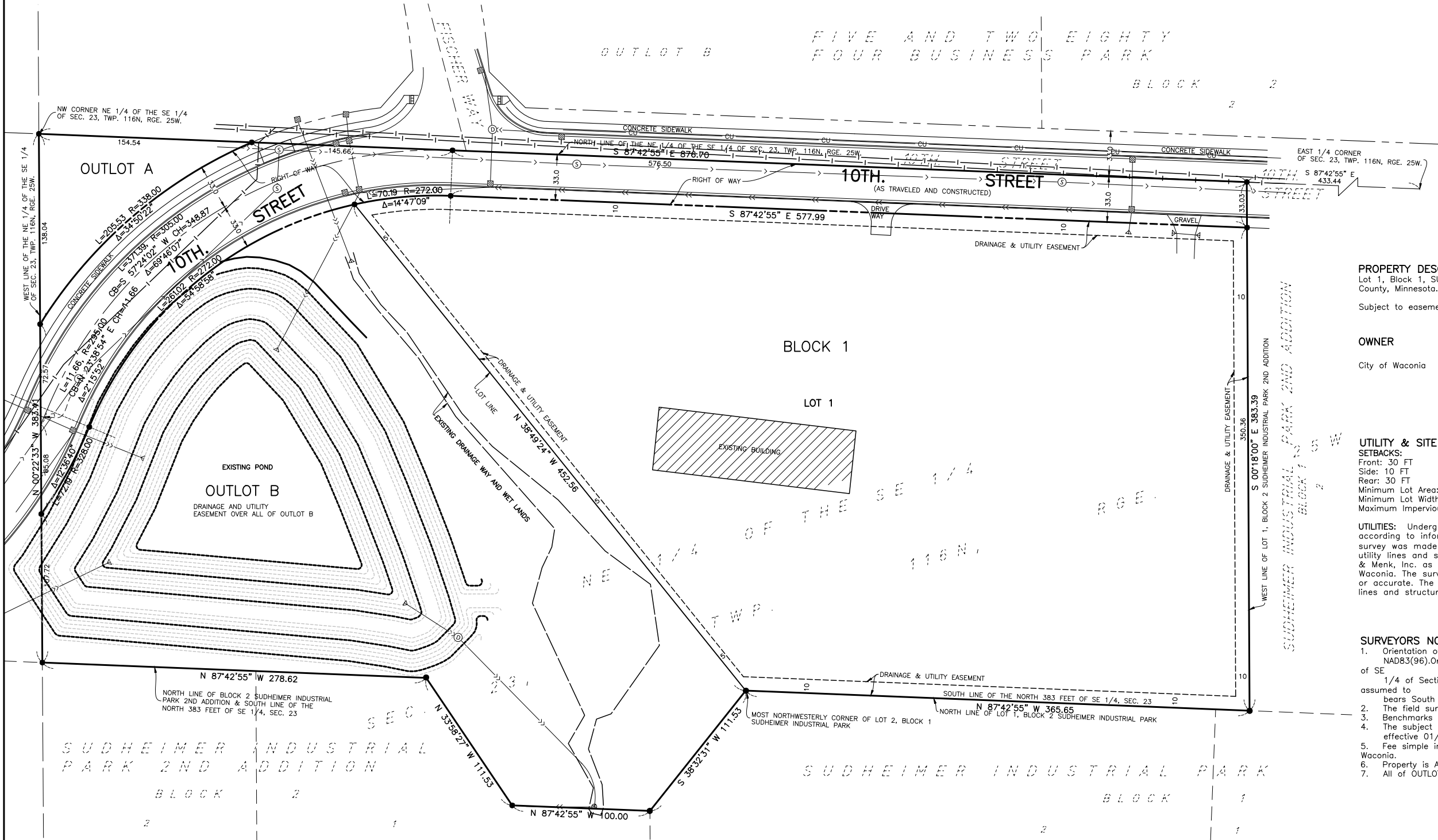
1. Exterior Material Sample Photographs
2. Photographs of Surrounding Buildings
3. Survey
4. Civil Drawings
5. L100 - Landscape Plan
6. E011 - Site Photometric Plan
7. A010 - Architectural Site Plan
8. Architectural Exterior Building Elevations

LOT 1, BLOCK 1, SUDHEIMER HOMESTEAD ADDITION



LOCATION MAP

NOT TO SCALE



PROPERTY DESCRIPTION:
Lot 1, Block 1, SUDHEIMER HOMESTEAD ADDITION, according to the recorded plat thereof, Carver County, Minnesota.

Subject to easements & restrictions of record, if any.

OWNER	CITY ENGINEER /SURVEYOR	LOT AREAS:
City of Waconia	Bolton & Menk, Inc. 2638 Shadow Lane Chaska, MN 55318 Suite 200 952-448-8838	Lot 1, Blk 1: 178,416 SQ. FT. (4.09 ACRES) Outlot A: 8,553 SQ. FT. (0.20 ACRES) Outlot B: 122,660 SQ. FT. (2.82 ACRES) Existing ROW: 18,173 SQ. FT. (0.42 ACRES)

UTILITY & SITE DATA
SETBACKS:
Front: 30 FT
Side: 10 FT
Rear: 30 FT
Minimum Lot Area: 43,560 SQ. FT
Minimum Lot Width: 200 FT.
Maximum Impervious Surface: 85%
UTILITIES: Underground utility lines and structures are shown in an approximate way only, according to information provided by others. A request that utilities be located for this survey was made through Gopher State One Call (Ticket No. 141540648). The underground utility lines and structures shown on this map represent the information provided to Bolton & Menk, Inc. as a result of that request. Along with record plan information from City of Waconia. The surveyor does not guarantee that the information provided was either complete or accurate. The surveyor does not guarantee that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.

SURVEYORS NOTES:
1. Orientation of the bearing system is based upon the Carver County Coordinate System NAD83(96).Orientation of the bearing system is based upon the North line of the NE 1/4 of SE 1/4 of Section 23, Township 116N, Range 25W., Carver County, Minnesota which is assumed to bears South 87 degrees 42 minutes 55 seconds East.
2. The field survey was completed on July 19, 2016.
3. Benchmarks as shown on survey.
4. The subject property lies within Zone X per the Fema Flood Zone Panel No. 2700490050C effective 01/06/1988.
5. Fee simple interest in the land described is owned, on commitment date, by City of Waconia.
6. Property is Abstract.
7. All of OUTLOT B is proposed drainage and utility easement.

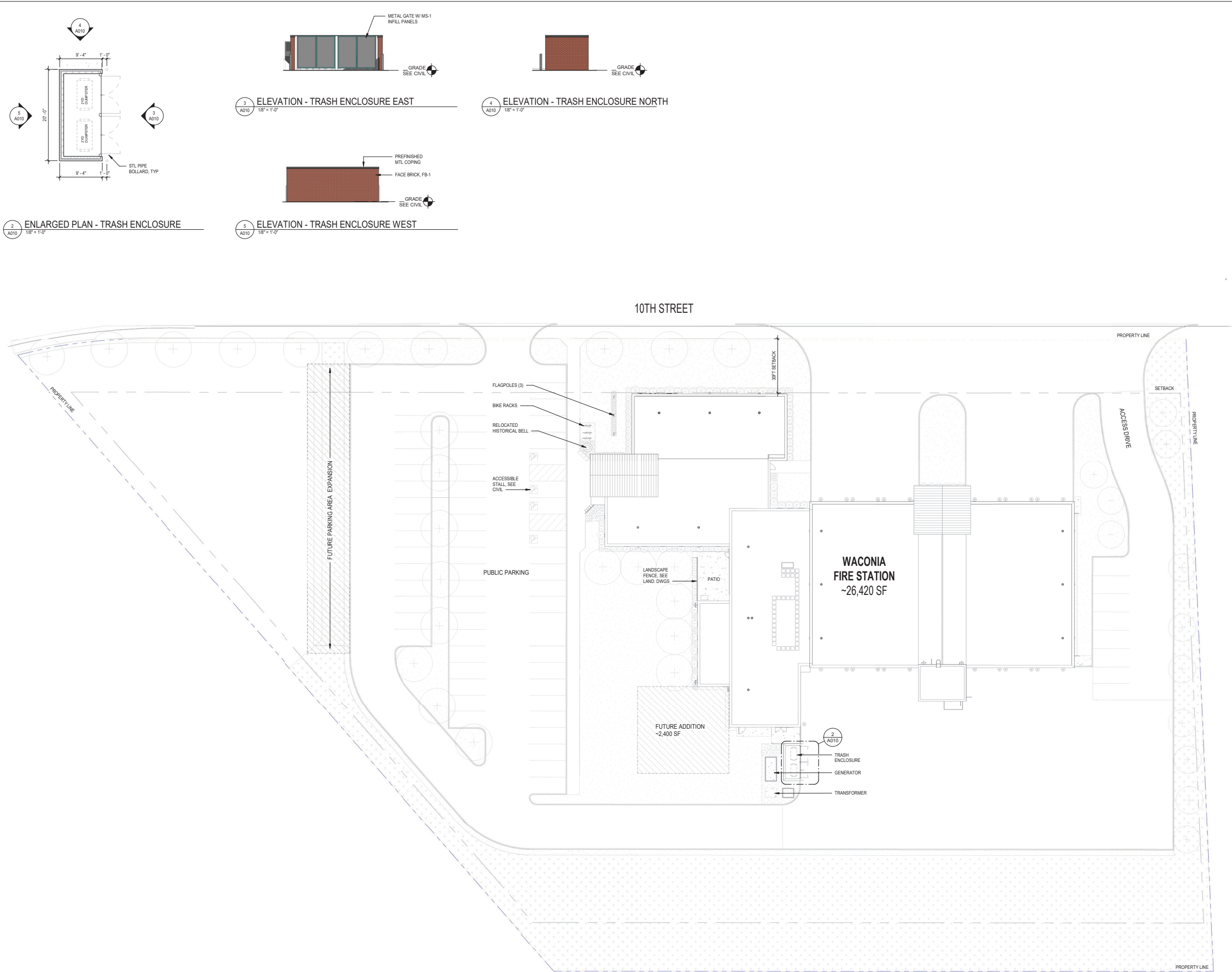
SURVEYOR'S CERTIFICATION
I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Edward J. Rock III
Edward J. Rock III
License Number 43810
06/10/2021
DATE

LOT DESCRIPTION EXHIBIT
10451 10th Street, Waconia, Minnesota 55387
BOLTON & MENK, INC.
Consulting Engineers & Surveyors
2638 SHADOW LANE, SUITE 200
CHASKA, MINNESOTA 55318
(952)-448-8838

FOR: CITY OF WACONIA

BIM 360://2442-02 WaconiaFire Station-MN2442-02 Waconia-Fire Station-Mn_AI_2021.rvt
4/6/2022 8:42:17 AM



1
A010
ARCHITECTURAL SITE PLAN
1" = 20'-0"

3
A010
ELEVATION - TRASH ENCLOSURE EAST
1/8" = 1'-0"

4
A010
ELEVATION - TRASH ENCLOSURE NORTH
1/8" = 1'-0"

5
A010
ELEVATION - TRASH ENCLOSURE WEST
1/8" = 1'-0"

2
A010
ENLARGED PLAN - TRASH ENCLOSURE
1/8" = 1'-0"

BKV
GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

222 North Second Street
Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

WACONIA FIRE
STATION

ISSUE #	DATE	DESCRIPTION
04-01-2022	LAND USE SUBMITTAL	

CERTIFICATION

NOT FOR
CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2442.02

SHEET TITLE

ARCHITECTURAL
SITE PLAN

SHEET NUMBER

A010

© 2021 BKV Group



CONSULTANTS

PROJECT TITLE

WACONIA FIRE
STATION

ISSUE #	DATE	DESCRIPTION
A401	04-07-2022	LAND USE SUBMITTAL

CERTIFICATION

NOT FOR
CONSTRUCTION

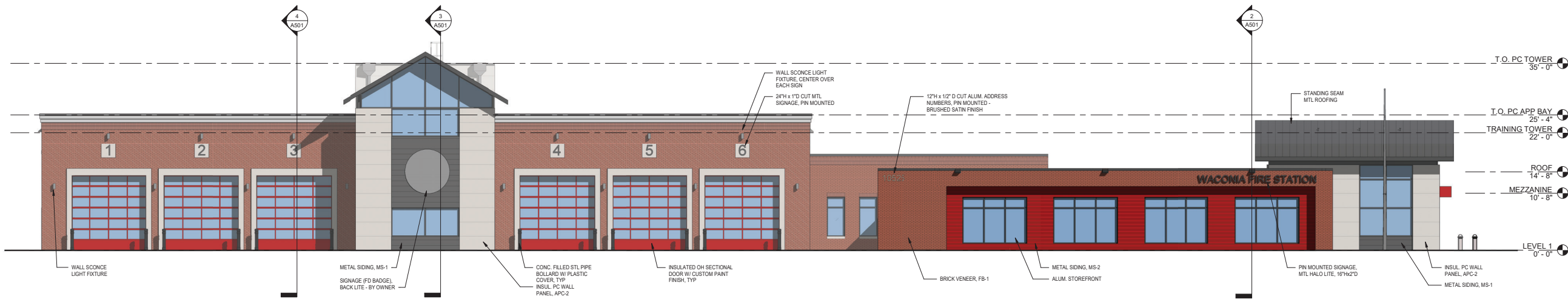
DRAWN BY	MJH
CHECKED BY	CLC
COMMISSION NUMBER	2442.02

SHEET TITLE

EXTERIOR
ELEVATIONS

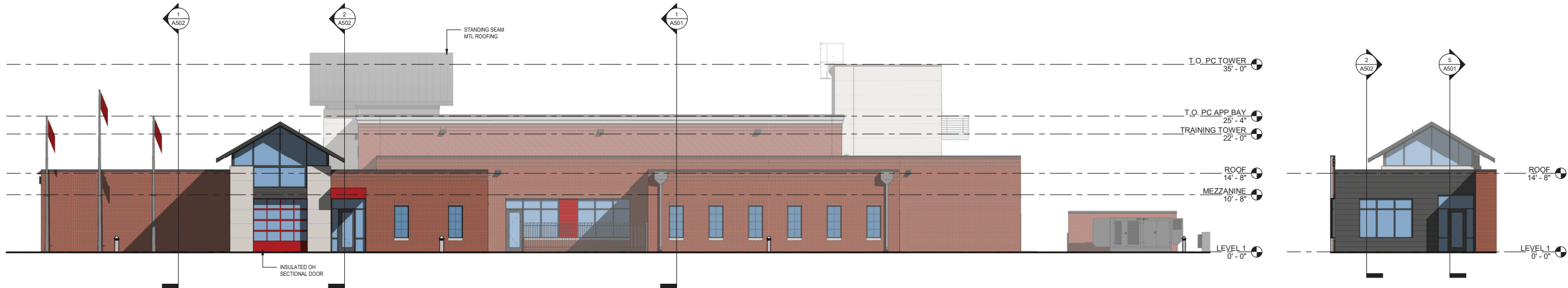
SHEET NUMBER

A401



1 OVERALL BUILDING ELEVATION - NORTH

A401 1/8" = 1'-0"

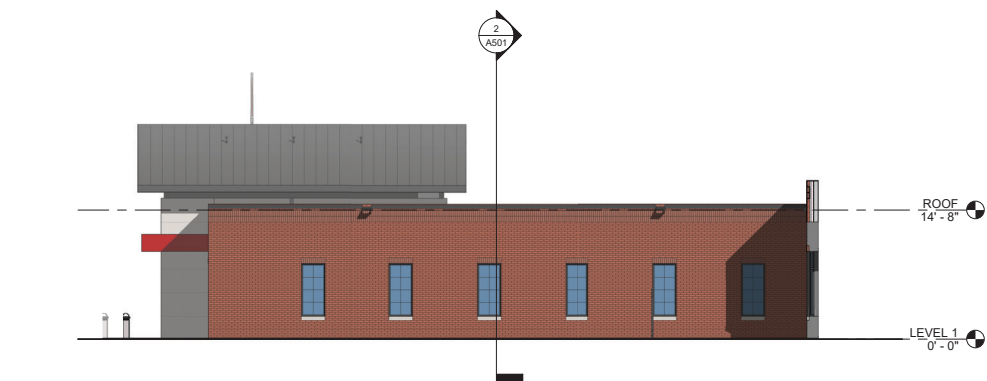


2 OVERALL BUILDING ELEVATION - WEST

A401 1/8" = 1'-0"

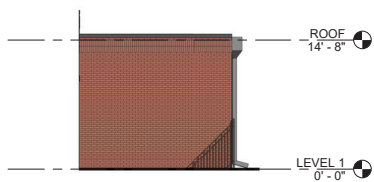
3 PARTIAL ELEVATION - EAST

A401 1/8" = 1'-0"



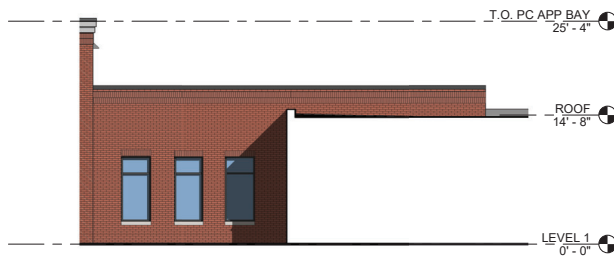
4 PARTIAL ELEVATION - SOUTH

A401 1/8" = 1'-0"



5 PARTIAL ELEVATION - NORTH

A401 1/8" = 1'-0"



6 PARTIAL ELEVATION - NORTH 2

A401 1/8" = 1'-0"

MATERIAL LEGEND	
FB-1	FACE BRICK MASONRY VENEER
FB-1a	THIN BRICK MASONRY - ARCH/PRECAST
APC-2	ARCH PRECAST - ACID ETCH
MS-1	METAL SIDING - DARK CHARCOAL
MS-2	METAL SIDING, PROFILED - RED
MR-1	METAL ROOF, STANDING SEAM - DARK CHARCOAL
SME-1	BRAKE METAL - DARK CHARCOAL

CONSULTANTS

PROJECT TITLE

WACONIA FIRE
STATION

ISSUE #	DATE	DESCRIPTION
	04-07-2022	LAND USE SUBMITTAL

CERTIFICATION

NOT FOR
CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2442.02

SHEET TITLE

EXTERIOR
ELEVATIONS

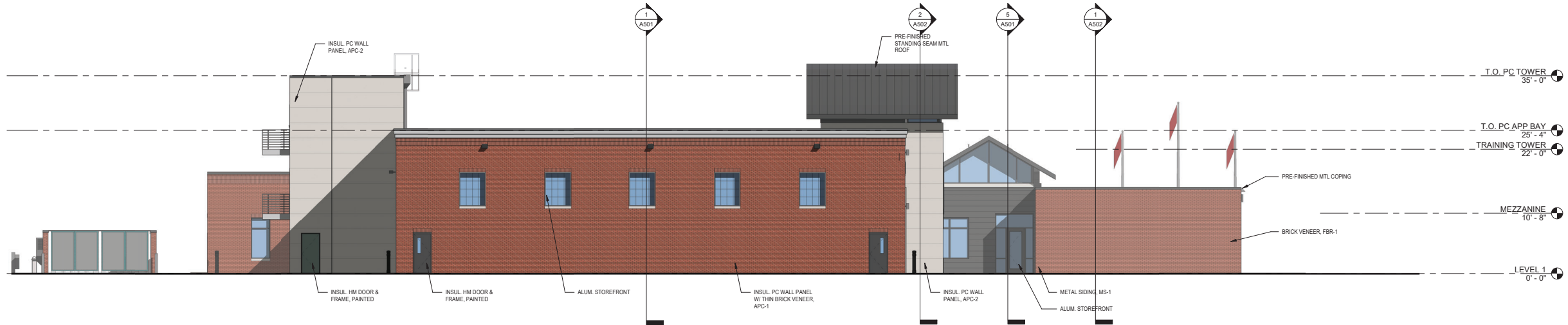
SHEET NUMBER

A402



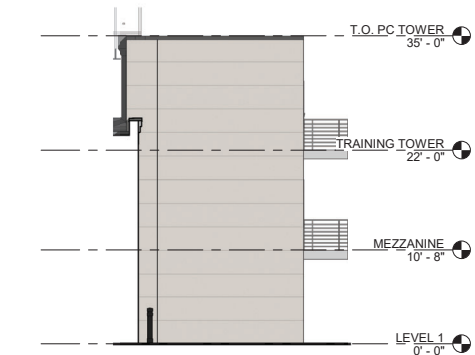
1 OVERALL BUILDING ELEVATION - SOUTH

A402 1/8" = 1'-0"



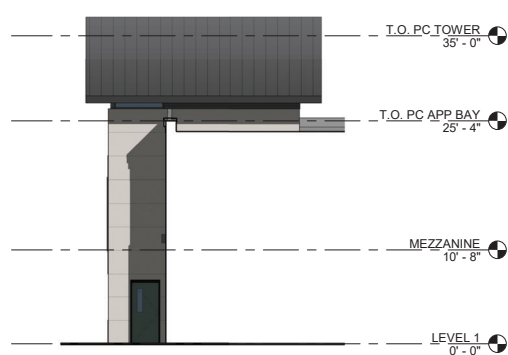
2 OVERALL BUILDING ELEVATION - EAST

A402 1/8" = 1'-0"



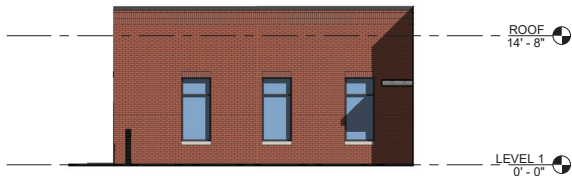
3 PARTIAL ELEVATION - WEST TRAINING TOWER

A402 1/8" = 1'-0"



4 PARTIAL ELEVATION - WEST 2

A402 1/8" = 1'-0"



5 PARTIAL ELEVATION - EAST 2

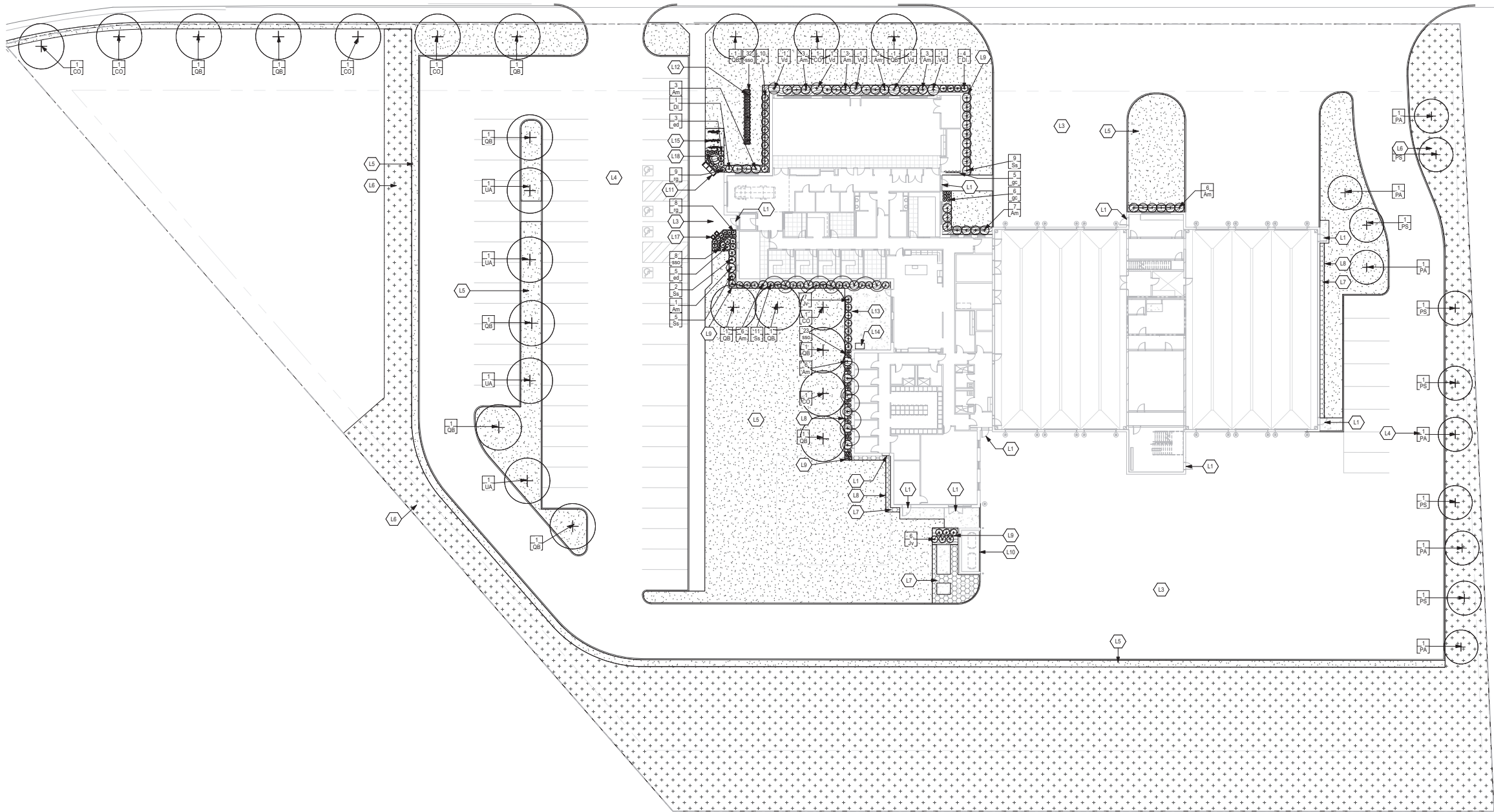
A402 1/8" = 1'-0"

MATERIAL LEGEND

FB-1	FACE BRICK MASONRY VENEER
FB-1a	THIN BRICK MASONRY - ARCH-PRECAST
APC-2	ARCH PRECAST - ACID ETCH
MS-1	METAL SIDING - DARK CHARCOAL
MS-2	METAL SIDING, PROFILED - RED
MR-1	METAL ROOF, STANDING SEAM - DARK CHARCOAL
SME-1	BRAKE METAL - DARK CHARCOAL

ISSUE #	DATE	DESCRIPTION
	04-07-2022	LAND USE SUBMITTAL

DRAWN BY	BH
CHECKED BY	MH
COMMISSION NUMBER	2442.02

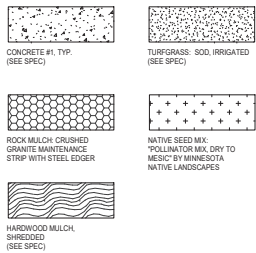


1
L100
OVERALL SITE LANDSCAPE PLAN
1" = 20'-0"

KEY NOTES:

- L1 BUILDING ENTRY/EXIT
SURFACE TREATMENT #1: CAST IN PLACE PLAIN CONCRETE, BROOM
FINISH-TYP, JOINTING PER SIDEWALK WIDTH AND ON LAYOUT AND
SURFACING PLANS
- L4 SURFACE TREATMENT #2: BITUMINOUS PAVING, SEE CIVIL
- L5 TURFGRASS; SOD, IRRIGATED, TYP
- L6 NATIVE PRAIRIE SEED MIX: "SHORT DRY SEED MIX" BY PRAIRIE
RESTORATIONS INC. SOIL PREP GUIDELINES BY MANUFACT. SPEC(S)
- L7 CRUSHED GRANITE MAINTENANCE STRIP, DARK GRAY COLOR, 4" MIN. WITH
FILTER FABRIC UNDERLAYMENT, SEE 4L300 FOR PROFILE
- L8 STEEL EDGER: ALL LOCATIONS WHERE MASS PLANTING BEDS AND
MAINTENANCE STRIPS MEET SODDED LAWNS, SEE 3L300
- L9 PLANTING BED: 12" MIN DEPTH PLANTING SOIL MIX, 3" MIN DEPTH
HARDWOOD MULCH; AUTOMATED DRIP IRRIGATION, 3/16" MILLED FINISH
EDGER, SEE 3L300
- L10 TRASH ENCLOSURE, SEE ARCH
- L11 BENCH, FFE BY OWNER
- L12 FLAGPOLES; 30' HEIGHT WITH INTEGRAL TOP-MOUNTED LED LIGHTING (3
TOTAL UNITS), SEE 3L300 FOR FOOTING
- L13 4" STEEL PICKET FENCE, AMERISTAR MONTAGE PLUS MAJESTIC STYLE,
BLACK POWDERCOATED FINISH, INSTALLED AT GRADE BEHIND WALL PER
MANUFACT. SPEC(S)
- L14 FREESTANDING NATURAL GAS GRILL, HARD-LINE GAS FEED FROM BUILDING
- L15 BIKE RACKS, FFE BY OWNER
- L17 TRASH AND IRRIGATION RECEPTACLES, FFE BY OWNER
- L18 HISTORIC BELL

GRAPHIC LEGEND:



PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	COMMENTS
PERENNIALS/GROUNDCOVERS/GRASSES					
6	hd	BBY JOE PYE WEED	<i>Eupatorium dubium 'Baby Joe'</i>	#1 CONT.	
11	gc	BICKOVO GERANIUM	<i>Geranium x cantabrigiense 'Bickovo'</i>	#1 CONT.	
11	ru	GOLDSTRUM RUSSCOCKIA	<i>Rudbeckia 'Goldstrum'</i>	#1 CONT.	
65	so	STANDING OVATION LITTLE BLUESTEM	<i>Schizachyrium scoparium 'Standing Ovation'</i>	#1 CONT.	
DECIDUOUS SHRUBS					
41	Am	AUTUMN MAGIC CHOKEBERRY	<i>Aronia melanocarpa 'Autumn Magic'</i>	#5 CONT.	
5	Di	DWARF BUSH HONEYSUCKLE	<i>Diervilla litoranea</i>	#5 CONT.	
27	Sa	SEM FALSE SPIREA	<i>Spiraea scopulifolia 'Sem'</i>	#5 CONT.	
5	Va	BLUE MUFFIN VIBURNUM	<i>Viburnum dentatum 'Christom'</i>	#5 CONT.	
DECIDUOUS CANOPY TREE					
7	Co	COMMON HICKBERRY	<i>Celtis occidentalis</i>	2.5" CAL.	
13	Ob	SWAMP WHITE OAK	<i>Quercus bicolor</i>	2.5" CAL.	
4	UA	PRINCETON ELM	<i>Ulmus americana 'Princeton'</i>	2.5" CAL.	
CONIFEROUS TREES					
6	Pa	NORWAY SPRUCE	<i>Picea abies</i>	6" BAB	
6	Ps	WHITE PINE	<i>Pinus strobus</i>	6" BAB	
CONIFEROUS SHRUBS					
23	Jv	SKYROCKET JUNIPER	<i>Juniperus virginiana 'Skyrocket'</i>	#7 CONT.	

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- NOTES:**
1. REFER TO SHEET CXXX, XXXXXX, FOR GENERAL NOTES.
 2. MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING VEGETATION AND SITE FEATURES (CURBS, WALKS, PAVEMENTS, OVERHEAD AND UNDERGROUND UTILITIES, SIGNAGE, FENCING, ROADWAYS, ETC.) WHICH ARE TO REMAIN.
 3. REPAIR OR REPLACE EXISTING PROPERTY AND SITE FEATURES, INCLUDING GRASS AND VEGETATION, WHICH IS TO REMAIN THAT IS DAMAGED BY THE WORK, TO OWNER'S SATISFACTION AND AT NO ADDITIONAL COST TO THE OWNER.
 4. VISIT THE SITE PRIOR TO BIDDING. BE FAMILIAR WITH ACTUAL CONDITIONS IN THE FIELD. EXTRA COMPENSATION WILL NOT BE ALLOWED FOR CONDITIONS WHICH COULD HAVE BEEN DETERMINED OR ANTICIPATED BY EXAMINATION OF THE SITE, THE CONTRACT DRAWINGS AND THE INFORMATION AVAILABLE PERTAINING TO EXISTING SOILS, UTILITIES AND OTHER SITE CHARACTERISTICS.
 5. THE CONTRACTOR SHALL HIRE THE SERVICES OF A UTILITY LOCATOR COMPANY TO LOCATE ALL PRIVATELY OWNED UTILITIES THAT MAY BE DISTURBED BY CONSTRUCTION OPERATIONS.

- LEGEND**
- X X X — CONCRETE CURB AND GUTTER REMOVALS
 - GRAVEL SURFACE REMOVALS
 - ~~~~~ FENCING REMOVALS
 - X X X — RETAINING WALL REMOVALS
 - ~~~~~ UTILITY REMOVALS
 - ⊗ TREE REMOVALS
 - - - - - PROPERTY LINE

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Landscape Architecture
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BOLTON & MENK
SITE PLANNING, LANDSCAPE ARCHITECTURE, CIVIL ENGINEERING
1010 S. Wacker Drive, Suite 100, Chicago, IL 60607

PROJECT TITLE
WACONIA FIRE STATION

ISSUE #	DATE	DESCRIPTION
	04-07-2022	LAND USE SUBMITTAL

CERTIFICATION

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

DAVID A. REY
Reg. No. 46188 Date 06/06/2022

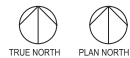
DRAWN BY	
CHECKED BY	
COMMISSION NUMBER	

SHEET TITLE

REMOVALS PLAN

SHEET NUMBER

C1.11



ISSUE #	DATE	DESCRIPTION
	04-07-2022	LAND USE SUBMITTAL

CERTIFICATION

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

DAVID A. REY
Reg. No. 48188 Date XX/XX/XX

DRAWN BY	
CHECKED BY	
COMMISSION NUMBER	

SHEET TITLE

SITE PLAN

SHEET NUMBER

C1.21

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NOTES:

1. REFER TO SHEET CXXX.XXXXXX, FOR GENERAL NOTES.
2. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
3. SIGNAGE SHALL GENERALLY BE INSTALLED 18" BEHIND THE BACK OF CURB.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SODDED OR SEEDED.
5. WHERE NEW SOD MEETS EXISTING TURF, EXISTING TURF EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.
6. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SOD OR RE-SEED ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.

LEGEND

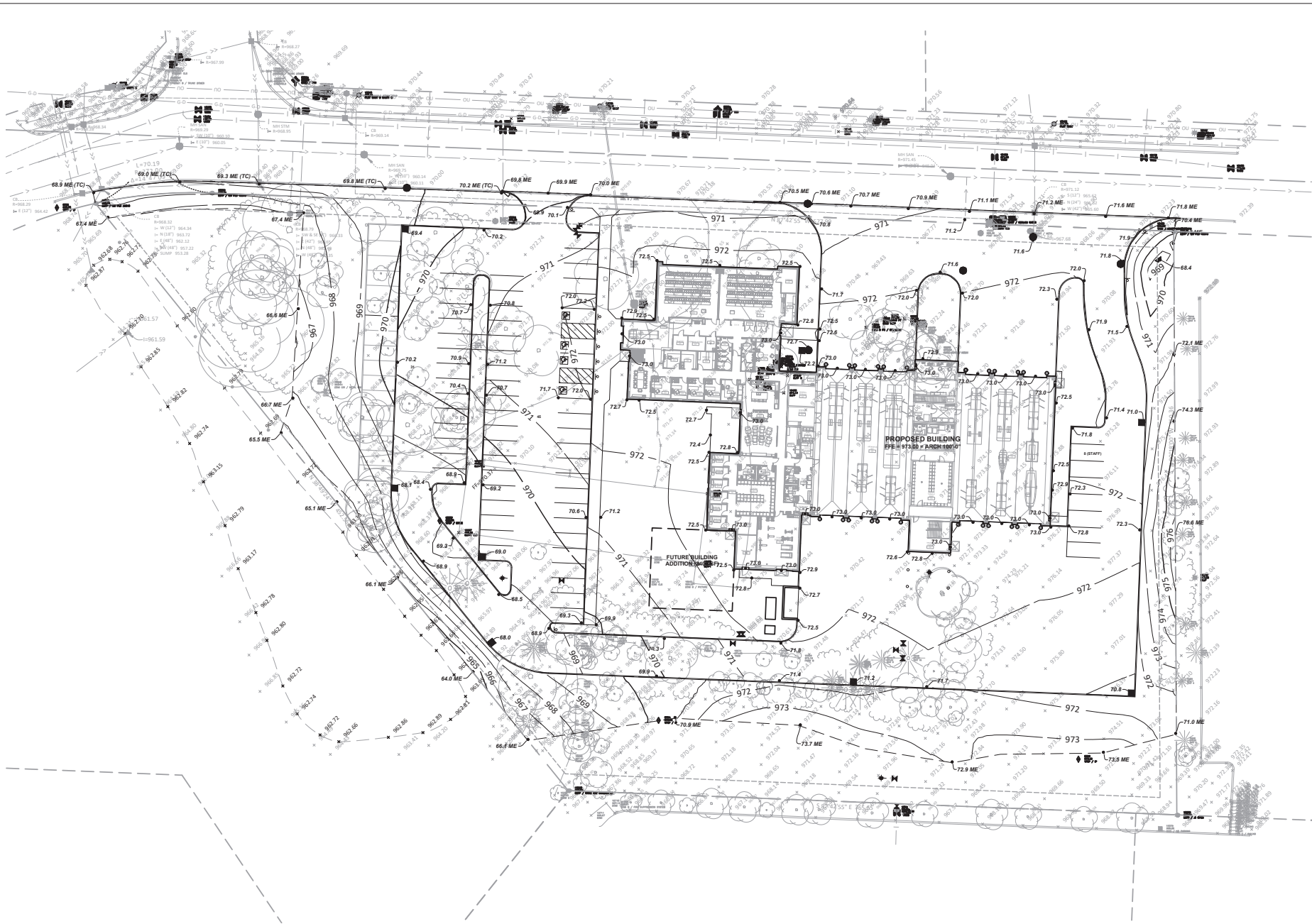
- REFERENCE KEY TO SITE DETAILS
DETAIL I.D NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED TRAFFIC CONTROL SIGN
- PROPOSED BOLLARD
- PAINTED ACCESSIBLE SYMBOL
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED FLARED END SECTION (FES)
- PROPOSED HYDRANT (HYD)
- PROPOSED GATE VALVE (GV)
- PROPOSED FLAGPOLE - REFER TO ARCHITECTURAL PLANS
- PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPOSED LIGHT POLE - REFER TO ELECTRICAL PLANS
- PROPERTY LINE

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GENERAL NOTES

1. ALL CONSTRUCTION MUST COMPLY WITH APPLICABLE STATE AND LOCAL ORDINANCES.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL PAY FOR ALL CONSTRUCTION STAKING / LAYOUT.
3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL RELATED CONSTRUCTION PERMITS, INCLUDING THE NPDES PERMIT FROM THE MPCA. SUBMIT A COPY OF ALL PERMITS TO THE CITY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL SIGNAGE (CONSTRUCTION ZONES) NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS. ALL SIGNAGE LAYOUTS MUST BE DESIGNED BY THE CONTRACTOR AND APPROVED BY LOCAL AUTHORITIES.
5. INSTALL CONTROL FENCING AND BARRICADING AS NECESSARY TO PROTECT THE PUBLIC.
6. INSPECT SITE AND REVIEW SOIL BORINGS TO DETERMINE EXTENT OF WORK AND NATURE OF MATERIALS TO BE HANDLED.
7. REFER TO SPECIFICATIONS FOR DEWATERING REQUIREMENTS.
8. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
9. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND STOOP DIMENSIONS AND LAYOUT.
10. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE, PART OF SECTION 01 89 13, FOR EROSION CONTROL REQUIREMENTS. SECTION 31 00 00 SHALL BE RESPONSIBLE FOR FULL IMPLEMENTATION OF THE SWPPP.
11. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
12. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
13. ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND LOCAL REGULATIONS.
14. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING SITE FEATURES (INCLUDING TURF AND VEGETATION) WHICH ARE TO REMAIN.
15. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISH GRADE UNLESS OTHERWISE NOTED.
16. PROPOSED ELEVATIONS SHOWN TYPICALLY AS 72.1 OR 72 SHALL BE UNDERSTOOD TO MEAN 972.1 OR 972.
17. SPOT ELEVATIONS SHOWN IN PARKING LOTS, DRIVES AND ROADS INDICATE GUTTER GRADES, UNLESS NOTED OTHERWISE. SPOT ELEVATIONS WITH LABELS OUTSIDE THE BUILDING PERIMETER INDICATE PROPOSED GRADES OUTSIDE THE BUILDING. SPOT ELEVATIONS WITH LABELS INSIDE THE BUILDING PERIMETER INDICATE PROPOSED FINISH FLOOR ELEVATIONS.
18. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL AS REQUIRED. ALL COSTS ASSOCIATED WITH IMPORTING AND EXPORTING MATERIALS SHALL BE INCIDENTAL TO THE CONTRACT.
19. NO FINISHED SLOPES SHALL EXCEED 4' HORIZONTAL TO 1' VERTICAL (4:1), UNLESS OTHERWISE NOTED.
20. ALL WATERMAIN SHALL BE AWWA C900, CAST IRON OD, DR 18, PVC PIPE INSTALLED IN ACCORDANCE WITH ASTM D2321. ALL WATERMAIN SHALL HAVE MINIMUM 8'-0" BURY (TOP OF PIPE TO FINISH GRADE).
21. ALL SANITARY SEWER PIPE SHALL BE PVC PIPE (ASTM D 3034, SDR 26), UNLESS OTHERWISE NOTED. SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2521.
22. ALL STORM SEWER PIPE SHALL BE RCP, CLASS III (MIN), WITH FLEXIBLE WATERTIGHT JOINTS IN ACCORDANCE WITH ASTM C-361 OR PVC PIPE (ASTM D3034, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D2321, UNLESS OTHERWISE NOTED.
23. FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
 - a. IN ACCORDANCE WITH MINNESOTA PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES.
 - b. ACCEPTABLE MANUFACTURERS / PRODUCTS:
 - i. FERROD, "CONCRETE MANHOLE ADAPTORS" OR "LARGE-DIAMETER WATERSTOPS"
 - ii. PRESS-SEAL, WATERSTOP GROUTING RINGS
 - iii. OR APPROVED EQUAL.
24. WATERMAIN SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAIN TILE OR OTHER POTENTIAL SOURCE FOR CONTAMINATION PER MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR).
25. ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAIN TILE OR OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR).
26. LOCATE ALL EXISTING UTILITIES, VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. VERIFY LOCATIONS, SIZES AND ELEVATIONS OF SAME BEFORE BEGINNING CONSTRUCTION.
27. PRIOR TO CONSTRUCTION OF PROPOSED BUILDING UTILITY SERVICES (STORM, SANITARY SEWER, WATERMAIN), VERIFY ALL PROPOSED BUILDING UTILITY SERVICE PIPE SIZES, LOCATIONS AND ELEVATIONS WITH MECHANICAL PLANS. COORDINATE CONSTRUCTION AND CONNECTIONS WITH MECHANICAL CONTRACTOR.
28. CONTRACTOR SHALL MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER (INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, ETC.) AS REQUIRED. EXISTING STORM SEWER SHALL NOT BE REMOVED UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.
29. CONTRACTOR SHALL STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF GATE VALVES, CATCH BASINS AND MANHOLES. GATE VALVE AND MANHOLE LOCATIONS SHALL BE ADJUSTED TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AND GUTTER. CURB AND GUTTER SHALL BE STAKED TO ALLOW CURB INLET TYPE CATCH BASINS TO BE PROPERLY LOCATED IN LINE WITH CURBING.

LEGEND

- REFERENCE KEY TO SITE DETAILS
DETAIL ID NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
ME = MATCH EXISTING
- PROPOSED GRADING LIMITS
- PROPOSED SAND SUBBASE AT FROST FOOTED STOOPS
- APPROXIMATE SOIL BORING / TEST PIT LOCATION
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED FLARED END SECTION (FES)
- PROPOSED HYDRANT (HYD)
- PROPOSED GATE VALVE (GV)
- PROVIDE MINIMUM 18" VERTICAL SEPARATION AT CROSSING - PROVIDE VERTICAL BENDS AS REQUIRED TO ACCOMPLISH. CENTER ONE LENGTH WATERMAIN PIPE ON CROSSING.
- PROPOSED FLAGPOLE - REFER TO ARCHITECTURAL PLANS
- PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPOSED LIGHT POLE - REFER TO ELECTRICAL PLANS
- PROPERTY LINE

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CONSULTANTS



PROJECT TITLE

WACONIA FIRE
STATION

ISSUE #	DATE	DESCRIPTION
	04-07-2022	LAND USE SUBMITTAL

CERTIFICATION

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

DAVID A. REY
Reg. No. 48188 Date 30/03/2022

DRAWN BY	
CHECKED BY	
COMMISSION NUMBER	
SHEET TITLE	

GRADING PLAN

SHEET NUMBER

C1.31

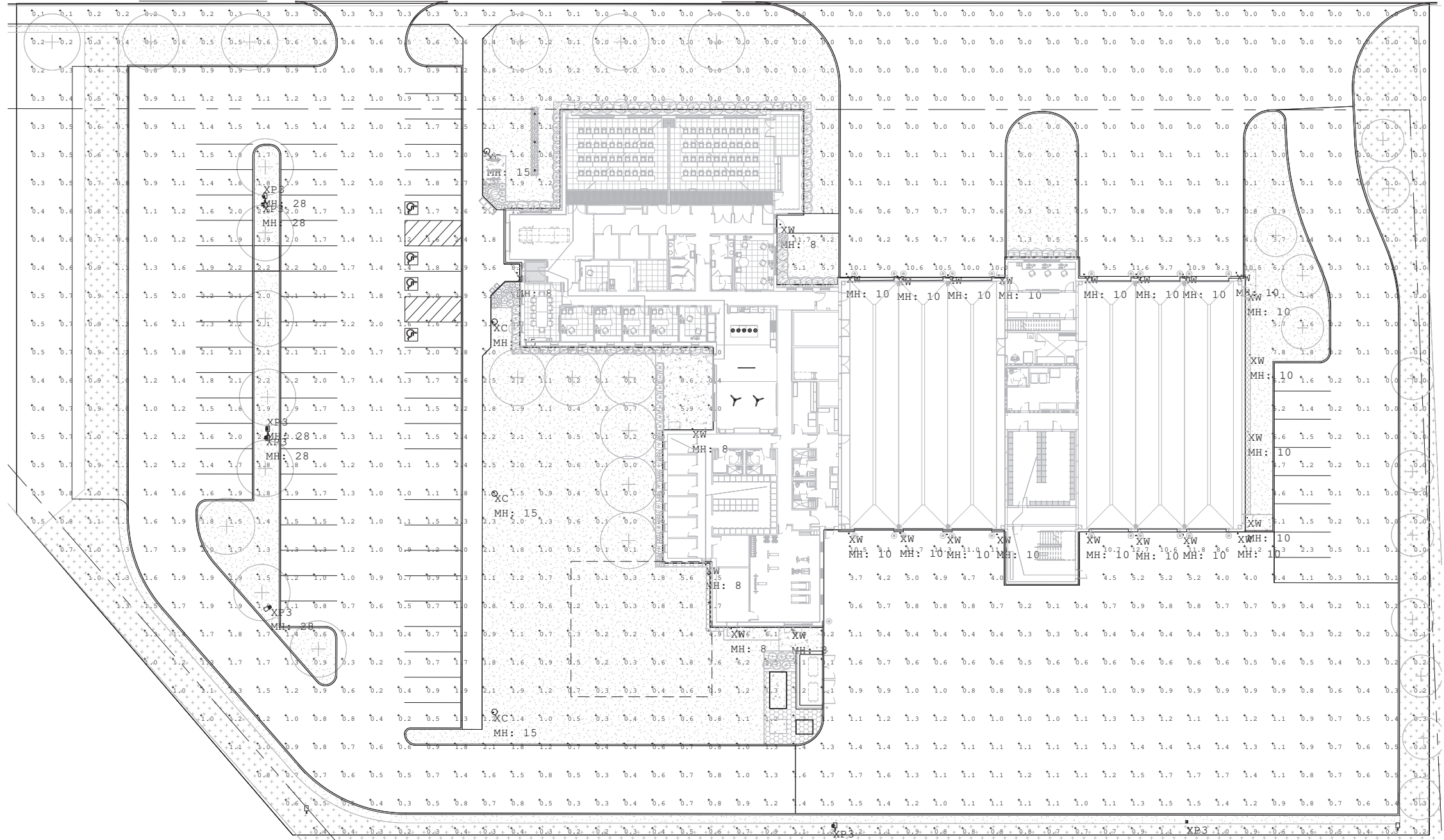
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ISSUE #	DATE	DESCRIPTION
	04-07-2022	LAND USE SUBMITTAL

NOT FOR
CONSTRUCTION

DRAWN BY	GMS
CHECKED BY	CSK
COMMISSION NUMBER	2442.02



1
E011
ELECTRICAL PHOTOMETRIC
1/16" = 1'-0"

ELECTRICAL - LUMINAIRE FIXTURE SCHEDULE (EXTERIOR)										
ID	FIXTURE TYPE	MOUNTING	VOLTS	FIXTURE LAMP QUANTITY	FIXTURE WATTAGE	FIXTURE LAMP TYPE	CONTROL MEDIA (LENS, LOUVERS, ETC)	FIXTURE DESCRIPTION TYPE	MANUFACTURER SERIAL NUMBER	NOTES
XC	14" PED SCALE COLUMN LIGHT	GRADE MTD	120 V	1	49 W	LED 4000K	TYPE III DISTRIBUTION	FINISH AND POLE STYLE TBD. 4600 LUMENS. 0-10V DIMMING DRIVER	LUMINIS ECLIPSE EC600-L1W48xR3	
XFP	6" LED FLAG POLE DOWNLIGHT	FLAG POLE TOP	120 V	1	6 W	LED 4000K	OPEN APERTURE	723 LUMENS. HALYARD TYPE	EAGLE MOUNTAIN STARGAZER MODEL#: SG-3K-150	
XP2	POLE LIGHT	POLE - SINGLE HEAD	120 V	1	131 W	LED 4000K	TYPE III DISTRIBUTION	25' MOUNTING HEIGHT. SQUARE POLE. 0-10V DIMMING. FINISH TBD	LITHONIA DSX1 LED 60C 700 40K T3M MVOLT SPA DMG	
XP3	POLE LIGHT	POLE - DUAL HEAD	120 V	2	131 W	LED 4000K	TYPE III DISTRIBUTION	25' MOUNTING HEIGHT. SQUARE POLE. 0-10V DIMMING. FINISH TBD	LITHONIA DSX1 LED 60C 700 40K T3M MVOLT SPA DMG	
XW	EXTERIOR WALL PACK	SURFACE - WALL	120 V	1	48 W	LED 4000K	TYPE III DISTRIBUTION	4000 LUMENS. 0-10V DIMMING	LITHONIA WSR LED 2 SR3 MVOLT DMG	





FB-1



ALUM. STOREFRONT



APC-2



MS-1



MS-2



10501 W 10th Street W, Waconia MN



10600 W 10th Street W, Waconia MN



10580 W 10th Street W, Waconia MN



10620 W 10th Street W, Waconia MN



10504 W 10th Street W, Waconia MN



10720 W 10th Street W, Waconia MN



10550 W 10th Street W, Waconia MN



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		May 5, 2022					
Item Name:		PUBLIC HEARING to be Continued to the June 2nd, 2022 Planning Commission - Woodland Creek 5th Addition Preliminary Plat					
Originating Department:		Community Development					
Presented by:		Ethan Nelson					
Previous Council 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 Open the Public Hearing Motion to continue to the application to the June 2nd, 2022 regular Planning Commission meeting							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
Staff reviewed the proposed Preliminary Plat and PUD Rezoning applications submitted by Hartman Communities, LLC and have noted significant revisions shall be necessary. The applicant is currently working through revisions at this time and is not ready for Planning Commission review. The Planning Commission should continue the Public Hearing to the June 2nd, 2022 regular meeting.							
<u>Attachments:</u>							
FINANCIAL IMPLICATIONS:				ADVISORY BOARD RECOMMENDATIONS:			
Funding Sources & Uses:							
Budget Information: _____ Budgeted _____ Non Budgeted _____ Amendment Required				Planning Commission			
				Parks and Recreation Board			
				Safari Island Advisory Board			
				Other			



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: May 5, 2022

Item Name: PUBLIC HEARING - Windmill Creek 8th Addition Preliminary Plat - Outlot A, Windmill Creek

Originating Department: Community Development

Presented by: Lane Braaten

Previous Council 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.)*

Provide a recommendation to the City Council regarding Windmill Creek 8th Addition Preliminary Plat for the property described as Outlot A, Windmill Creek.

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

BACKGROUND:

Applicant: Trumpy Land Development/Scott Truempi

Owner: Scott Truempi

Address: N/A

PID#: 755750440

Zoning: R-1, Single Family Residential and Shoreland Overlay District

Comprehensive Plan Guidance: L. Low Density Residential

REQUESTS:

The City has received a Preliminary Plat application from Scott Truempi titled Windmill Creek 8th Addition. Specifically, the applicant is requesting to plat Outlot A, Windmill Creek into three (3) residential parcels and one outlot.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05, Subd. 2.A – R-1, Single-Family Residential District
2. Section 900.06, Subd. 8 – Environmental Protection Regulations
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
8. Section 1000 – Subdivision Ordinance

EXISTING CONDITIONS:

The proposed subdivision was anticipated with the development of Waterford 7th Addition. The property is currently undeveloped but should develop in association with the Waterford residential development directly to the east.

PRELIMINARY PLAT REVIEW:

SUBDIVISION DESIGN FEATURES

The City of Waconia staff have reviewed the proposed Preliminary Plat application for the Windmill Creek 8th Addition residential development drafted by Otto Associates, Inc. dated February 2, 2022, and provide the following review and comments:

Streets/Access

The applicant is proposing access to the development via Longmeadow Lane, which is consistent with the previous Waterford 7th Addition approvals.

All of the streets are proposed to be public, and the street, cul-de-sac, and right-of-way widths are consistent with City standards.

Easements

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

The applicant is proposing drainage and utility easements which conform to City standards.

Lots

The property are guided L, Low Density Residential and located within the Shoreland Overlay District. The property is zoned R-1, Single Family Residential and the three (3) proposed parcels meet minimum sizing requirements identified in the afore-mentioned districts.

A significant portion of each of the proposed parcels are located within the floodplain. It may be more appropriate to designate the area identified as floodplain as an outlot to be deeded to the City.

Outlots

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

Outlot	Use/Designation	Gross Area	Proposed Ownership
A	Future Development	3.8 Acres	Trumpy Land Development

Signs

The applicant has not proposed any signage as part of this application. Staff does not anticipate any signage for said development. If signage is proposed it would require a permit through the City and would have to conform to the City's sign regulations.

Public Land Dedication, Open Space

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

The Park Dedication requirements were satisfied per the dedication and improvements made as part of the overall Windmill Creek residential development.

Pedestrian Ways and Trails

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

Sidewalks

The concrete walk extending along the north side of Longmeadow Lane shall extend up to the proposed cul-de-sac as indicated in the preliminary plat document.

Preservation of Natural Features and Amenities

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

The portion of the subject parcel proposed to be developed is an elevated knoll within the Shoreland Overlay District surrounded by wetlands. The plan delineates the wetland areas and indicates the 25 foot buffer required to remain natural and unimproved. Additionally, City Code requires a 50 ft. setback from the edge of a wetland, which severely limits the developable areas within each parcel. These areas will also be required to be signed to insure property owners are aware of the protected buffer and wetland areas.

Landscaping and Tree Preservation

Landscaping

City Ordinance requires the following landscaping for properties zoned R-1, Single-Family Residential:

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

The proposed landscape plan appears to conform to City Ordinance requirements.

Environmental Protection Regulations

Tree Preservation

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

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

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

The applicant has provided a Preliminary Tree Preservation Plan for the areas proposed to be developed as part of the Windmill Creek 8th Addition plat. The area identified as Outlot A is heavily wooded and will require consideration and review of an additional tree inventory and plan prior to the development of said Outlot. The tree inventory, preservation and replacement details for the three residential lots are included below.

Total Significant Trees/Caliper Inches On Site	267 caliper inches
Total Caliper Inches Removed	158 caliper inches
30% Allowed Tree Removal	80 caliper inches
Excess Caliper Inches Removed Above Allowed	78 caliper inches
Required Replacement (Excess x 1.25)	98 replacement caliper inches

The required trees/caliper inches have been included in the landscape plan for the project. The tree preservation requirements for this project have been met.

Wetland Protection

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

Wetland Protection Analysis

1. The wetlands identified in the development are proposed to remain. A significant portion of the wetland areas will be located within each of the residential outlots and will not be altered.
2. The wetland buffer area and wetland buffer setbacks have been identified on the plan set and the areas will be signed to insure property owners are aware of the sensitive areas.

Shoreland Overlay District Regulations

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

Shoreland Overlay District Analysis

1. Carver Creek flows along the western boundary of the property. Therefore, the subject residential properties are located within the Shoreland Overlay District as they are located within 300 ft. of the river/creek. The Shoreland Classification for these areas are identified as Tributary in the Shoreland Overlay District.
2. City Code requires a 75 ft. minimum lot width and allows a maximum impervious surface of 25% for shoreland tributary watercourse parcels. The three proposed parcels appear to meet the 75 ft. lot width requirement. The single-family parcels shall be limited to 25% maximum hardcover, which is consistent with the district requirements.

Floodplain Overlay District Regulations

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

Floodplain Overlay District Analysis

1. Portions of the property are located within the Floodplain Overlay District. Said areas are located within the delineated wetland areas and will not be impacted or altered as part of this proposed residential development. All construction in areas regulated by this district shall meet the requirements stated in Section 900.06, Subd. 6. Flood Plain Overlay Regulations.
2. The Planning Commission should consider if the areas identified as floodplain should ultimately be platted as an outlot and deeded to the City of Waconia.

Grading, Drainage & Utilities

The City Engineer and Public Services Director have conducted an initial review of the grading, drainage, and utility plans. The recommended conditions below include a condition requiring the applicant to work with the City Engineer to revise the utility, grading, drainage, plans to the satisfaction of the City Engineer and Public Services Director prior to work commencing on site.

Stormwater Management

An initial review of the site's stormwater management has been completed by the Public Services Director and City Engineer. The recommended conditions below includes a condition requiring the applicant revise the stormwater plans to the satisfaction of the City Engineer and Public Services Director.

PUBLIC NOTICE/COMMENT

The notice was published in the WACONIA PATRIOT on April 21st, 2022 and posted at Waconia City Hall. Individual notices were mailed to all property owners within 350 feet of the subject parcel and the DNR. To date staff has not received any public comments regarding the proposed subdivision.

CONCLUSION / RECOMMENDATION

The Planning Commission should review the pertinent information, take all public comment, and make a recommendation to the City Council regarding the Windmill Creek 8th Addition Preliminary Plat. This item will be forwarded to the City Council for review at their upcoming meeting on May 16th, 2022.

If the Planning Commission recommends approval of the Windmill Creek 8th Addition Preliminary Plat, staff has included the following conditions for consideration:

1. The Windmill Creek 8th Addition Preliminary Plat shall be completed as approved and as conditionally revised by the Planning Commission and the City Council.
2. All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
3. The applicant shall obtain Carver County Watershed Management Organization (CCWMO) approval and permitting for erosion control and stormwater management. A copy of any approvals or permits shall be submitted prior to any land disturbing activities.
4. The applicant shall obtain a General Construction Stormwater Permit (NPDES) from the Minnesota Pollution Control Agency and submit a copy to the City prior to any land disturbing activities.
5. All indirect costs related to the permitting, review, and plans associated with engineering and administrative costs shall be paid by the applicant/owner.
6. The City shall provide the necessary street signage. The applicant shall provide the necessary escrow funds to cover all street signage and installation costs.
7. The watermain, sanitary sewer, grading, and stormwater issues shall be resolved to the satisfaction of the City Engineer and Public Services Director prior to commencement of construction activities for the Windmill Creek 8th Addition residential development.
8. Compliance with applicable items contained in Chapter 1000 of the City of Waconia Subdivision Ordinance.
9. Compliance with applicable items contained in Section 900.06, Subd. 6. Flood Plain Overlay Regulations.
10. Execution of a Developer's Agreement prior to execution of the Final Plat.
11. All single-family home parcels that are located fully or partially within the Shoreland Overlay District shall be limited to a maximum impervious surface of 25%.
12. The sidewalk shall be constructed as proposed and as conditionally revised by the City Council. All sidewalks within the development shall be 6 feet wide.
13. The wetland buffer areas shall be signed accordingly and improvements within said areas shall not be allowed.
14. The applicant shall file an application of final plat approval within six (6) months following the approval of the Windmill Creek 8th Addition Preliminary Plat, unless an extension of time is requested in writing by the subdivider and granted by the Council prior to the six (6) month expiration date.

Attachments:

1. [Public Hearing Notice Windmill Creek 8th Addition.pdf](#)
1. [Windmill Creek 8th Addition Preliminary Plat.pdf](#)
1. [Location Map Windmill Creek 8th Addition.pdf](#)
2. [Landscape Plan.pdf](#)

4. [Preliminary Tree Preservation Plan.pdf](#)
5. [Preliminary Grading Plan.pdf](#)
7. [Preliminary Street Plan.pdf](#)
8. [Preliminary Utility Plan.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted

_____ Non Budgeted

_____ Amendment Required

ADVISORY BOARD RECOMMENDATIONS:

Planning Commission

Parks and Recreation Board

Safari Island Advisory Board

Other

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 May 5th, 2022 at 6:30 p.m., to consider a Preliminary Plat application by Scott Truempi, Trumpy Land Development for the property described as follows:

OUTLOT A, WINDMILL CREEK,
CARVER COUNTY, MINNESOTA

The proposed Preliminary Plat titled Windmill Creek 8th Addition proposes to subdivide the 11.43-acre site into 3 single-family residential parcels and one outlot.

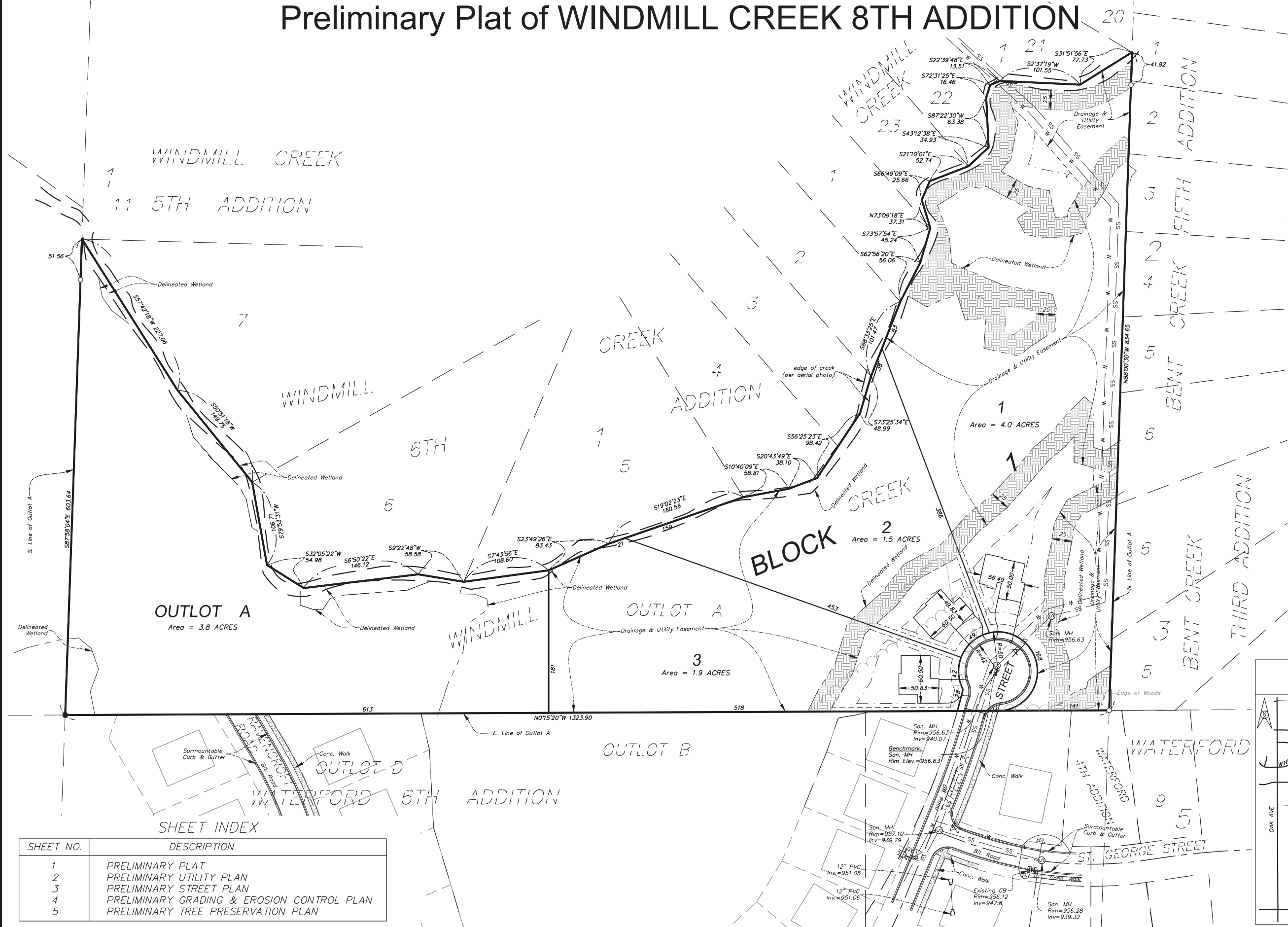
Pertinent information pertaining to this request is available at the City Hall. Interested persons may submit written or oral comments pertaining to this matter any time prior to the hearing, or at the hearing on Thursday, May 5th, 2022. Written comments will be distributed to the Planning Commission for review and consideration. Please submit written comments by mail, email or in person as follows:

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

By: WACONIA PLANNING COMMISSION
ATTEST: Lane Braaten, Community Development Director

(Published in the April 21st, 2022 Waconia Patriot newspaper)

Preliminary Plat of WINDMILL CREEK 8TH ADDITION



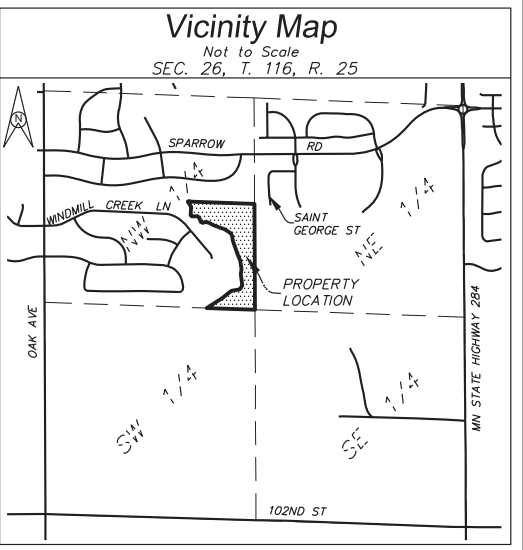
LEGEND

- W denotes Water Line
- SS denotes Sanitary Sewer Line
- ST denotes Storm Sewer Line
- denotes Sanitary Manhole
- denotes Catch Basin
- denotes Hydrant
- denotes Water Valve
- denotes Existing Culvert
- denotes Edge of Woods
- denotes Wetland Buffer
- denotes Drainage and Utility Easement
- denotes Building Setback Line
Front = 25'
Side = 10'
From Wetland = 50'

Property Description:
Outlot A, WINDMILL CREEK, Carver County, Minnesota, according to the recorded plat thereof.

Note: Wetlands Delineated By Kjolhaug Environmental Services Company

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



SHEET NO.	DESCRIPTION
1	PRELIMINARY PLAT
2	PRELIMINARY UTILITY PLAN
3	PRELIMINARY STREET PLAN
4	PRELIMINARY GRADING & EROSION CONTROL PLAN
5	PRELIMINARY TREE PRESERVATION PLAN

REV. NO.	DATE	BY	DESCRIPTION

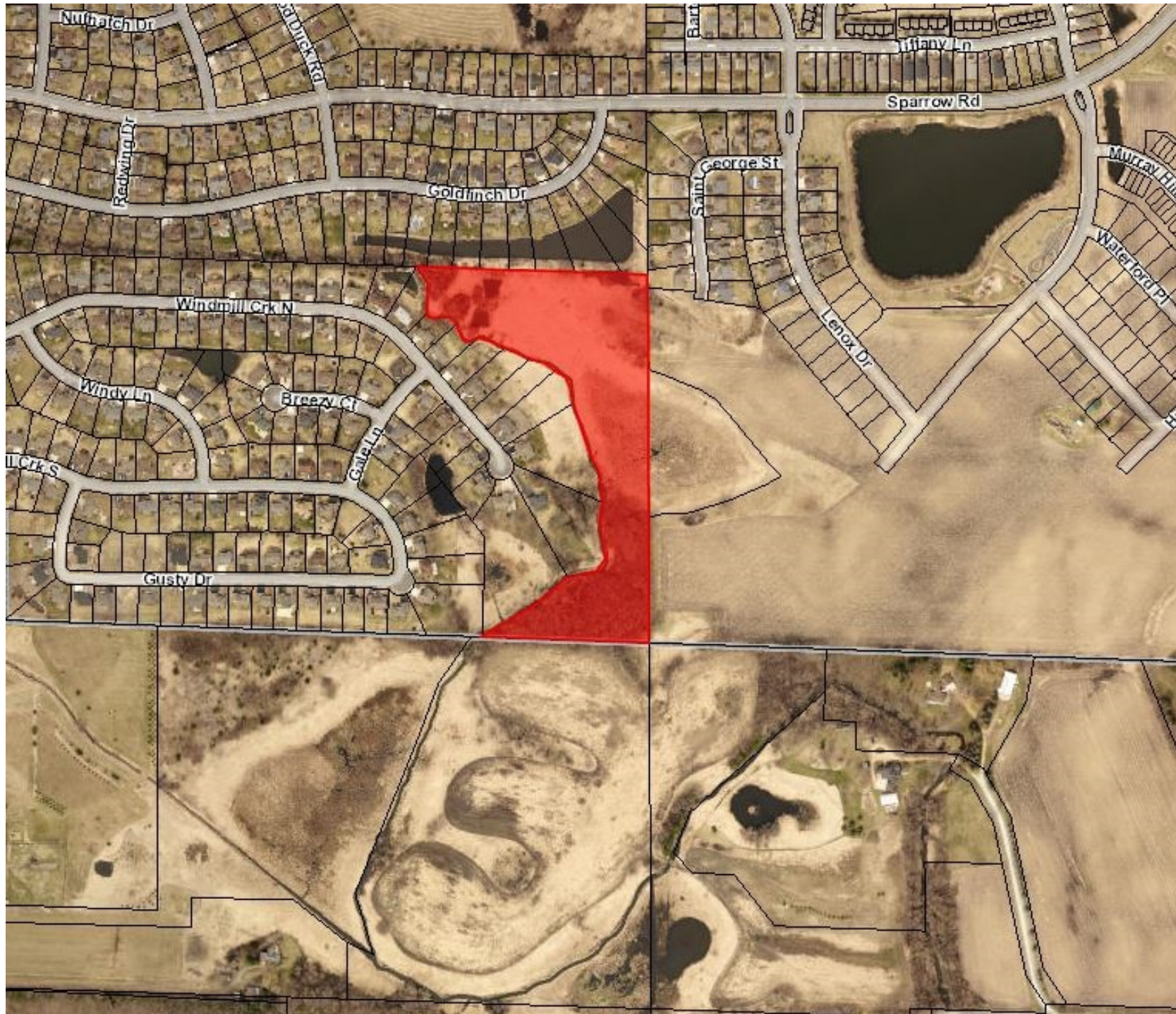
DESIGNED: C.S.O. DRAWN: T.J.B.
CHECKED: C.S.O.
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Cara M. Schwahn Otto
Date: 2-21-22
License # 40433

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.
www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763) 682-4727
Fax: (763) 682-3522

WINDMILL CREEK 8TH ADDITION
TRUMPY LAND DEVELOPMENT, INC.
WACONIA, MN

PROJECT NO:	21-0230
DATE:	2-21-22
PRELIMINARY PLAT	
SHEET NO. 1 OF 5 SHEETS	

LOCATION MAP—WINDMILL CREEK 8TH ADDITION



Date: 03-15-20

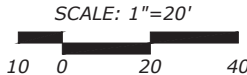
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J + L

WINDMILL
CREEK
8TH ADDITION

ISSUE LOG

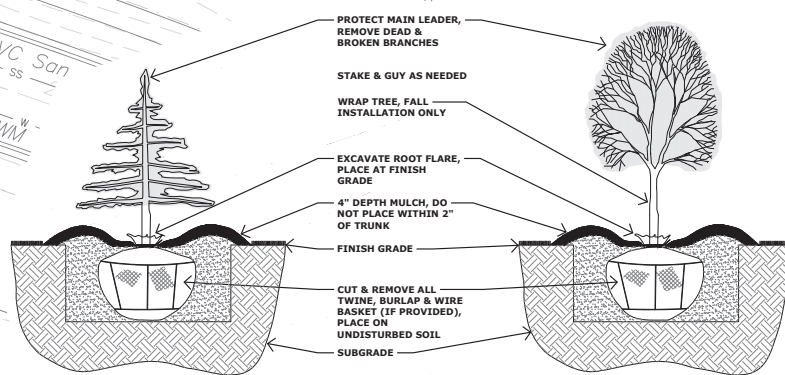
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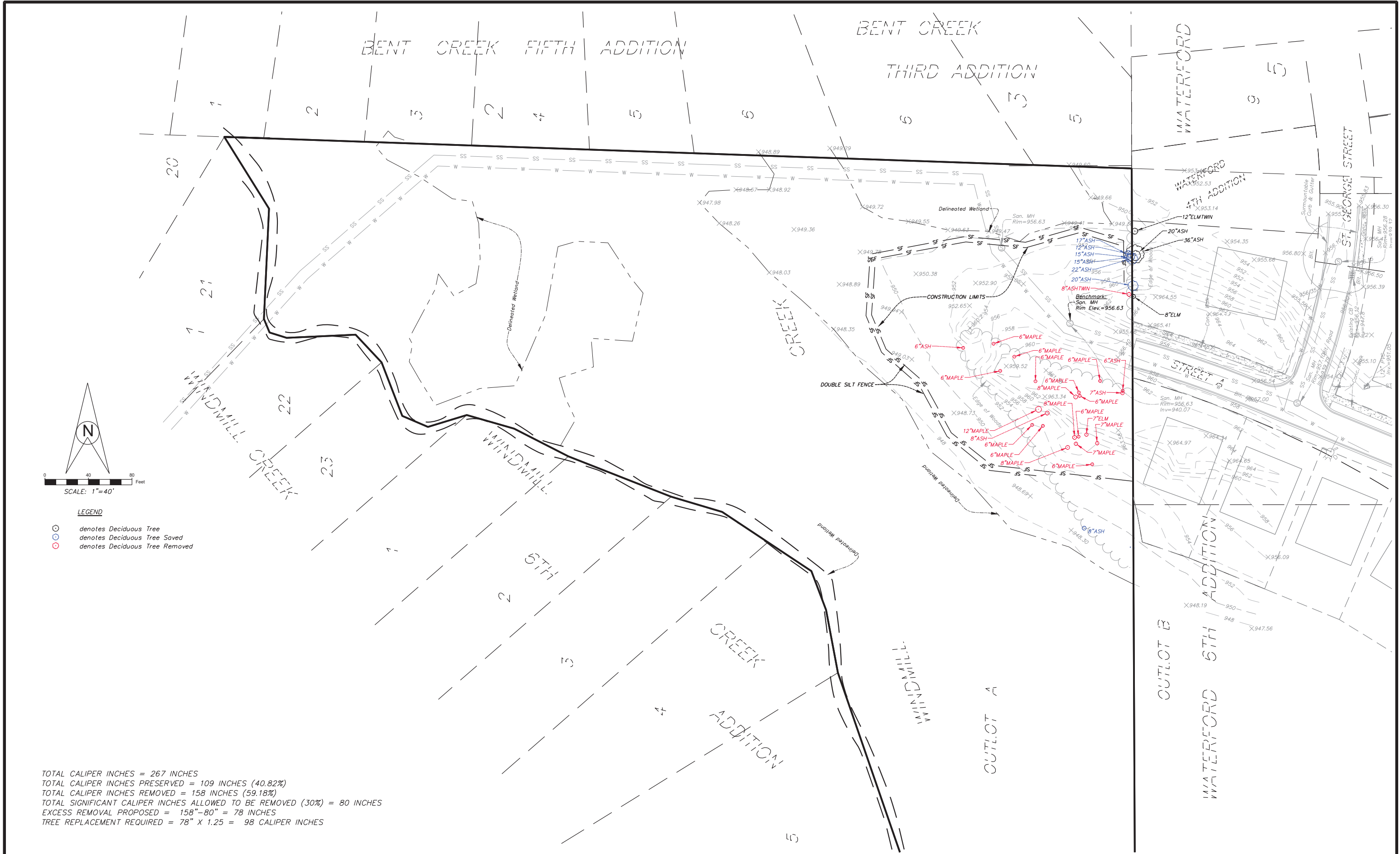


- VERIFY ALL UTILITIES WHICH MAY EFFECT THEIR WORK.
- REPLACEMENT TOPSOIL (WHEN REQUIRED) SHOULD BE CLEAN, FREE OF DEBRIS, ROCKS AND WEEDS.
- MULCH TO BE FINELY SHREDDED, UNDYED, HARDWOOD ORGANIC MULCH INSTALLED TO 4" DEPTH.
 - NO WEED FABRIC BARRIER BENEATH ORGANIC MULCHES.
 - NO EROSION AROUND TREES OUTSIDE OF SHRUB BEDS.
- SUBSTITUTION OF CULTIVARS & VARIETIES OF SPECIFIED SPECIES DUE TO UNAVAILABILITY PER OWNER APPROVAL.

- **TREE REPLACEMENT REQUIRED: 98 CALIPER INCHES**
- **TREE REPLACEMENT PROVIDED: 98 CALIPER INCHES**

LANDSCAPE PLANT LEGEND							CAL. INCHES	% OF TOTAL
DECIDUOUS TREES								
SP	2	STIOUXLAND POPLAR <i>Populus deltoides</i> 'Siouxland'	4.0" CAL.	SPADE	70'H x 40'W	8.0"	8.16	
WO	3	SWAMP WHITE OAK <i>Quercus bicolor</i>	4.0" CAL.	SPADE	60'H x 60'W	12.0"	12.24	
NM	3	NORTHWOOD MAPLE <i>Acer rubrum</i> 'Northwood'	4.0" CAL.	SPADE	50'H x 35'W	12.0"	12.24	
BL	4	BOULEVARD LINDEN <i>Tilia americana</i> 'Boulevard'	4.0" CAL.	SPADE	50'H x 25'W	16.0"	16.32	
ORNAMENTAL TREES								
PF	3	PRAIRIE FIRE CRABAPPLE <i>Malus</i> 'Prairie Fire'	2.0" CAL.	B&B	15'H x 20'W	6.0"	6.12	
SD	2	SNOWDRIFT CRAB <i>Malus</i> 'Snowdrift'	2.0" CAL.	B&B	20'H x 20'W	4.0"	4.08	
EVERGREEN TREES								
WP	5	WHITE PINE <i>Pinus strobus</i>	8.0' HEIGHT/4.0" CAL.	SPADE	50'H x 30'W	20.0"	20.40	
BH	5	BLACK HILLS SPRUCE <i>Picea glauca</i>	8.0' HEIGHT/4.0" CAL.	SPADE	30'H x 20'W	20.0"	20.40	
27	TOTAL TREES		TOTAL CALIPER INCHES PROVIDED			98.0"		
EDGING - N/A MULCH - 6 CY								





TOTAL CALIPER INCHES = 267 INCHES
TOTAL CALIPER INCHES PRESERVED = 109 INCHES (40.82%)
TOTAL CALIPER INCHES REMOVED = 158 INCHES (59.18%)
TOTAL SIGNIFICANT CALIPER INCHES ALLOWED TO BE REMOVED (30%) = 80 INCHES
EXCESS REMOVAL PROPOSED = 158"-80" = 78 INCHES
TREE REPLACEMENT REQUIRED = 78" X 1.25 = 98 CALIPER INCHES

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED	DRAWN
C.S.O.	J.R.H.
CHECKED	
C.S.O.	

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.

Cara M. Schwahn Otto
Cara M. Schwahn Otto
License # 40433
Date: 2-21-22



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WINDMILL CREEK 8TH ADDITION
TRUMPY LAND DEVELOPMENT, INC.
WACONIA, MN

PRELIMINARY TREE PRESERVATION PLAN	PROJECT NO: 21-0230
SHEET NO. 5 OF 5 SHEETS	DATE: 2-21-22



REV. NO.	DATE	BY	DESCRIPTION

DESIGNED	DRAWN
C.S.O.	T.J.B.
CHECKED	
C.S.O.	

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.

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Cara M. Schwahn Otto
License # 40433
Date: 2-21-22



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WINDMILL CREEK 8TH ADDITION
TRUMPY LAND DEVELOPMENT, INC.
WACONIA, MN

PROJECT NO:	21-0230
DATE:	2-21-22
PRELIMINARY GRADING & EROSION CONTROL PLAN	
SHEET NO. 4 OF 5 SHEETS	



REV. NO.	DATE	BY	DESCRIPTION

DESIGNED	DRAWN
C.S.O.	T.J.B.
CHECKED	
C.S.O.	

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.

Cara M. Schwahn Otto

Cara M. Schwahn Otto
License # 40433
Date: 2-21-22

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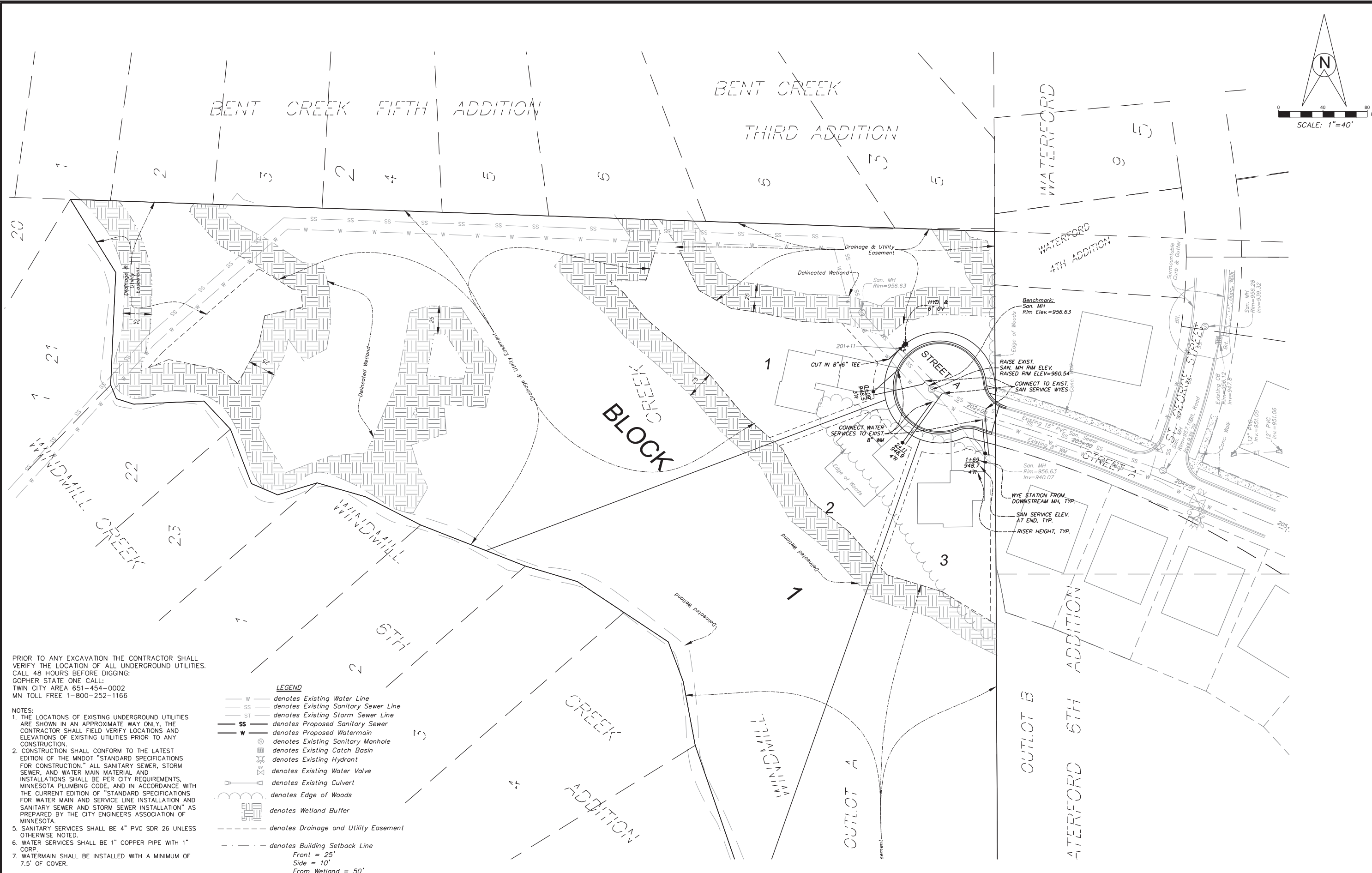
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WINDMILL CREEK 8TH ADDITION
TRUMPY LAND DEVELOPMENT, INC.
WACONIA, MN

PRELIMINARY STREET PLAN
SHEET NO. 3 OF 5 SHEETS

PROJECT NO:	21-0230
DATE:	2-21-22



PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. CALL 48 HOURS BEFORE DIGGING: GOPHER STATE ONE CALL: TWIN CITY AREA 651-454-0002 MN TOLL FREE 1-800-252-1166

- NOTES:
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
 2. CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE MNDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION." ALL SANITARY SEWER, STORM SEWER, AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
 5. SANITARY SERVICES SHALL BE 4" PVC SDR 26 UNLESS OTHERWISE NOTED.
 6. WATER SERVICES SHALL BE 1" COPPER PIPE WITH 1" CORP.
 7. WATERMAIN SHALL BE INSTALLED WITH A MINIMUM OF 7.5' OF COVER.

LEGEND	
	denotes Existing Water Line
	denotes Existing Sanitary Sewer Line
	denotes Existing Storm Sewer Line
	denotes Proposed Sanitary Sewer
	denotes Proposed Watermain
	denotes Existing Sanitary Manhole
	denotes Existing Catch Basin
	denotes Existing Hydrant
	denotes Existing Water Valve
	denotes Existing Culvert
	denotes Edge of Woods
	denotes Wetland Buffer
	denotes Drainage and Utility Easement
	denotes Building Setback Line
Front = 25'	
Side = 10'	
From Wetland = 50'	

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED	DRAWN
C.S.O.	T.J.B.
CHECKED	
C.S.O.	

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.

Cara M. Schwahn Otto

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Date: 2-21-22

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WINDMILL CREEK 8TH ADDITION
TRUMPY LAND DEVELOPMENT, INC.
WACONIA, MN

PRELIMINARY UTILITY PLAN
SHEET NO. 2 OF 5 SHEETS

PROJECT NO: 21-0230
DATE: 2-21-22



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: May 5, 2022

Item Name: PUBLIC HEARING - Variance Request by Patrick Olson

Originating Department: Community Development

Presented by: Ethan Nelson

Previous Council 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 construct a permeable patio and putting green, which proposes to improve the property to 42.5% impervious surface versus the 35% maximum allowed in the PUD, Planned Unit Development.

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

BACKGROUND

Applicant: Patrick Olson

Owner: Patrick and Marnie Olson

Address: 115 Maple Terrace

PID# 754430630

Zoning: PUD, Planned Unit Development

REQUEST:

The City has received a Variance application from Patrick Olson (the “applicant”) requesting approval of a variance to construct a 442 sq. ft. permeable patio, a 371 sq. ft. synthetic putting green and other stormwater improvements, which is proposed to improve the property to 42.5% impervious surface versus the 35% maximum allowed in the PUD, Planned Unit Development District.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05 – District Regulations, Subd. 2.O – PUD, Planned Development District
2. Section 900.12 – Administration, Enforcement and Procedures, Subd. 4 – Variances

VARIANCE REVIEW CRITERIA:

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

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

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

VARIANCE ANALYSIS AND PLANNING CONSIDERATIONS:

The subject property currently includes an existing principal structure and driveway. The applicants are proposing a 773 square foot improvements to the rear yard behind the existing home. The patio, putting green and rain garden would improve the property's impervious surface to 42.5%, or 7.5% over the maximum impervious surface allowed within the Planned Unit Development District. The improvement would have an inflow and infiltration element directing stormwater runoff into the proposed rain garden. The applicant has also submitted a stormwater plan detailing a rain barrel and downspouts.

PLANNING CONSIDERATIONS:

1. The property currently exists slightly under the impervious surface maximum. In August 2019, the developer, M/I Homes received PUD approval based upon the 35% impervious surface maximum. In September of 2020, the developer requested to increase the maximum hardcover requirement from 35% to 45%. The Planning Commission and City Council considered the request and denied the application based upon the following items: a. The request was submitted after the setbacks and other approvals for the PUD were previously addressed as part of an integrated plan; b. The purpose of managing the impervious surface is to manage the water quality and the requested change will result in reduced water quality; and c. If houses are built on lots that allow 45% impervious surface, it will create situations where variances and code enforcement are inevitable in the future.
2. The applicant is proposing to add 773 sq. ft. of patio and synthetic putting green. Both areas are proposed with a pervious design under the surface to allow drainage into the proposed rain garden adjacent to the improvements.
3. The Public Services Director and City Engineer reviewed the proposed stormwater plan and are not in favor of the plans as proposed as the design would cause additional runoff into the adjacent natural wooded area held in the City Outlot. The proposed improvement goes against the very benefitting factor of the natural wooded landscape. Additionally, the single sourcing water to one point would cause issues for the woods.
4. The Planning Commission should review the proposed location and property circumstances and determine if the request meets the variance criteria.

PUBLIC NOTICE/COMMENT

The notice was published in the WACONIA PATRIOT on April 21st, 2022 and posted at Waconia City. Individual notices were mailed to all property owners within 350 feet of the subject parcel. As of the date and time of this report the City has not received any public comment regarding the proposed Variance.

RECOMMENDATION

The Planning Commission should hold the public hearing and 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 May 16, 2022.

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

1. The applicant shall revise and resubmit the proposed Stormwater Plan meeting the satisfaction of the Public Services Director and City Engineer prior to City Council review.

Attachments:

1. [Location map \(1 Page\).pdf](#)
2. [Public Hearing_Variance_115 Maple Terrace \(1 Page\).doc](#)
3. [Variance Application and Letter \(5 Pages\).pdf](#)
4. [Existing and Proposed Plan \(6 Pages\).pdf](#)
5. [Site Photos \(6 Pages\).pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
_____ Non Budgeted
_____ Amendment Required

ADVISORY BOARD RECOMMENDATIONS:

Planning Commission

Parks and Recreation Board

Safari Island Advisory Board

Other



Server County GIS, City of Waconia

00.004750.00950.0190.02850.038mi

Coordinate System:
WGS 1984 Web Mercator Auxiliary Sphere

N

April 2022



City of Waconia

201 Vine Street South, Waconia, MN 55387

Waconia GIS

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 May 5th, 2022 at 6:30 p.m. to consider a Variance request to make improvements that exceed the 35% impervious surface maximum allowed for the property located at 115 Maple Terrace Boulevard (PID# 754430630), which is zoned PUD, Planned Unit Development.

The applicant, Patrick Olson, is requesting approval of a variance to make rear yard improvements that would increase the impervious surface to 42.5% versus the maximum 35% allowed in the Planned Unit Development 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, which will be held on Thursday, May 5th, 2022. 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 April 21st 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: Patrick and Marnie Olson
2. Address of Property: 115 Maple Terrace, Waconia MN 55387
3. Legal Description: Lot 13, Block 6, Shores of Lake Waconia, Carver County, Minnesota
4. Applicant's Name: Patrick Olson
5. Mailing Address: 115 Maple Terrace, Waconia MN 55387
6. Daytime Phone(s): 952 807 4209
7. Email Address: patolson1368@gmail.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: PUD
2. Existing use of Property: Single Family Residential
3. Has request for a variance on this property been sought previously? If so, when? No

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 (\$125 residential; \$275 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: Patrick Olson

Date: 4/5/22

Printed Name: Patrick Olson

Property Owner Signature: Patrick Olson

Date: 4/5/22

Printed Name: Patrick Olson

Patrick Olson

155 Maple Terrace, Waconia, MN 55387
(952) 897-4209 patolson1368@gmail.com



Apr 6, 2022

City of Waconia
201 South Vine Street
Waconia, MN 55387

Dear City of Waconia,

My wife and I moved to 115 Maple Terrace in the new Island View Estates neighborhood this past December. Prior to having our sod installed this spring/summer, we would like to install a paver patio and synthetic putting green in our back yard. In researching city permit process and regulations for this project, we were surprised to learn that our property as built is already at the maximum for the city's impervious surface ratio regulation. The plat survey of our property shows us at 34% hard cover, and the maximum allowed is 35% (Attachment A). In order to stay within the 35% maximum, a patio or any other impervious feature would have to be less than 96 square feet on our property.

Our plan is to have a 444 square foot paver patio (much of which would be located under our existing deck), and an adjacent 371 square foot putting green. These features would be located against the back of our house. We have reached out to the original survey company, James R Hill Inc, and they have provided a proposed plat map showing the proposed size and location of the patio and putting green. The new calculated hardcover ratio with the patio and putting green is 42.5% (Attachment B).

We are seeking a variance to the city's maximum impervious surface ratio to install the patio and putting green. To minimize the effects on rainwater run-off, we plan on using permeable pavers for the patio, to be professional installed using methods set forth in the Permeable Pavement Example Diagram, which was provided to me by Ethan Nelson, Assistant Planner for the city of Waconia (Attachment C). The synthetic putting green will also be constructed with a 6" base of varying gravel size, to divert water away from the surface and allow it to be stored and soak into the ground.

To further ensure that these improvements do not adversely affect the flow of rainwater away from our property, we are also planning on the addition of a rain garden, which would be located adjacent to the new patio and putting green. Excess run-off water from the patio and putting green would be diverted to the rain garden. In addition, roof run-off from the two gutter downspouts that are currently located on the back of the house would also be diverted into the rain garden. Currently, the downspout at the southernmost corner directs rainwater down a steep slope and into the property line with the adjacent property. The rain garden would be professionally designed and installed per the design suggestion as shown in Attachment D. A sketch of the proposed rainwater management plan is shown in Attachment E. Plantings in the rain garden would be species recommended for rain gardens in accordance with page 13 of the Carver County Water Resource Management Ordinance and BMP Guidelines 10/15/2016, (Attachment F).

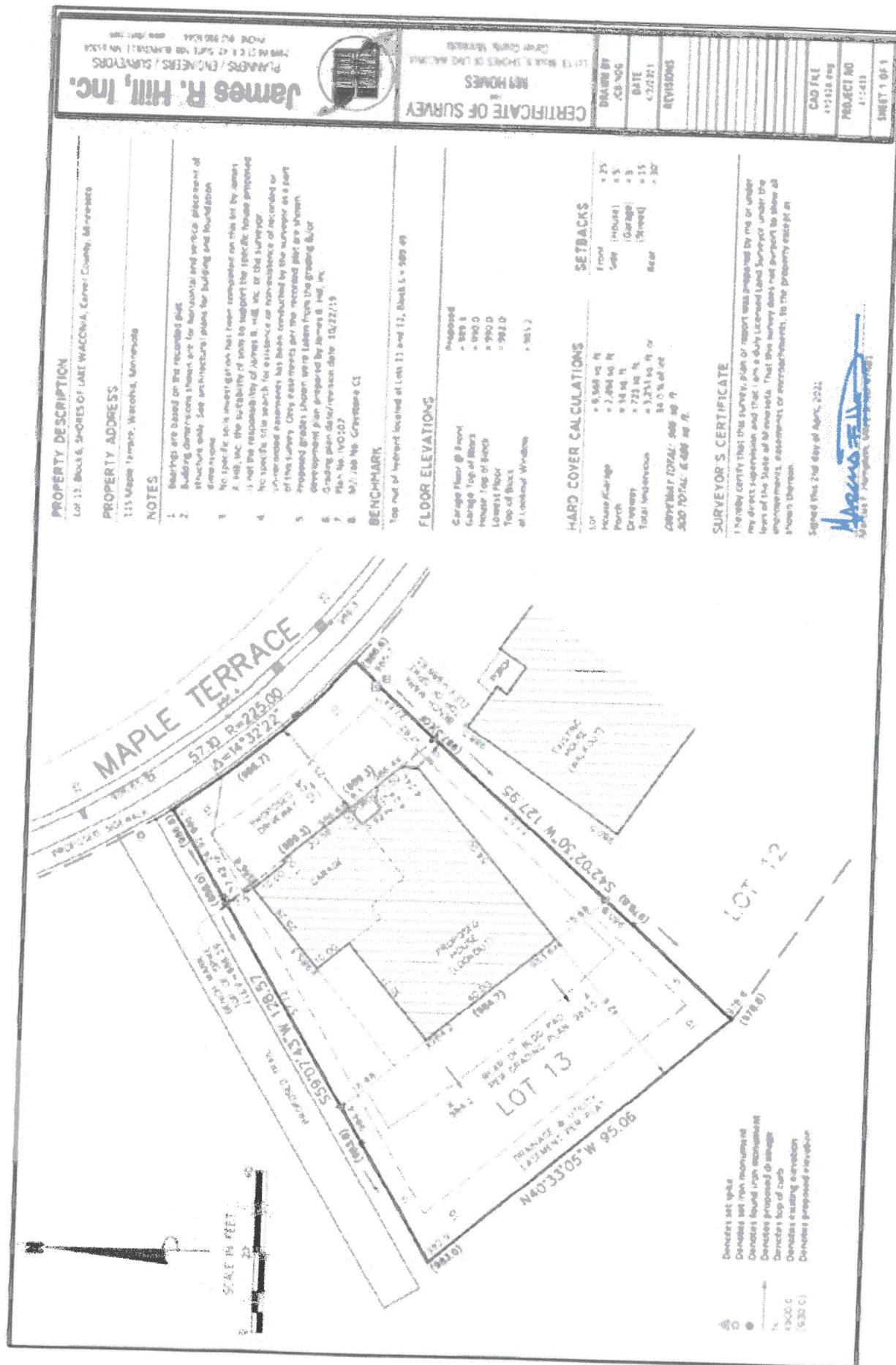
We chose to leave our house in Victoria and build this house in Waconia because we love the town and the surrounding amenities. As we are empty nesters nearing retirement age, we wanted a beautiful property that was smaller and would require less maintenance in terms of lawn to mow. Our dream home includes a backyard oasis that we can spend time with family and friends. We feel a paver patio is the best solution and will enhance our property value. Without this variance, we will be forced to explore alternate patio materials such as gravel or wood chips, which in the end we feel is less attractive, is harder to maintain, and does not enhance property values.

Sincerely,

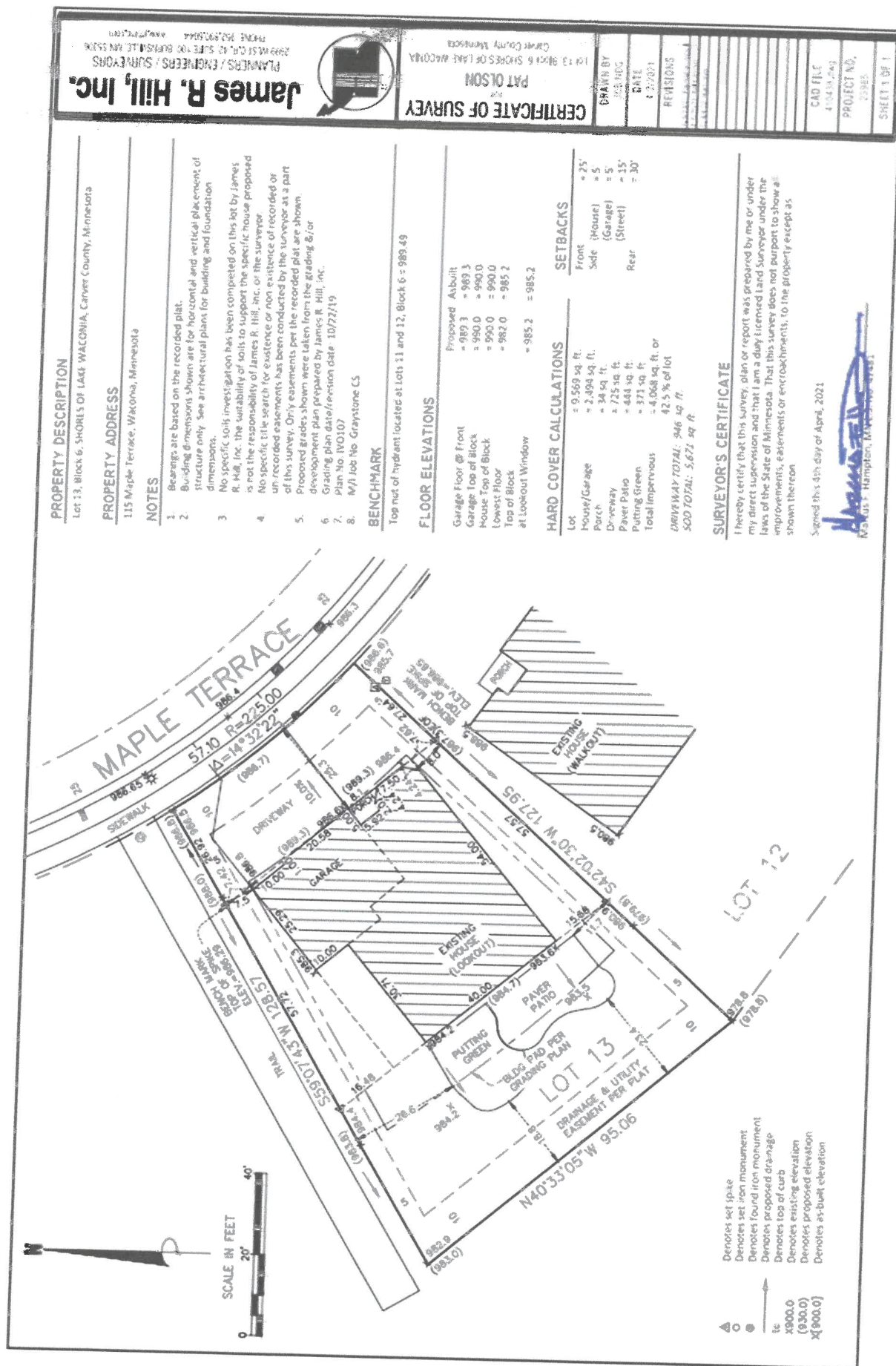
A handwritten signature in cursive script, appearing to read 'Patrick Olson', written in dark ink.

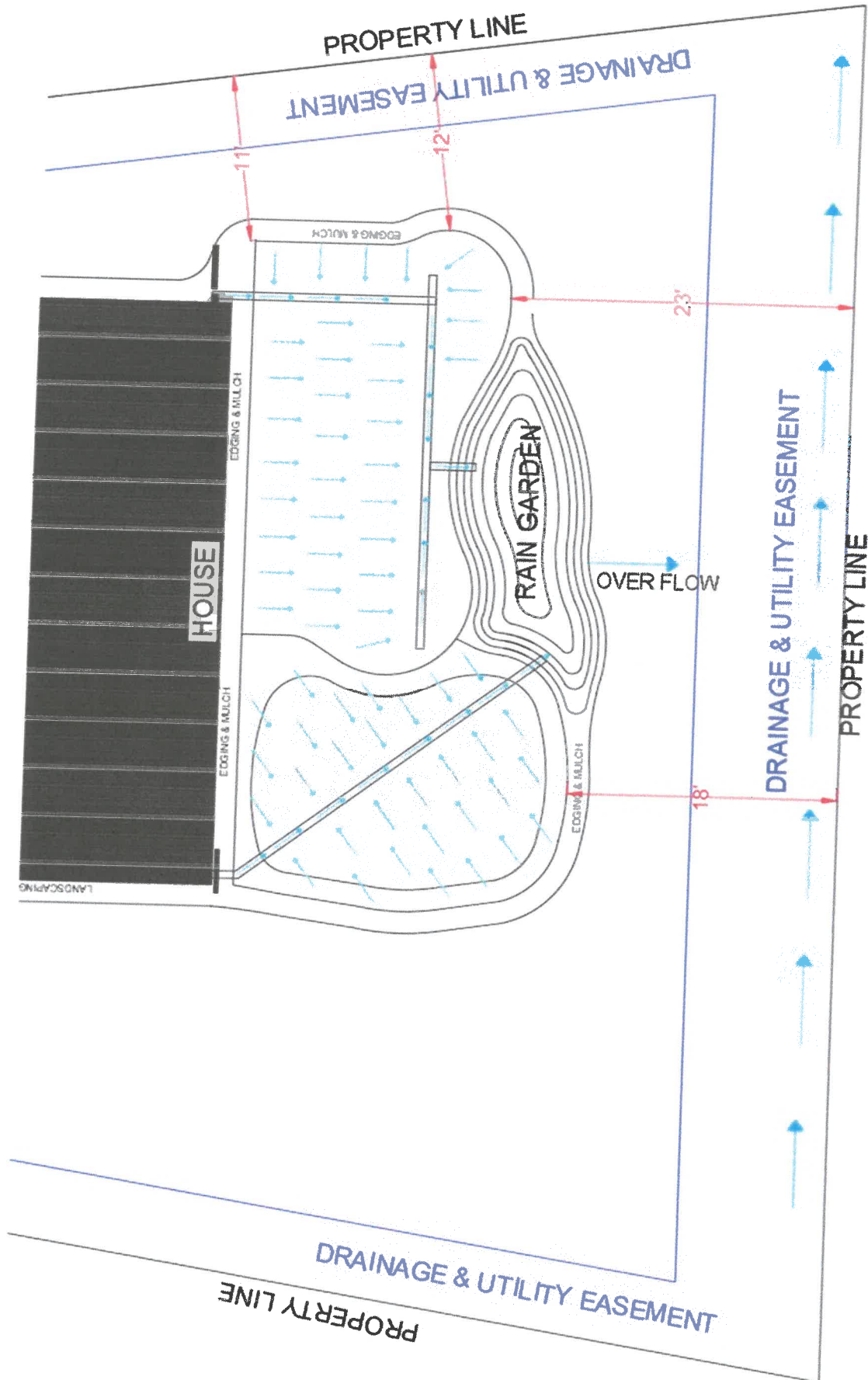
Patrick Olson

Attachment A: Current Plat Map of 115 Maple Terrace Showing 34% Hardcover



Attachment B: Proposed Plat Map of 115 Maple Terrace Showing 42.5% Hardcover





G. Selecting Vegetation

Selecting appropriate vegetation is essential for proper functioning of a stormwater BMP. Below are links to tools that can aid in selecting vegetation. Table 1 (below) contains a list of suitable plants for infiltration/filtration areas based on soil moisture level. The Carver SWCD is available to assist in selecting regionally appropriate plants, call 952.466.5230 for more information.

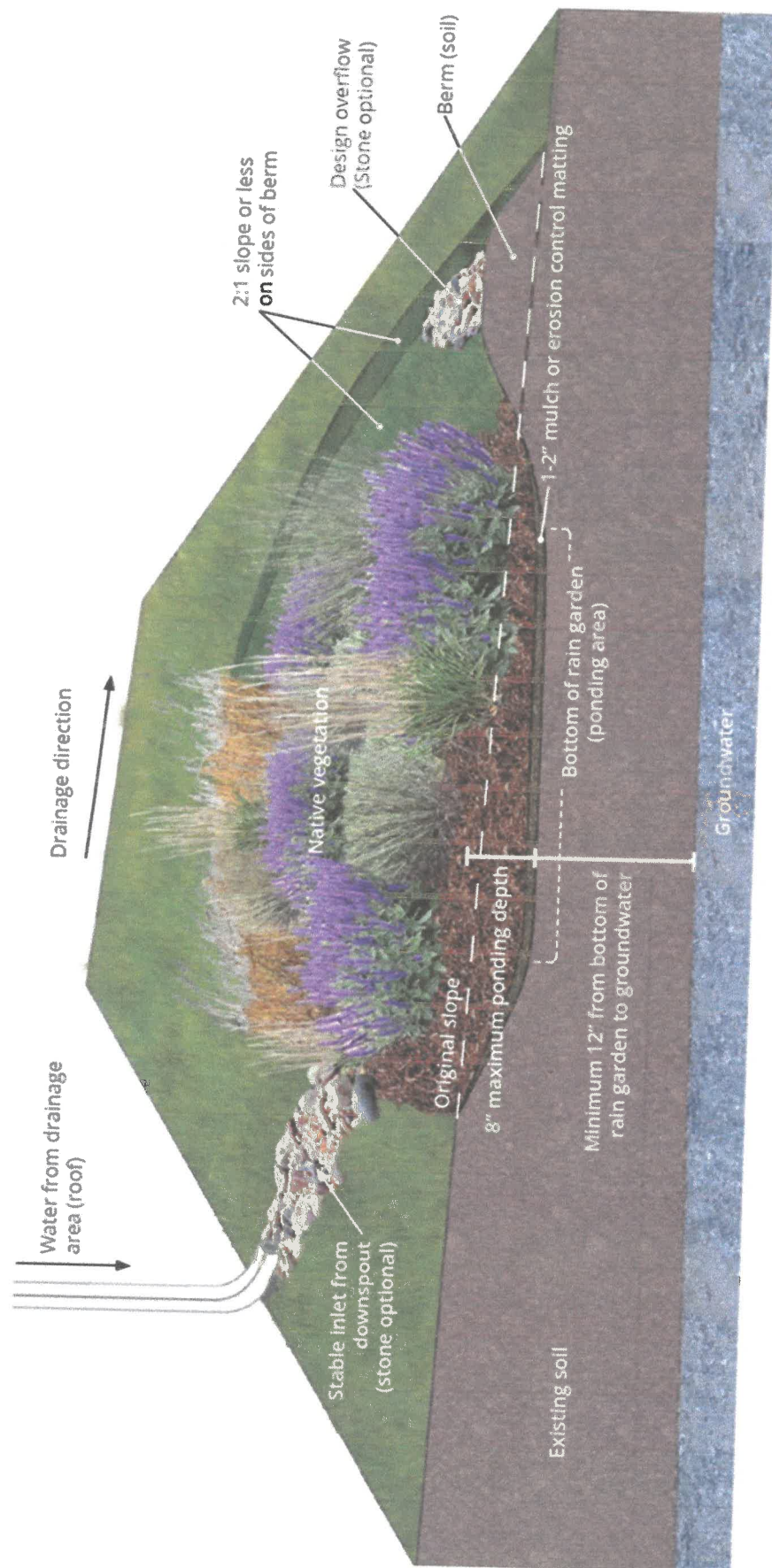
Plant Selection Tools

- **Plants for Stormwater Design** (MPCA, July 2003). Copies of this guidebook are available for viewing at the Planning & Water Management Office, the SWCD Office, or online at <http://www.pca.state.mn.us/yhiza85>.
- The **MnDOT Seeding Manual** is available online. The following MnDOT seeding mixtures are recommended:
 - Mixture 33-261 – Ponds & Wet Areas
 - Mixture 34-262 – Wet Prairie
 - Link: <http://www.dot.state.mn.us/environment/erosion/pdf/seedingmanual.pdf>

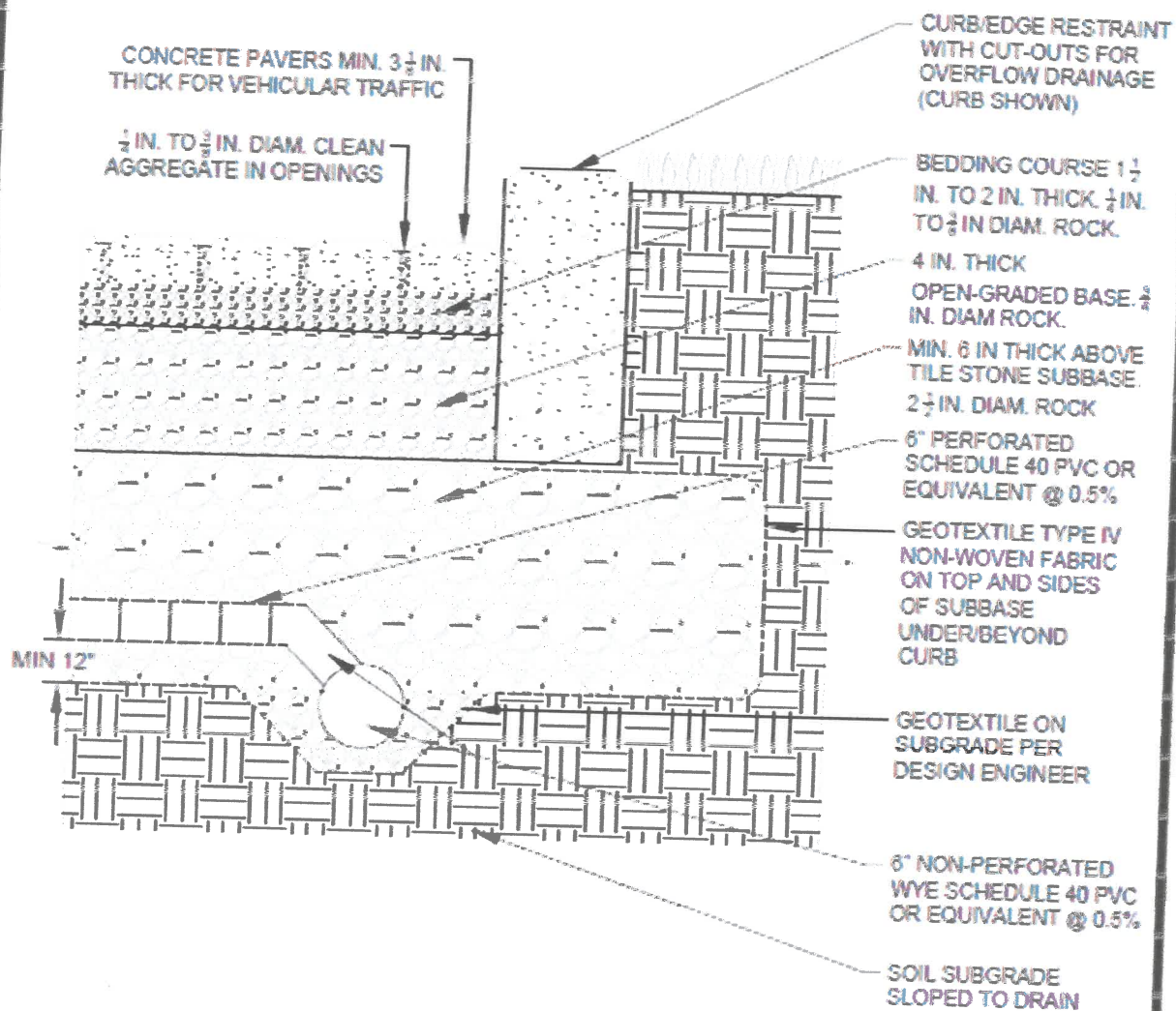
Table 1. List of Suitable Plants for Infiltration/Filtration Areas

Wet (Basin Base)			
<u>Common Name</u>	<u>Scientific Name</u>	<u>Common Name</u>	<u>Scientific Name</u>
Fox Sedge	<i>Carex vulpinoidea</i>	Joe-Pye Weed	<i>Eupatorium maculatum</i>
Sweet Black Eyed Susan	<i>Rudbeckia subtomentosa</i>	Ironweed	<i>Vernonia fasciculata</i>
Common Elderberry	<i>Sambucus canadensis</i>	Dense Blazingstar	<i>Liatris spicata</i>
Blue Flag Iris	<i>Iris versicolor</i>	Boneset	<i>Eupatorium perfoliatum</i>
Swamp Milkweed	<i>Asclepias incarnata</i>	River Birch	<i>Betula nigra</i>
Redosier Dogwood	<i>Cornus sericea</i>	Highbush Cranberry	<i>Viburnum trilobum</i>
Wet Edge (Lower Side Slopes)			
<u>Common Name</u>	<u>Scientific Name</u>	<u>Common Name</u>	<u>Scientific Name</u>
Purple Coneflower	<i>Echinacea purpurea</i>	New England Aster	<i>Aster novae-angliae</i>
Ohio Goldenrod	<i>Solidago ohioensis</i>	Ox Eye Sunflower	<i>Heliopsis helianthoides</i>
Marsh Phlox	<i>Phlox glaberrima</i>	Culver's Root	<i>Veronicastrum virginicum</i>
Yellow Coneflower	<i>Ratibida pinnata</i>	Black Chokeberry	<i>Aronia melanocarpa</i>
Prairie Blazingstar	<i>Liatris pycnostachya</i>	Wild Quinine	<i>Parthenium integrifolium</i>
Smooth Penstemon	<i>Penstemon digitalis</i>	Blue False Indigo	<i>Baptisia australis</i>
Mesic Upland (Upper Side Slopes & Edge)			
<u>Common Name</u>	<u>Scientific Name</u>	<u>Common Name</u>	<u>Scientific Name</u>
Little Bluestem	<i>Schizachyrium scoparium</i>	Rattlesnake Master	<i>Eryngium yuccifolium</i>
Switch Grass	<i>Panicum virgatum</i>	Purple Prairie Clover	<i>Petalostemum purpureum</i>
Indian Grass	<i>Sorghastrum nutans</i>	Sideoats Grama	<i>Bouteloua curtipendula</i>
Stiff Goldenrod	<i>Solidago rigida</i>	Bush Honeysuckle	<i>Diervilla lonicera</i>
Black Eyed Susan	<i>Rudbeckia hirta</i>	Purple Coneflower	<i>Echinacea purpurea</i>
Bergamot	<i>Monarda fistulosa</i>	Butterfly Milkweed	<i>Asclepias tuberosa</i>

Attachment D: Rain Garden Design Diagram



Attachment C: Permeable Paver Installation Diagram:



NOTES:

1. $2\frac{1}{2}$ IN. THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
2. VOLUME REDUCTION IS CALCULATED AS 50% OF TOTAL ROCK VOLUME BELOW TILE INVERT.
3. NO WATER QUALITY CREDIT PROVIDED.

CARVER
COUNTY



PERMEABLE PAVEMENT
EXAMPLE

DEC 2016

DETAIL
11















REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		May 5, 2022					
Item Name:		After-the-Fact Steep Slope Permit for 233 Lakeview Terrace Blvd.- CONTINUED					
Originating Department:		Community Development					
Presented by:		Lane Braaten					
Previous Council 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>							
Provide a recommendation to the City Council regarding the proposed after-the-fact steep slope permit application for 233 Lakeview Terrace Blvd. - INFORMATION TO BE PROVIDED TO THE PLANNING COMMISSION WHEN RECEIVED.							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
The information will be provided to the Planning Commission as received.							
<u>Attachments:</u>							
FINANCIAL IMPLICATIONS:				ADVISORY BOARD RECOMMENDATIONS:			
Funding Sources & Uses:							
Budget Information: _____ Budgeted _____ Non Budgeted _____ Amendment Required				Planning Commission			
				Parks and Recreation Board			
				Safari Island Advisory Board			
				Other			