

Adjourn

Work Session



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:		April 6, 2023					
Item Name:		March 2nd, 2023 Planning Commission Meeting Minutes					
Originating Department:		Community Development					
Presented by:		Ethan Nelson					
Previous Commission Action (if any):							
Item Type (X only one):		Consent	X	Regular Session		Discussion Session	
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED <i>(Include motion in proper format.)</i>							
Motion to adopt the March 2nd 2023 Planning Commission Meeting Minutes							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
Attachments: 1. Planning Commission Minutes March 2 2023.docx							
FINANCIAL IMPLICATIONS: Funding Sources & Uses:							
Budget Information: _____ Budgeted _____ Non Budgeted _____ Amendment Required							

CITY OF WACONIA
Thursday March 2, 2023

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

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

Members Present: Sarcletti, Zellman, Polunc and Paulsen
Members Absent: Leshner, Genz
Alternate: Paulsen-Present
Staff Present: Braaten, Nelson, Stein
City Liaison: Yetzer - Present

Braaten had no changes to the agenda.

2) [Adopt Agenda](#)

Motion by Zellman, seconded by Paulsen to approve and adopt the agenda. All present voted aye. MOTION CARRIED.

3) [Minutes Approval](#)

There were no changes or comments to the minutes.

Motion by Zellman, seconded by Polunc to approve and adopt the February 2nd. 2023 meeting minutes. All present voted aye. MOTION CARRIED.

3.1 [February 2nd, 2023, Planning Commission Meeting Minutes](#)

[Cover Page](#)

[Planning Commission Minutes February 2 2023.pdf](#)

4) [New Business](#)

4.1 [SITE PLAN and DESIGN REVIEW - 811 Village Way](#)

[Cover Page](#)

[Location Map 811 Village Way.pdf](#)

[Multi-Tenant Clinic Building Waconia_Site Plan Review Application_Narrative.pdf](#)

[Multi Tenant Clinic Bldg Waconia Plan Set 11x17.pdf](#)

Braaten presented the site plan and design review for 811 Village Way located by Target in the Interlaken Commercial development area. The property is zoned B-1. A Dental Office/Clinical space is being proposed for this property located in the B-1 District which is a consistent use.

Parking standards, trash enclosure and pedestrian access are compliant with City Ordinance requirements. Braaten stated the setbacks, building height, and hard surface requirements all meet City Code.

This property has an existing sign which Braaten pointed out in the northeast corner of the property.

It was mentioned that the landscaping plan has some modifications to up size the tree diameter and is one of the recommendations of approval. Braaten brought up roof top screening along with the transformer pad and its location.

Braaten discussed the design review, floor plan and future phases of this project. Elevations comply with the highway district. A bike rack will need to be added to the plan. Exterior materials and window glazing all meet City standards.

Nelson reviews the signage as a separate permit application.

Braaten displayed the location of the proposed building in all directions showing the exterior materials, multitenant signage location, the transformer, and the crosswalk.

There are 12 recommendations of approval.

Paulsen asked to see the screening of mechanicals such as the roof top units and the transformer. Sarcletti asked about the reference to only having the one pedestrian access. Zellman commented on the private road system turned into one lane because of the amount of snow. This is not mandated by the city because of the private road system.

Comments:

Ross Hedlund, Frauenshuh, Inc., 7101 West 78th Street, Bloomington, MN

Hedlund mentioned the possible sidewalk/crosswalk change and stated they will do what makes the most sense with the placement.

Paulsen asked about it being a three-phase project wondering what the Planning Commission's roll is in the 2nd and 3rd phase. Braaten answered by explaining that the application being presented is for all phases of this project.

Sarcletti wondered about the time frame for the project. Hedlund stated they would like to start on the first and second phase together.

Zellman mentioned the screening of the transformer. The goal is to screen with the plantings knowing growth will eventually cover the view of the transformer. They are open to suggestions.

Motion by Paulsen, seconded by Polunc to recommend approval of the Site Plan and Design Review application for 811 Village Way with the 12 conditions identified to the staff report. All present voted aye.
MOTION CARRIED.

4.2 PUBLIC HEARING - Ordinance Amendment regarding Section 571 and Section 572

Cover Page

Public Hearing Notice Chapter 571&572.docx

Proposed Chapter 571 Chicken Ordinance Amendment (7 Pages)

Proposed Chapter 572 Bee Ordinance Amendment (7 Pages)

Existing Chapter 572 Bees (5 Pages)

Existing Chapter 571 Chickens (5 Pages)

Nelson presented the proposal of amendments to Section 571 and Section 572, Chicken and Bee Regulations along with making changes to fees in Chapter 1100. The ordinance was adopted in 2016.

Nelson shared items he feels could be changed such as the amount of staff time trying to collect fees. Nelson is proposing the ordinance to state the paperwork be treated more as a permit and not a license. One other change would be to remove wording stating that City staff does not need to have permission to enter the property. Rather than having a pro-rated fee to have a onetime flat fee of \$100.00. Nelson gave other examples of permits issued that have flat fees.

Polunc inquired about the license transferring with the address. Nelson explained how the process had worked. Paulsen voiced the same concern wanting the license to go with the applicant and not the land. Conversations took place regarding the ordinance and proposed changes. Braaten summarized both aspects of tracking being the applicant or the property.

Commission members and staff continued the conversation of Chicken and Bee Ordinance.

It was decided to add language to the ordinance changes:

-A new homeowner of a property with existing license would need to reapply for the license.

Sarcletti opened the Public Hearing.

Comments and Concerns:

Yetzer agrees with the ordinance change discussion.

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

Motion by Paulsen, seconded by Polunc to approve the ordinance amendment regarding Section 571 and 572, Chicken and Bees Regulations and the associated fees in Section 1100 with the changes mentioned above.

5) Old Business

No old business.

6) Other

Land Use Summary 2022

Nelson summarized the 2022 Land use Summary:

- Number of permits issued in the years between 2018 to 2022. Substantial incline of permit activity in 2022.
- Valuation increase.
- E-permit information and update
- Number of Single-Family constructions permits and Multi-Family permits.
- Annexation Activity.
- 2022 Lot Inventory.
- Review of the items reviewed by the Planning Commission.
- Summary of 2022 Land Use Summary.

Staff Update

- Approval from City Council on February 6th, 2023, for the Laketown Storage project.
- Sandy Shores final plat was approved by City Council.
- Scooters Coffee was approved by City Council
- One variance for April 6th meeting.
- Reminder of the downtown construction project.
- Update on the apartment behind Mackenthuns called Otto has decided to put in a pool.

- Fire Station is going through permitting and can be issued.

Sarcletti asked about the Woodland Creek 5th not being approved by the City Council and wondered if the Planning Commission missed something with that approval. It was an amendment to an existing development. City Council disagreed with the 5' side yard setback. The builder presented a change in the plan and removed one parcel to have the side yard setbacks set at 7.5'. Final plat will then go to City Council for approval. Zellman inquired about Casey's remodel permits are ready to go as soon as they name the builder. Zellman also asked about Wildcat Way regarding the work that needs to be done to the road. Commissioners are hearing great comments about Bode Grays!

Adjourn

Motion by Polunc, seconded by Zellman to adjourn at 7:45. All in favor voted aye.

MOTION carried.

Respectfully submitted by:
Brenda Stein, Office Assistant



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date: April 6, 2023
Item Name: PUBLIC HEARING - Variance - 40 Lake Street East - Andrew Vasek
Originating Department: Community Development
Presented by: Ethan Nelson

Previous Commission Action (if any):

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

Open the Public Hearing.

Motion to close the Public Hearing.

Motion recommending either approval or denial of a variance to construct a porch addition, which proposes to improve the property to 28.96% impervious surface versus the 25% maximum allowed in the Shoreland Overlay District.

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

BACKGROUND

Applicant: Andrew Vasek

Owner: Chris & Leah Stickney

Address: 40 Lake Street East

PID# 750504520

Zoning: R-4, Mixed Residential District

Special District: Shoreland Overlay District

REQUEST:

The City has received a variance application from Andrew Vasek (the "Applicant") on behalf of Chris and Leah Stickney (the "Owners"), and is requesting approval of a variance to construct a porch addition that would be located on the rear portion of the principal structure. The applicant is proposing the porch addition and other site modifications that would result in a proposed impervious surface of 28.96% versus the maximum 25% allowed in the Shoreland Overlay District. The applicants indicated the variance is necessary due the existing portion of the structure being inadequate and unsafe.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05 – District Regulations, Subd. 2.D. - R-4, Mixed Residential District
2. Section 900.06.7 - Shoreland Overlay Regulations
3. Section 900.12 – Administration, Enforcement and Procedures, Subd. 4 – Variances

VARIANCE REVIEW CRITERIA:

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

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

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

VARIANCE ANALYSIS:

The subject property currently includes an existing principal structure that was completed April 24, 2002 after the previous home was demolished. In addition to the principal structure, site improvements have been made throughout the subsequent years including a driveway facing Lake Street East, a sidewalk and small patio from the front driveway to the front porch, a driveway and sidewalk that faces and extends into the right-of-way to the east, concrete patios/pavers, a shed and improvements within the shore impact zone that contain a gazebo and additional concrete area. The rear façade of the principal structure has a 112 sq. ft. area on the north-west corner that was not improved with hardcover, as indicated in the Certificate of Survey.

Based upon historical aerial imagery, City records, and the Certificate of Survey provided by the applicant, staff have reviewed hardcover improvements that have been made since the new home was completed in 2002 to the present date. These areas include a minor expansion to the sidewalk to the front porch installed between 2008-2011. A sidewalk that starts in the front yard of the property in the south east and then continues on the east side of house which partially extends beyond the property line that was improved between 2014-2016. A driveway that connects to the attached garage on the rear portion of the principal structure. The aforementioned driveway/parking pad also partially extends beyond the property line. This improvement was likely done between 2019-2020. The patio adjacent to the rear façade of the home appears to have been installed and expanded between 2017-2020. A patio area was also installed in the Shore Impact Zone around the existing Gazebo in 2019-2020. The existing rear yard shed located .8 ft. away from the neighboring property line and the Gazebo located in the Shore Impact Zone appear to have been on the subject property since at least 2008, however staff is unable to determine when both structures were installed.

The proposed porch would improve the aforementioned 112 sq. ft. area to impervious surface and the applicant is proposing to remove 500 sq. ft. of patio directly next to the north façade. The existing lot circumstances, legal nonconformities and proposed changes to the lot conditions are reflected in Table 1.1 below.

Table 1.1

Lot Requirements	R-4 Mixed Residential District & Shoreland Overlay District	Existing Conditions	Proposed Conditions
Minimum Lot Size	20,000 sq. ft.	11,936 sq. ft.	11,936 sq. ft.
Maximum Impervious Surface	25%	32.2%*	28.96%
Front Yard Setback	25 ft.	15.6 ft.	15.6 ft.
Left (West) Side Yard Setback	5 ft.	5.4 ft.	5.4 ft.
Right (East) Side Yard Setback	5 ft.	5.2 ft.	5.2 ft.
OHWL Setback	50 ft.	182.2 ft.	182.2 ft.

*Staff notes that the impervious surface depicted in the existing conditions is per surveyed work, minus the 112 sq. ft. area not currently impervious. The 112 sq. ft. requested to be improved as part of the variance results in 32.2%. It is important to note that City records indicate a significant portion of hardcover noted on the existing Certificate of Survey was installed after City approvals. It is likely that the property existed at approximately 26% impervious surface area when the new home was approved by the City for construction.

PLANNING CONSIDERATIONS:

1. As noted in the Variance Analysis above, hardcover improvements have been made over time to the subject property that caused the property exist above and beyond the 25% impervious surface maximum. Simple hardcover improvements do not require a City permit, however hardcover limits still apply to the subject property. To reflect this information, staff has included Condition #'s 2-8 for the Planning Commission to consider and decide which conditions are appropriate to apply to the applicant's request.
2. The applicant has noted removals of 500 sq. ft. of patio area behind the principal structure. Staff recommends the Planning Commission to discuss this area with the applicant to clarify what the 500 sq. ft. area covers and determine if the proposed area is sufficient.
3. The City Engineer and Public Services Director have reviewed the stormwater plan detailed in the Certificate of Survey and recommend condition #7, which details the installation of pervious pavement or pavers in the front yard of the subject property that would drain into a catchbasin to the east of the property on Lake Street East. The proposed front yard rain gutters and downspouts would also be required to be directed into the structure.
4. The Gazebo that exists 15.8 ft. from the OHWL also exists within the Shore Impact Zone. The Planning Commission should consider this encroachment and discuss with the applicant the subject of relocation or removal of the structure from the Shore Impact Zone.

PUBLIC NOTICE/COMMENT

The notice was published in the WACONIA PATRIOT on March 23rd, 2023 and posted at Waconia City Hall. Individual notices were mailed to all property owners within 350 feet of the subject parcel. The DNR was emailed and no comments were received. 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, 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 April 17th, 2023.

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

1. The applicant shall remove the 500 sq. ft. patio adjacent to the rear façade of the principal structure.
2. The applicant shall submit a landscape plan that details the restoration of the shoreline with native and/or natural vegetation to provide habitat, functional soil stability and vegetative screening from view from public waters that include, but not limited to the planting of trees to the satisfaction of the Community Development Department.
3. The applicant shall remove all concrete areas within the Shore Impact Zone.
4. The applicant shall relocate or remove the Gazebo from the Shore Impact Zone.
5. The applicant shall remove front and side yard sidewalk improvements to the satisfaction of the Community Development Department.
6. The applicant shall remove side yard driveway/parking areas to the satisfaction of the Community Development Department.
7. The applicant shall revise and resubmit a proposed stormwater plan that includes pervious pavement/pavers and redirection of rain gutters/downspouts in the front yard of the subject property, subject to the satisfaction of the Public Services Director and City Engineer.
8. The applicant shall provide the City with cash, corporate surety bond, approved letter of credit or other surety satisfactory to the City to guaranty the proper removal and/or installation and growth of the approved plans.

Attachments:

1. [Narrative and Application \(5 Pages\)](#)
2. [Public Hearing Notice \(1 Page\)](#)
3. [Elevations and Aerials \(7 Pages\)](#)
4. [Proposed Elevations \(4 Pages\)](#)
5. [Certificate of Survey & Stormwater Plan \(1 Page\)](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted

_____ Non Budgeted
_____ Amendment Required

MATHEWS+VASEK

CONSTRUCTION

CUSTOM HOMES • REMODELING • COMMERCIAL

Date 3-2-23

We are requesting a variance for the property located at 40 Lake Street East. The property currently is over the 25% hardcover as required in the Shoreland Overlay District.

Our intent is to remove the existing 3 level wood structure that is structurally inadequate and unsafe. We will be rebuilding an addition that includes an expansion of the midfloor living room, expansion of the Master Bedroom, Decks, and Screen Porch. The addition will be within the footprint of the existing wood structure as shown in attached pictures and survey.

The addition meets the setback requirements to property boundaries and lake setback.

We understand the variance is required due to a portion of the existing wood structure being constructed as a traditional wood deck or pervious surface. That portion is the Northwest corner comprised of approximately 112sqft.

Feel free to reach out if you have any further questions or comments.

Sincerely,

Andy Vasek

1040 Adams Street SE Suite #2

Hutchinson, MN 55350

320-587-9669

andyv@mathewsvasekconst.com

MATHEWS+VASEK

CONSTRUCTION

CUSTOM HOMES • REMODELING • COMMERCIAL

Date 3-2-23

Stormwater Management Plan

We are proposing to do the following at 40 Lake Street East.

- install gutters on eaves of existing home
- install gutters on eaves of proposed addition
- install downspouts to drain tile. (see attached)
- removal of approximately 500s sq. ft. concrete patio (see attached) This will reduce our hardcover from 32.2% to approximately 28%

1040 Adams Street SE Suite #2
Hutchinson, MN 55350
320-587-9669
andyv@mathewsvasekconst.com

3/2/2023 3:00pm BLS



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: Chris & Leah Stickney
2. Address of Property: 40 Lake Street East
3. Legal Description: _____
4. Applicant's Name: Andrew Vasety
5. Mailing Address: 1040 Adams St. SE Hutchinson, MN 55350
6. Daytime Phone(s): 320-583-4541
7. Email Address: andy@MatthewsVasety.com

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

OFFICE USE ONLY

Date Received: _____

Fee: \$ 275
Receipt #: _____

Check # 8380



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

VARIANCE APPLICATION

1. Present Zoning: R-4
2. Existing use of Property: Single Family Home
3. Has request for a variance on this property been sought previously? If so, when? Yes, 2000

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.

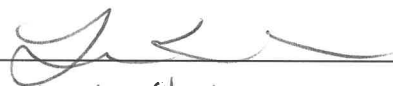
The City Council may approve, approve with conditions, or deny the variance. If a variance is denied the applicant cannot resubmit a variance request for that same property until six (6) months has lapsed. If a variance is approved, it should be made use of within one (1) year or it will become void.

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: 

Date: 2-28-23

Printed Name: Andrew Vasets

Property Owner Signature: 

Date: 3/2/23

Printed Name: Leah Stickney

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 April 6th, 2023, at 6:30 P.M., at the Waconia City Hall, 201 South Vine Street, Waconia, MN, to consider a variance request for the property located at 40 Lake Street East.

The City is considering a variance request by Andrew Vasek for the property located at 40 Lake Street East to construct an addition that exceeds the 25% impervious surface maximum allowed in the Shoreland Overlay District.

Pertinent information pertaining to this request is available at City Hall. Interested persons may submit written or oral comments pertaining to this matter any time prior to the hearing, or at the hearing on April 6th, 2023. Written comments will be distributed to the Planning Commission for review and consideration. Please submit written comments by mail, email or in person as follows:

Mail/in person: 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 March 23rd, 2023 Waconia Patriot newspaper)



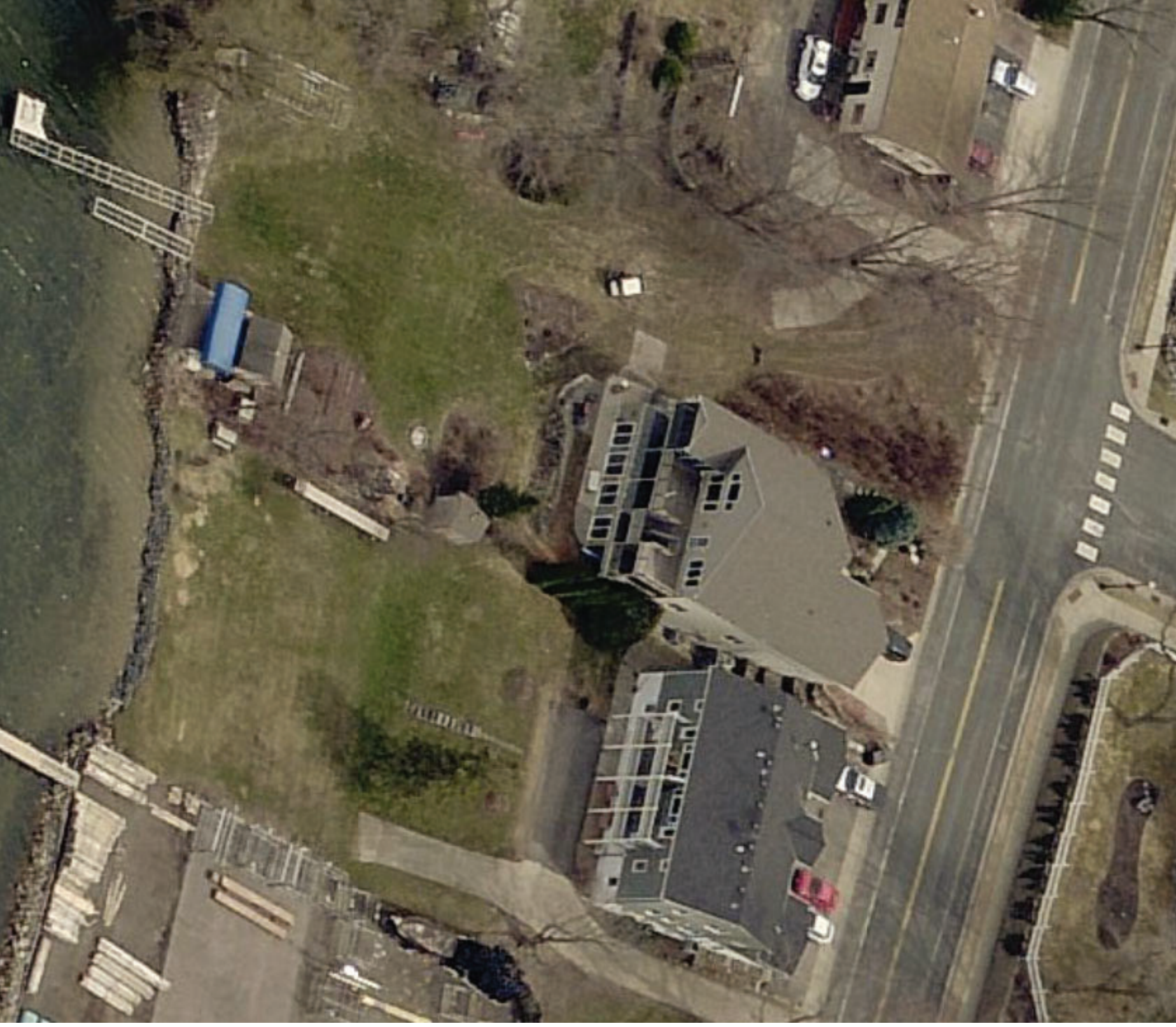


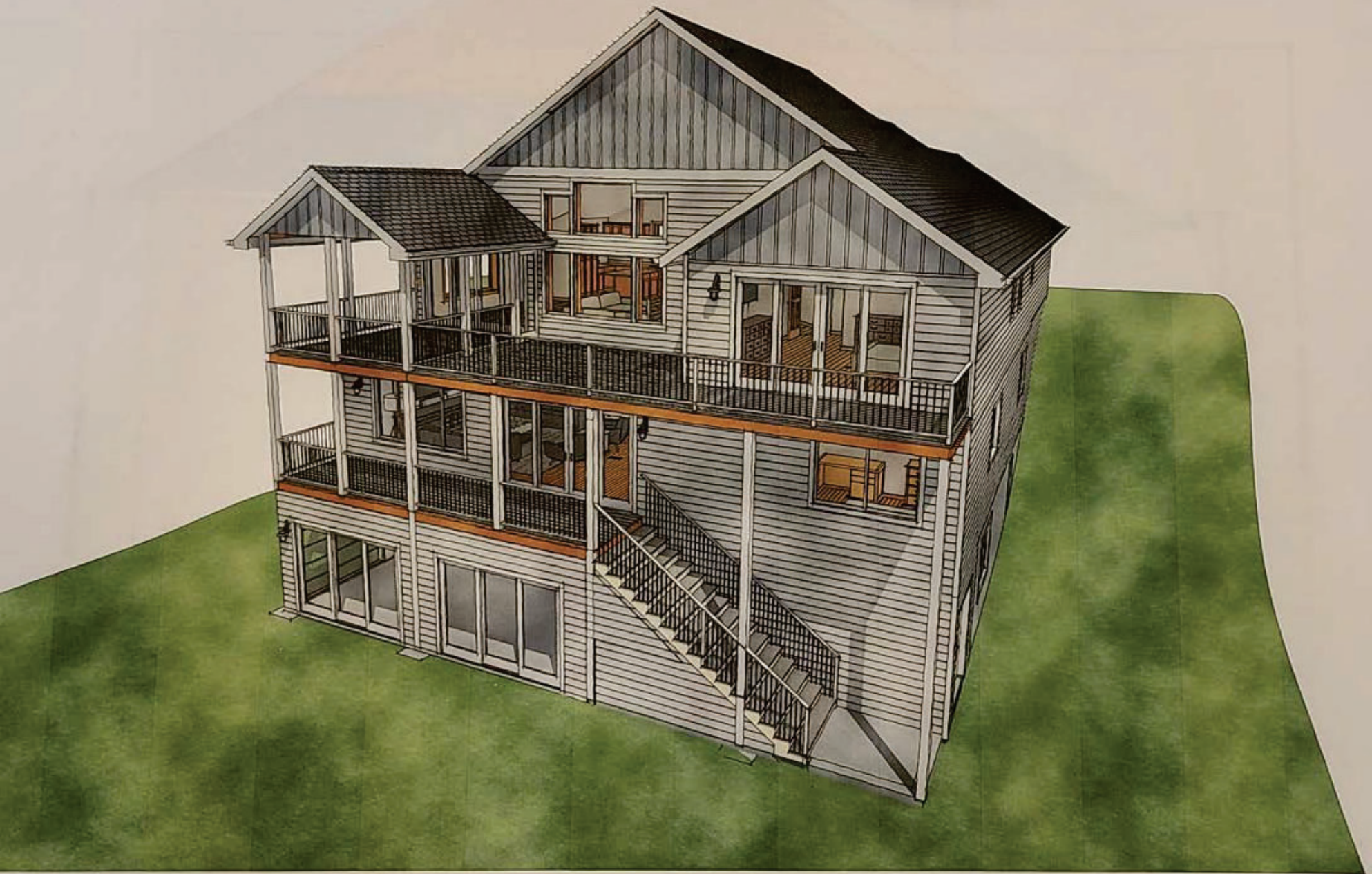












Camera 11



REAR ELEVATION





CERTIFICATE OF SURVEY
of
Existing Conditions

X01-03-22

for
Xpand, Inc.

AREAS:

EXISTING COVERAGE AREAS:

LOT AREA= 11,936 SQ.FT.
EXISTING HOUSE AREA= 2,523 SQ.FT.-112 sq.ft.
EXISTING GAZEBO AREA= 143 SQ.FT.
EXISTING SHED= 81 SQ.FT.
CONCRETE AREAS= 1,167 SQ.FT.
PAVER AREAS= 43 SQ.FT.

TOTAL EXISTING IMPERVIOUS SURFACE= 3,957 SQ.FT.(33.2%)
Total Existing Impervious Surface= 3,845 Sq. Ft.(32.2%)

LEGEND:

- DENOTES CURB
- DENOTES ARBORVITAE TREE LINE
- DENOTES FIRE HYDRANT
- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET AND MARKED BY LIC.NO.41905
- DENOTES PAVER AREA
- DENOTES CONCRETE AREA
- DENOTES AIR CONDITIONER PEDASTAL AREA
- DENOTES ELECTRICAL BOX OR CYLINDER
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES GATE VALVE
- DENOTES CATCH BASIN
- DENOTES TREE
- DENOTES RETAINING WALL
- DENOTES ROCK RETAINING WALL
- DENOTES COMMUNICATIONS BOX OR CYLINDER
- 900 DENOTES CONTOUR ELEVATION

Drain Tile w/Pop-up

Gutters

Downspouts

NOTES:

- Side lot line retaining wall details not shown.
- Ordinary High Water Level of Lake Waconia Datum is NGVD29.

Scale: 1" = 30'

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

Michael H. Brandt Michael H. Brandt
Date 19 July 2022 Reg. No. 41905

ADDRESS:

40 Lake St. E., Waconia, MN 55387

PROPERTY DESCRIPTION:

Lot 1, Block 50,
CITY OF WACONIA,
Carver County, Minnesota

BRANDT ENGINEERING & SURVEYING
1713 Southcross Drive W., Suite A
Burnsville, MN 55306
(952) 435-1966

X01-03-22