

6:30 PM

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

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

CHAIR: DAN LESHER
MEMBER: JIM SARCLETTI
MEMBER: TINA ZELLMAN
MEMBER: JOE POLUNC
MEMBER: CHAD GENZ
ALTERNATE MEMBER: BRUCE PAULSEN

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

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

1. **Call meeting to order and roll call**
2. **Adopt Agenda**
3. **Minutes Approval**
 - 1) [February 2nd, 2023 Planning Commission Meeting Minutes](#)
Motion to adopt the February 2nd, 2023 Planning Commission Meeting Minutes.
4. **New Business**
 - 1) [SITE PLAN and DESIGN REVIEW - 811 Village Way](#)
Provide recommendation to the City Council regarding Site Plan and Design Review for the proposed DRF Waconia Dental Building and site improvements for the property located at 811 Village Way.
 - 2) [PUBLIC HEARING - Ordinance Amendment regarding Section 571 and Section 572](#)
Open the Public Hearing
Motion to Close the Public Hearing
Motion recommending either approval or denial to amend Section 571 and Section 572, Chicken and Bee Regulations and the associated fees in Section 1100
5. **Old Business**
6. **Other**
 - 1) Land Use Summary
 - 2) Staff Update

Adjourn



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date: March 2, 2023

Item Name: February 2nd, 2023 Planning Commission Meeting Minutes

Originating Department:

Presented by: Lane Braaten

Previous Commission Action (if any):

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

Motion to adopt the February 2nd, 2023 Planning Commission Meeting Minutes.

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

Attached are the February 2nd, 2023 draft meeting minutes for review and consideration by the Planning Commission.

Attachments:

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

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted

_____ Non Budgeted

_____ Amendment Required

CITY OF WACONIA
Thursday February 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 Leshner at 6:30 PM.

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

Braaten had no changes to the agenda.

2) [Adopt Agenda](#)

Motion by Polunc, seconded by Zellman 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 Genz, seconded by Polunc to approve and adopt the January 5th, 2023 meeting minutes. All present voted aye. MOTION CARRIED.

3.1 [January 5th, 2023 Planning Commission Meeting Minutes](#)

[Cover Page](#)

[January 5th 2023 Planning Commission Meeting Minutes.pdf](#)

4) [New Business](#)

Nelson opened the new business by introducing the site plan and design review application for Scooter's Coffee proposed at 660 Marketplace Drive. He explained the site location. The project includes a 664 square foot building with site improvements. The project meets setback and hardcover requirements. Further, the site plan includes a drive through and access drive through the Taco Bell site which has been planned for. No mechanical equipment is proposed on the ground with this application, but they are planning for roof top equipment which will require screening. He went through the parking allocation which will be for employee parking. Also, he explained the trail connection and how that lays out in the plan. The trash enclosure is required to be constructed of similar building materials to the principal structure. The plan was reviewed by the City

Engineer and Public Services Director. Landscape and lighting generally conform to City code requirements. They indicate multiple signs on the building, Nelson stated that a separate sign permit would be needed and the sign sizing and location would be formally reviewed at the time of permit submittal. There was further discussion about the landscaping, the trash enclosure materials, and the driveway access easement.

Leshner invited the Applicant to the podium.

Additional Comments

The applicant, Angelia Miller, 606 Carver Bluff Pkwy Carver, MN. The owner along with Nick Bentley representing the builder came to answer questions. Mr. Bentley commented further indicating the trash enclosure materials would match the building. Also, discussion followed about the landscape plan and the required additional plantings. Mr. Bentley also discussed the signage need on the Highway 5 side. Ethan stated that he would work through that process with them.

Leshner brought up the stacking of cars between Taco Bell and Scooter's. Angelia explained the time a customer would be waiting would be approximately 34 seconds. The rush for their business and Taco Bell would be at different times of day.

Zellman wanted clarification on the pedestrian walkway.

Leshner asked about the construction/opening timeline. Nick stated they are hoping for an April start with a mid-June finish and a mid-July open.

Polunc brought up the pedestrian walkway and discussion followed regarding signage to limit pedestrian confusion. Other miscellaneous items regarding maintenance/costs were brought up and discussed.

Braaten asked if the trash enclosure, as proposed, is acceptable to the Planning Commission. The Commission responded in the affirmative and Nelson will add it as a condition of approval. The trash enclosure will include a metal coping cap and will be painted to match the proposed building.

Motion by Leshner, seconded by Genz to recommend approval of the Site plan and Design Review application for Scooter's Coffee with the 6 conditions identified in the staff report and including the revision to the trash enclosure language. All present voted aye. MOTION CARRIED.

4.1 SITE PLAN & DESIGN REVIEW - Scooters Coffee - submitted by Abby Heli

Cover Page

Cover Letter (2 Pages)

Site Plan and Design Review Application (3 Pages)

Proposed Site Plan (12 Pages)

Elevations (4 Pages)

Staff Review Comments (3 Pages)

5) Old Business

Nothing for old business.

6) Other

1) Staff Update

- Braaten explained that Council denied the Woodland Creek 5th addition due to side setbacks. In talking with the developer, they plan to modify the plan and resubmit. Braaten explained that he planned to bring back the proposed Park Dedication ordinance amendment at a later date. The City Attorney is waiting for a ruling that is currently in front of the supreme court which may influence the application of the proposed rule change.
- Laketown Storage revised the design work and will go to Council at their next meeting for review and approval.
- A Site Plan and Design Review application was submitted for 811 Village Way, which will be reviewed at the March meeting.

Adjourn

Motion by Genz to adjourn, seconded by Leshar all present voted aye.
MOTION CARRIED.

Adjourned at 7:15 PM

Respectfully submitted by:
Dave Havlik
Office Assistant



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:		March 2, 2023					
Item Name:		SITE PLAN and DESIGN REVIEW - 811 Village Way					
Originating Department:		Community Development					
Presented by:		Lane Braaten					
Previous Commission Action (if any):							
Item Type (X only one):	Consent		Regular Session	X	Discussion Session		
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED <i>(Include motion in proper format.)</i>							
Provide recommendation to the City Council regarding Site Plan and Design Review for the proposed DRF Waconia Dental Building and site improvements for the property located at 811 Village Way.							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
<u>BACKGROUND</u> Applicant: Frauenshuh, Inc. Owner: DRF Waconia Dental Building, LLC Address: 811 Village Way PID# 753210030 Zoning: B-1, Highway Business District Design District: Highway District							
<u>REQUEST</u> The applicant, Frauenshuh, Inc. (the "Applicant"), has submitted a Site Plan and Design Review application for the property located at 811 Village Way (the "Property") on behalf of DRF Waconia Dental Building, LLC. The applicant is proposing the construction of an 8,985 square foot clinic building.							
<u>APPLICABLE ORDINANCE PROVISIONS:</u> 1. Section 900.05 - District Regulations, Subd. 2.F - B-1, Highway Business District 2. Section 900.06 - Supplementary Regulations, Subd. 9 - Architectural Design Standards 3. Section 900.07 - Landscaping and Fencing 4. Section 900.08 - Performance Standards 5. Section 900.09 - Off-Street Parking, Loading, and Access Regulations 6. Section 900.10 - Sign Regulations 7. Section 900.12 - Administration, Enforcement and Procedures, Subd. 10 - Site Plan Review							
<u>SITE PLAN REVIEW</u> 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.							
<u>ZONING</u> The subject parcel is zoned B-1, Highway Business District. The proposed business is a Permitted Use in the B-1 zoning district.							
<u>LOT REQUIREMENTS</u> The subject property is located in the B-1, Highway Business District. Section 900.05, Subd. 2.F of the City Ordinance states "The purpose of this district is to provide for an appropriate range of businesses that will be utilized by area residents as well as vehicular traffic generated from the surrounding area." The Lot Requirements							

for the Highway Business District are indicated in Table 1-1 below.

	B-1 - Lot Requirements	Proposed/Existing
Lot Area	17,500 sq. ft. min.	62,355 sq. ft.
Lot Width	100 ft. min.	Conforming
Maximum Hardcover Surface	80% max.	71.1%
Maximum Principal Structure Height	35 ft. max.	19 ft.*
Front Yard Setback	25 ft. min.	25 ft.
Side Yard Setback - Street	20 ft. min.	Conforming
Rear Yard Setback	20 ft. min.	Conforming

*Building height measured to the top of the parapet

The structure setbacks, building height, and hardcover surface requirements stated above have been satisfied based on a review of the Site Plan - C2.0 dated February 2nd, 2023 and the Exterior Elevations - A300A dated February 2nd, 2023.

SCREENING OF EQUIPMENT

The Exterior Elevations indicate the applicant is proposing to screen the rooftop equipment with an equipment screen wall, which conforms to City Code requirements.

The Site Plan also indicates a transformer pad to the northwest of the building. The applicant should install screening acceptable to the Planning Commission. The current plan set shows "6- PN" in close proximity, which are 6 containers of Northwind Switch Grass.

OFF-STREET PARKING

City Ordinance requires the following parking requirements for medical, dental and veterinarian clinics: Three (3) spaces plus at least one (1) space for each 200 square feet of gross floor area.

City Code requires 48 parking stalls based upon the proposed 8,985 sq. ft. structure. The applicant has proposed 52 parking stalls, which meets City off-street parking requirements.

LANDSCAPING

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

The site perimeter is 1,002 ft. and is the greater of the two, which would require 20 trees to be planted on site.

The applicant is preserving 6 existing trees and proposing to plant 15 additional trees which conforms to City Code requirements. City Code requires a minimum planting size of 2.5 inches dbh. for deciduous trees and a minimum 6 ft. height for coniferous trees. Additionally, the complement of trees fulfilling the requirements of this policy shall be not less than 25% deciduous and not less than 33% coniferous.

Staff has included a condition of approval requiring revisions to the landscape plan consistent with the minimum planting size requirements and the minimum diversification requirements for deciduous and coniferous trees.

SIGNS

The elevations submitted include some proposed tenant wall signage. The wall signage appears to meet City Code, however a separate sign permit is still required and the final placement and sizing will be reviewed by City staff upon submittal of the sign permit application.

There is an existing multi-tenant monument sign on the subject parcel, which was approved as part of the sign plan

for the Interlaken Village commercial development. If the applicant would like to have a monument sign on the subject parcel they would have two options:

1. Placement of signage on the existing multitenant monument sign;
2. Construction of an individual monument sign on the parcel in conformance with City Code requirements.

*The applicant/property owner would not be allowed to have both options stated above.

LIGHTING

Section 900.08, Subd. 1.C provides standards for exterior lighting. The lighting plan submitted meets City Ordinance requirement standards in regard to reflected glare or spill light. The applicant shall submit the specific mounting height of the lighting elements on the light poles prior to ordering/installation.

VEHICULAR ACCESS

The applicant is proposing access to the property from an access along the internal private street which currently serves Target. Staff has reviewed the proposed access and have found it to be compliant with the necessary access spacing and circulation for the area.

PEDESTRIAN ACCESS

The proposed plan indicates an internal sidewalk system and a section of sidewalk along the internal private road system shared with Target, which is in conformance with City Ordinance requirements. The applicant is also proposing an additional pedestrian crosswalk across Village Way. The road system is private, but the applicant may want to direct the pedestrian traffic to the existing pedestrian crossing rather than creating a second crossing at Village Way.

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 applicant is proposing a trash enclosure constructed of similar materials as the principal structure which is in conformance with City Code requirements.

GRADING, DRAINAGE & UTILITIES

The City Engineer and Public Services Director have conducted and an initial review of the grading, drainage and utilities and found that the plans are generally in conformance with City requirements. Any recommendation of approval should require the plans to be revised to the satisfaction of the Public Services Director and City Engineer prior to building permit issuance.

DESIGN REVIEW - HIGHWAY DISTRICT

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

Based on a review of the plan set provided by the applicant staff finds that the majority of the design requirements stated in the Highway Design District meet City standards. Further, staff has included one condition of approval requiring bicycle parking in a convenient and visible location no farther from the principal entrance than the closest automobile parking space. Bicycle parking shall consist of a bike rack designed so that the bicycle frame can be locked to the rack, subject to the review of the City Engineer.

CONCLUSION / RECOMMENDATION

The Planning Commission should make a recommendation to the City Council regarding the request by Frauenshuh, Inc., on behalf of DRF Waconia Dental Building, LLC, for Site Plan and Design Review for 811 Village Way. Upon a recommendation from the Planning Commission this item will be forwarded to the City Council for review at their upcoming meeting scheduled for March 20th, 2023.

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

1. The proposed improvements shall be completed as approved and as conditionally revised by the Planning Commission and City Council.
2. All applicable permits are applied for by the applicant with all supporting documentation and issued prior to work commencing on site.
3. The applicant shall provide the City with a letter of credit to guarantee the proper installation and growth of the approved landscape plan. The letter of credit shall be submitted by the developer prior to obtaining a building permit that is equal to the amount of the required landscaping to be installed. The letter of credit shall be held by the City and must cover one full calendar year subsequent to the installation of said landscaping and must be conditioned upon complete and satisfactory implementation of the approved landscape plan.
4. 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. All future signage shall require a sign permit from the City of Waconia. The specific details regarding each sign shall be reviewed for conformance to City Ordinance requirements. Site Plan approval does not constitute approval of the signs indicated on the plan set.
6. Any future outdoor mechanical equipment shall be screened per City Ordinance requirements. This statement includes both ground mounted and roof mounted mechanical equipment.
7. Bicycle parking shall be installed in a convenient and visible location no farther from the principal entrance than the closest automobile parking space. Bicycle parking shall consist of a bike rack designed so that the bicycle frame can be locked to the rack, subject to the review of the City Engineer.
8. The plans shall be revised to the satisfaction of the Public Services Director and City Engineer prior to building permit issuance.
9. The applicant shall submit the specific mounting height of the lighting elements on the light poles prior to ordering/installation.
10. City Code requires a minimum planting size of 2.5 inches dbh.. for deciduous trees and a minimum 6 ft. height for coniferous trees. Additionally, the complement of trees fulfilling the requirements of this policy shall be not less than 25% deciduous and not less than 33% coniferous. The landscape plan shall be revised consistent with the minimum planting size requirements and the minimum diversification requirements for deciduous and coniferous trees.
11. The applicant shall install additional screening of the proposed future transformer location from the City road right of way and the private road system within the Interlaken Village Commercial Development. The additional screening shall be reviewed and approved by City staff prior to building permit issuance.
12. 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 811 Village Way.pdf](#)
2. [Multi-Tenant Clinic Building Waconia_Site Plan Review Application_Narrative.pdf](#)
3. [Multi Tenant Clinic Bldg Waconia Plan Set 11x17.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
_____ Non Budgeted
_____ Amendment Required

LOCATION MAP—811 VILLAGE WAY



February 2, 2023

PROJECT INFORMATION FOR SITE PLAN & DESIGN REVIEW APPLICATION

Description of the project: DRF Waconia Dental Building LLC is the Owner of Lot 3, Block 1, Interlaken Village, Carver County, Minnesota (Abstract Property). The total area of this parcel is 62,366 sq. ft. / 1.43 acres. The parcel is in the B-1 Highway Business District zone.

DRF Waconia Dental Building LLC is proposing construction of an 8,766-sf building for a clinic, 52 stall off-street parking lot, and a refuse/recycle enclosure on the property. Construction of this building will be in phases. Phase one will be a 4,225-sf dental tenant suite, phase 2 will be a 3,110-sf future tenant 2 suite, and phase 3 will be a 1,431-sf future expansion for the dental clinic. The size, location on property, and design of the proposed building are driven by internal functional requirements of the tenant. The primary entrance and front of the building will face the proposed parking lot to the South. There will be a sidewalk along the west side leading to a staff entrance near the northwest corner of phase 1. This sidewalk will be relocated in phase 3 to wrap around the expansion. Due to the existing sloping of the site to the west, the phase 3 sidewalk location will require a small retaining wall and guard. A blend of exterior materials is proposed that includes the use of face brick, metal panels, EIFS, aluminum punched windows, and aluminum storefront entrance framing.

The proposed new site layout will provide three handicap parking stalls and forty-nine standard stalls. Off-street parking lot pole lights are proposed in the islands to adequately cover the parking lot. Landscaping and landscape screening will be provided to meet the minimum requirements of the current zoning code and the Development Guidelines.

Wall mounted signage meeting the current zoning code is proposed for the building. Architectural building lighting is proposed at the following locations: recessed down lighting at the tenant entrance canopies and decorative wall sconces along all sides of the building.

Projected number of employees

Maximum number of employees per schedule: 12; maximum staff 18-20

Operational considerations

Maximum hours fully operational:

Monday – Thursday; 7:00am – 8:00pm

Friday; 8:00am – 5:00pm

Saturday; 7:00am – 2:00pm

Owner contact information

- **Owner:**
DRF Waconia Dental, LLC.
Ross Hedlund
7101 W. 78th Street
Bloomington, MN 55439
952-829-3460
ross.hedlund@frauenshuh.com

Design Team contact information

- **Architect:**
Eric Reiners, AIA
Sperides Reiners Architects
6442 City West Pkwy, Suite 300
Eden Prairie, MN 55344
952-996-9662
eric@sra-mn.com
- **Civil Engineering and Landscape:**
Dave Knaeble, Civil Engineer/Partner
Civil Site Group
5000 Glenwood Avenue
Golden Valley, MN 55422
763-234-7523
dknaeble@civilsitegroup.com
- **General Contractor:**
Jeff Heide, President
Timco Construction
2820 Vicksburg Lane N.
Plymouth, MN 55447
763-694-0250
jheide@timco-const.com

WACONIA, MN 55387

4. PROVIDE GFI ELECTRICAL OUTLETS AT LOCATIONS REQUIRED BY CODE

2/2/2023 11:37:56 AM



SOUTHWEST PERSPECTIVE



NORTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE #	DATE	DESCRIPTION

MULTI-TENANT CLINIC BLDG.
WACONIA
811 Village Way
Waconia, MN 55387

EXTERIOR
RENDERINGS - CITY
SUBMITTAL

PROJECT NO: 22-044
DRAWN BY: Author
CHECKED BY: Checker

A002

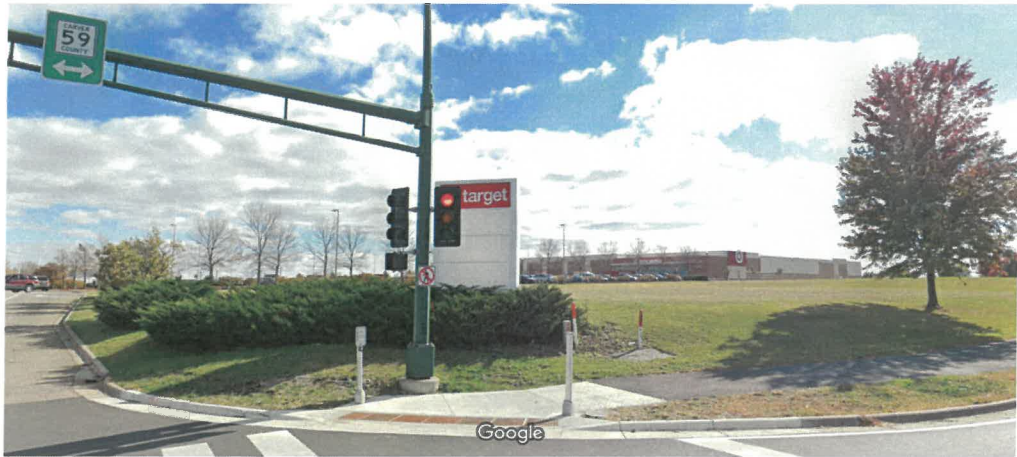
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VIEWS OF PROPOSED SITE - 811 VILLAGE WAY, WACONIA, MN



VIEW FROM SW PROPERTY CORNER
 - LOOKING NE FROM MAIN STREET



VIEW FROM NW PROPERTY CORNER
 -LOOKING SE FROM INTERSECTION OF MAIN STREET AND VILLAGE WAY



VIEW FROM NE
 -LOOKING SW FROM VILLAGE WAY



VIEW FROM NE PROPERTY CORNER
 -LOOKING SW FROM VILLAGE WAY



VIEW FROM SE PROPERTY CORNER
 - LOOKING NW FROM WEST ENTRANCE TO TARGET

PHOTOS OF SURROUNDING BUILDINGS



NORTH ELEVATION VIEW OF TARGET
 - LOCATED SOUTH EAST OF PROPOSED SITE



SOUTH ELEVATION VIEW OF TCO FROM VILLAGE WAY
 - LOCATED NORTH OF PROPOSED SITE



SOUTH ELEVATION VIEW OF TCO FROM PARKING LOT
 - LOCATED NORTH OF PROPOSED SITE

ALTA/NSPS LAND TITLE SURVEY

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO.: NCS-1094033-MPLS
COMMITMENT DATE: SEPTEMBER 27, 2021

PROPERTY DESCRIPTION:

Parcel 1:
Lot 3, Block 1, Interlaken Village, Carver County, Minnesota.
(Abstract Property)

Parcel 2:
Easements contained in the Operation and Easement Agreement dated July 13, 2007, recorded July 13, 2007 as Document No. A467974.

SCHEDULE B, PART II, EXCEPTIONS (Survey Related):

9. Drainage and utility easements as shown on the plat of Interlaken Village, recorded July 13, 2007, as Document No. 467972. Said easements are shown on this survey.

10. Reservation of minerals and mineral rights by the State of Minnesota as referenced in Warranty Deed dated June 8, 2005, recorded June 10, 2005, as Document No. 416157. Said items are not plottable.

11. Pipeline Easement in favor of Northern Natural Gas Company, a Delaware corporation, dated June 28, 2007, recorded July 13, 2007, as Document No. A467968. Said easement is shown on this survey.

Note: The above document states that it is intended to fully and completely replace the easement grant recorded in Book 82 of Deeds at Page 21, as modified by Document No. A332609, and that such replacement shall be effective upon Grantee's execution and recording of a termination of the prior easement. No such termination is of record.

12. Terms, conditions, covenants, obligations and restrictions contained in Encroachment Agreement dated June 28, 2007, recorded July 13, 2007, as Document No. A467969, between Northern Natural Gas Company, Flowhires Development, LLC, and Trumpy Land Holdings, LLC. Items in said agreement are not plottable.

13. Terms, conditions, covenants, obligations and restrictions contained in Developer's Agreement for Interlaken Village, City of Waconia, County of Carver, State of Minnesota, dated July 13, 2007, recorded July 13, 2007, as Document No. A467971, between the City of Waconia and Avalon Interlaken, LLC. Items in said agreement are not plottable.

14. Terms, easements, conditions, covenants, obligations and restrictions contained in Operation and Easement Agreement dated July 13, 2007, recorded July 13, 2007, as Document No. A467974, between Target Corporation and Avalon Interlaken, LLC. Items in said agreement are not plottable.

15. Terms, conditions, covenants, obligations and restrictions contained in the (unrecorded) Supplemental Site Development Agreement dated October 15, 2007, between Target Corporation and Avalon Interlaken, LLC. Items in said agreement are not plottable.

16. Terms, easements, conditions, covenants, obligations and restrictions contained in the Declaration of Restrictive Covenant dated April 11, 2008, recorded April 16, 2008, as Document No. 481776. Items in said declaration are not plottable.

17. Easement for drainage and utility purposes, and rights incidental thereto, in favor of the City of Waconia, as contained in Drainage and Utility Easement dated November 4, 2008, recorded November 19, 2008, as Document No. 491957. Said easement is shown on this survey.

18. Easement for public walkway, bicycleway, trail and general pedestrian purposes, and rights incidental thereto, in favor of the City of Waconia, as contained in Easement (Trail/Walkway) dated November 4, 2008, recorded November 19, 2008, as Document No. 491958. Said easement is shown on this survey.

ZONING:

B-1 Highway Business District

AREA (VACANT):

Lot Area = 62,366 SF or 1.43 Acres

BENCHMARKS:

#1. T.N.H. near the northeast property corner. Elevation=1025.26
#2. T.N.H. near the southeast property corner. Elevation=1028.69
(NAVD 1988)

FLOOD ZONE DESIGNATION:

Federal Emergency Management Agency Flood Insurance Rate Map for the City of Waconia Community-Panel No. 27019001840, effective Dec. 21, 2018, depicts the property hereon to be located in Zone X, an area of minimal flood hazard.

NOTES:

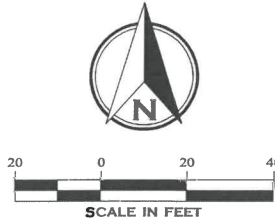
The location of all utilities shown are from either observed evidence in the field and/or from plans furnished by the utility companies and are approximate. Utility companies should be notified for exact location before doing any excavation.

To DRF Holdings, LLC, a Minnesota limited liability company, Bremer Bank, National Association, Fraunschuh, Incorporated, and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 15, 16, and 17 of Table A thereof. The fieldwork was completed on 12-17-2021.

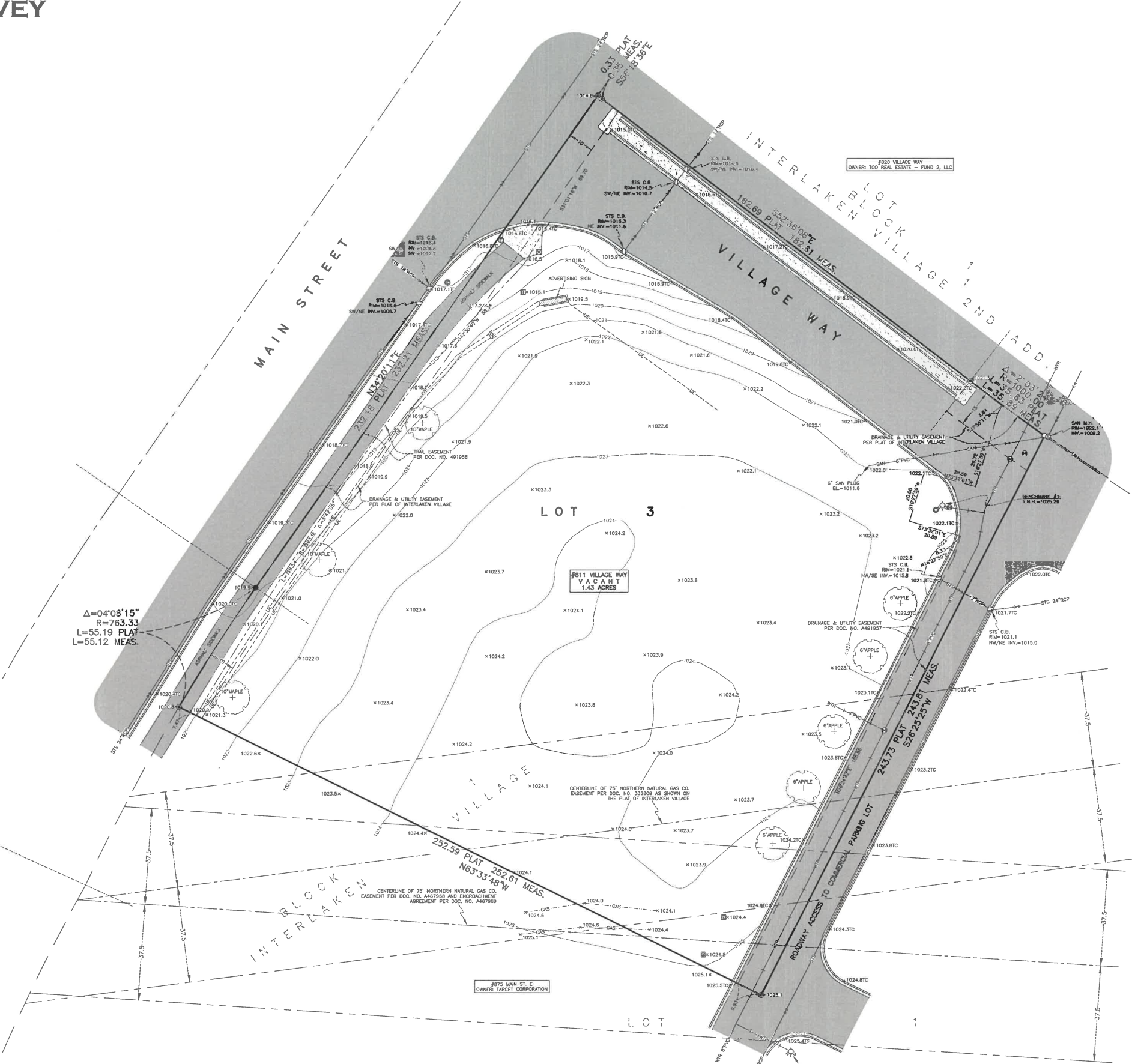
Date of Plat or Map: 12-21-2021

Woodrow A. Brown, R.L.S. (signed) (seal)
Minnesota Registration No. 15230



LEGEND

---	Underground Electric
---	Storm Sewer
---	Sanitary Sewer
---	Water Main
---	Underground Gas
⊗	Traffic Light
⊗	Storm Catch Basin
⊗	Sanitary Manhole
⊗	Electric Manhole
⊗	Telephone Manhole
⊗	Telephone Pedestal
⊗	Hydrant
⊗	Water Shutoff
⊗	Gate Valve
⊗	Traffic Sign
⊗	Existing Elevation
⊗	Top of Curb Elevation
⊗	Existing Contour
⊗	Found Iron Monument
⊗	Set Mag Nail



REVISION SUMMARY	
DATE	DESCRIPTION

SITE SURVEY

V1.0

JOB NO.	SCALE	DATE	REVISIONS
587-21	1" = 20'		
BOOK/PAGE	DRAWN		REMARKS
N/A	CME		
SHEET	REFERENCE		
1 of 1	203-21 170/55		

SITE ADDRESS
811 Village Way
Waconia, MN 55387



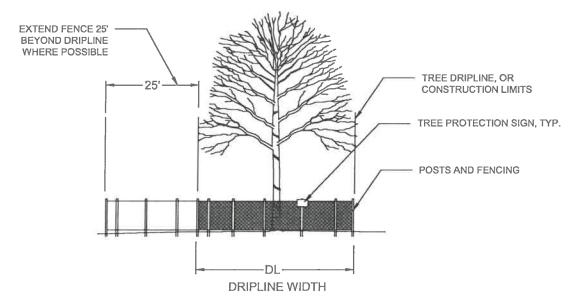
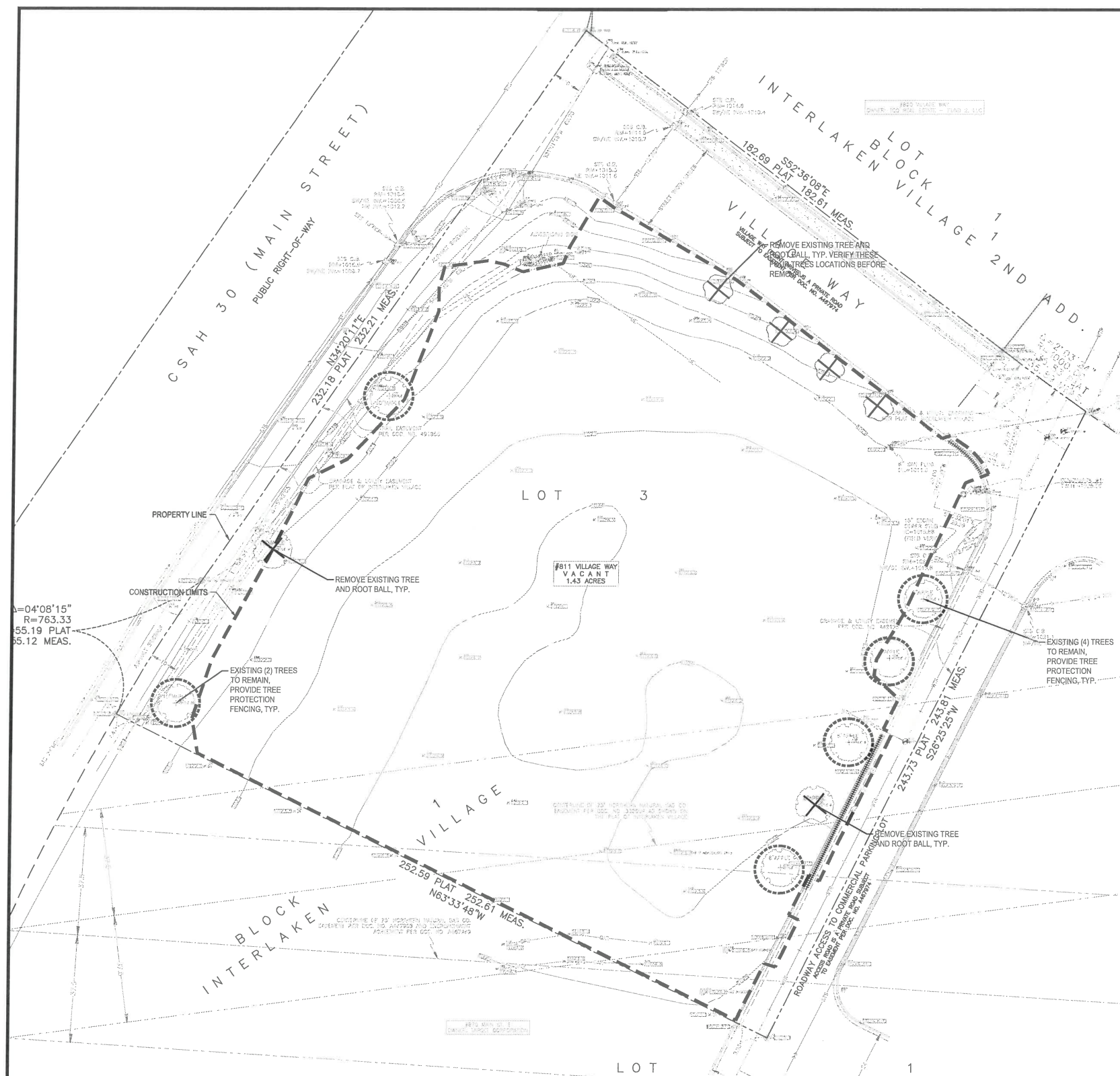
W. BROWN LAND SURVEYING, INC.
8030 CEDAR AVENUE SO., SUITE 228.
BLOOMINGTON, MN 55425
BUS: (952) 854-4085
WBROWNLANDSURVEYING.COM
EMAIL: INFO@WBROWNLANDSURVEYING.COM

WACONIA, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



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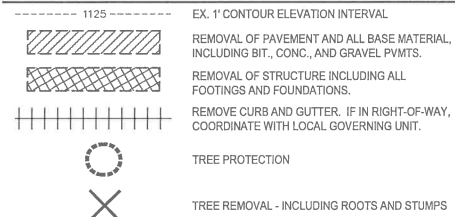


FURNISH A AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

1 TREE PROTECTION

SPECIES	CAL INCHES	TREE CATEGORY	REMOVED
MAPLE	10	S	
MAPLE	10	S	X
MAPLE	10	S	
APPLE	6	S	
APPLE	6	S	
APPLE	6	S	
APPLE	6	S	X
APPLE	6	S	
APPLE	6	S	X
APPLE	6	S	X
APPLE	6	S	X
APPLE	6	S	X

REMOVALS LEGEND:



Know what's below.
Call before you dig.



1" = 20'-0"

10'-0" 0 20'-0"

PRELIMINARY:
NOT FOR
CONSTRUCTION

MULTI-TENANT CLINIC BLDG.

WACONIA

811 VILLAGE WAY, WACONIA, MN 55387

DRF WACONIA BUILDING, LLC.

101 W 78TH STREET, MINNEAPOLIS, MN 55439

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 J Knabbe

DATE 02-02-23 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
02/02/23	CITY SUBMITTAL

DRAWN BY:AM, WMB REVIEWED BY: DK
PROJECT NUMBER: 22466

REVISION SUMMARY

DATE	DESCRIPTION
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1	2		
3	4		

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TREE PRESERVATION

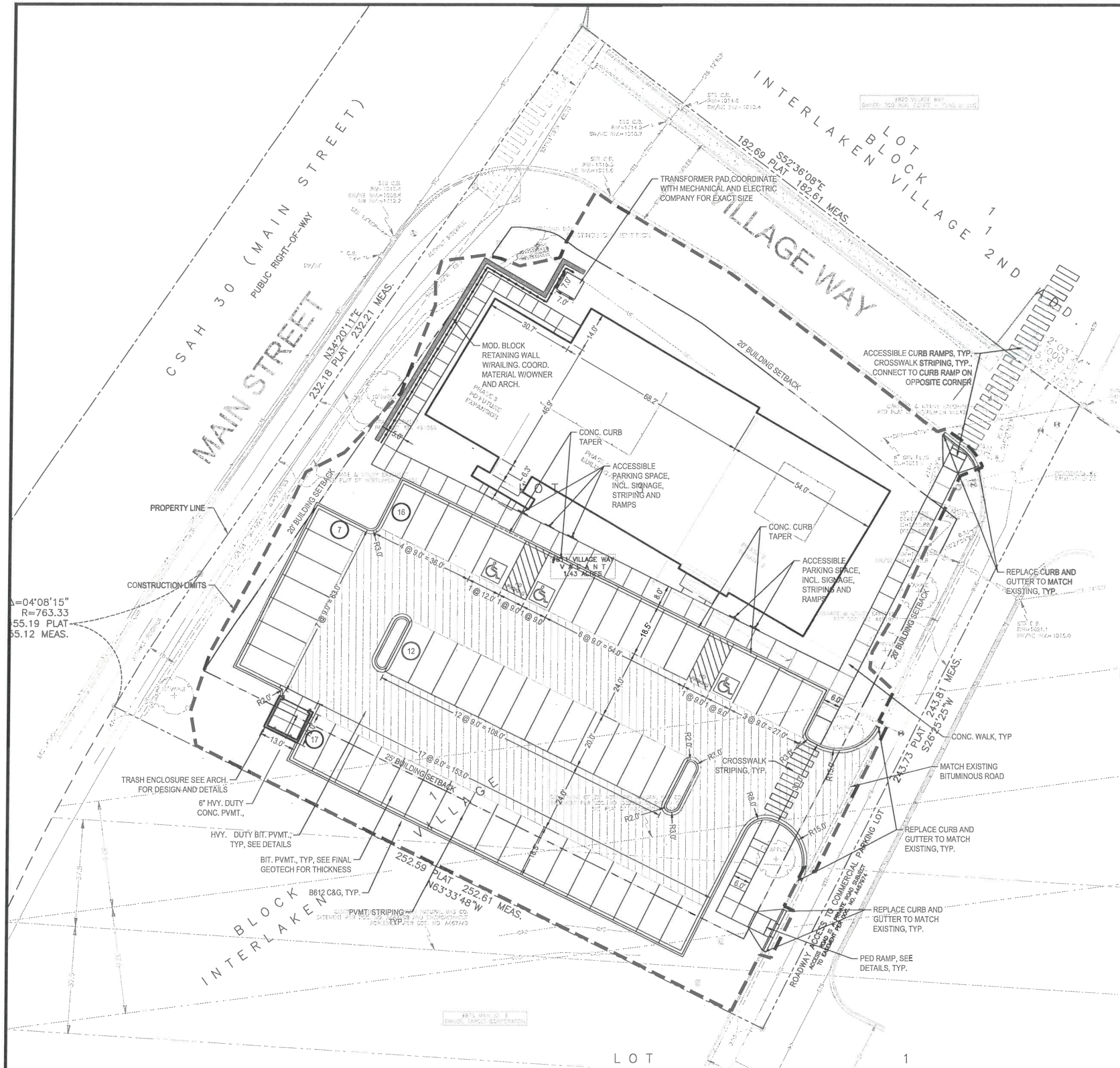
TREE PRESERVATION
PLAN

PLAN

C1 1

CU

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SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADI ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE AREA TABLE:

SITE AREA CALCULATIONS				
	EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	0 SF	0.0%	8,985 SF	14.2%
ALL PAVEMENTS	12,788 SF	20.5%	35,358 SF	55.8%
ALL NON-PAVEMENTS	49,567 SF	79.5%	18,983 SF	30.0%
TOTAL SITE AREA	62,355 SF	100.0%	63,326 SF	100.0%

IMPERVIOUS SURFACE		
EXISTING CONDITION	12,788 SF	20.5%
PROPOSED CONDITION	44,343 SF	71.1%
DIFFERENCE (EX. VS PROP.)	31,555 SF	50.6%

SITE PLAN LEGEND:

- [Symbol] LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- [Symbol] HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- [Symbol] CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL.
- [Symbol] PROPERTY LINE
- [Symbol] CONSTRUCTION LIMITS
- [Symbol] CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- [Symbol] SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN

CITY OF WACONIA SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

SITE DATA

EXISTING ZONING	B-1 HIGHWAY BUSINESS DISTRICT
PROPOSED ZONING	B-1 HIGHWAY BUSINESS DISTRICT
NUMBER OF UNITS	3
PARKING SPACE	9'X18.5'
DRIVE AISLE:	24'

OPERATIONAL NOTES:

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OF-SITE
TRASH REMOVAL:	TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES:	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

PRELIMINARY.
NOT FOR CONSTRUCTION

PROJECT
MULTI-TENANT CLINIC BLDG.

WACONIA

811 VILLAGE WAY, WACONIA, MN 55387

DRF WACONIA BUILDING, LLC.
7101 W 78TH STREET, MINNEAPOLIS, MN 55439

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David J. Knaeble
DATE 02-02-23 LICENSE NO. 48776

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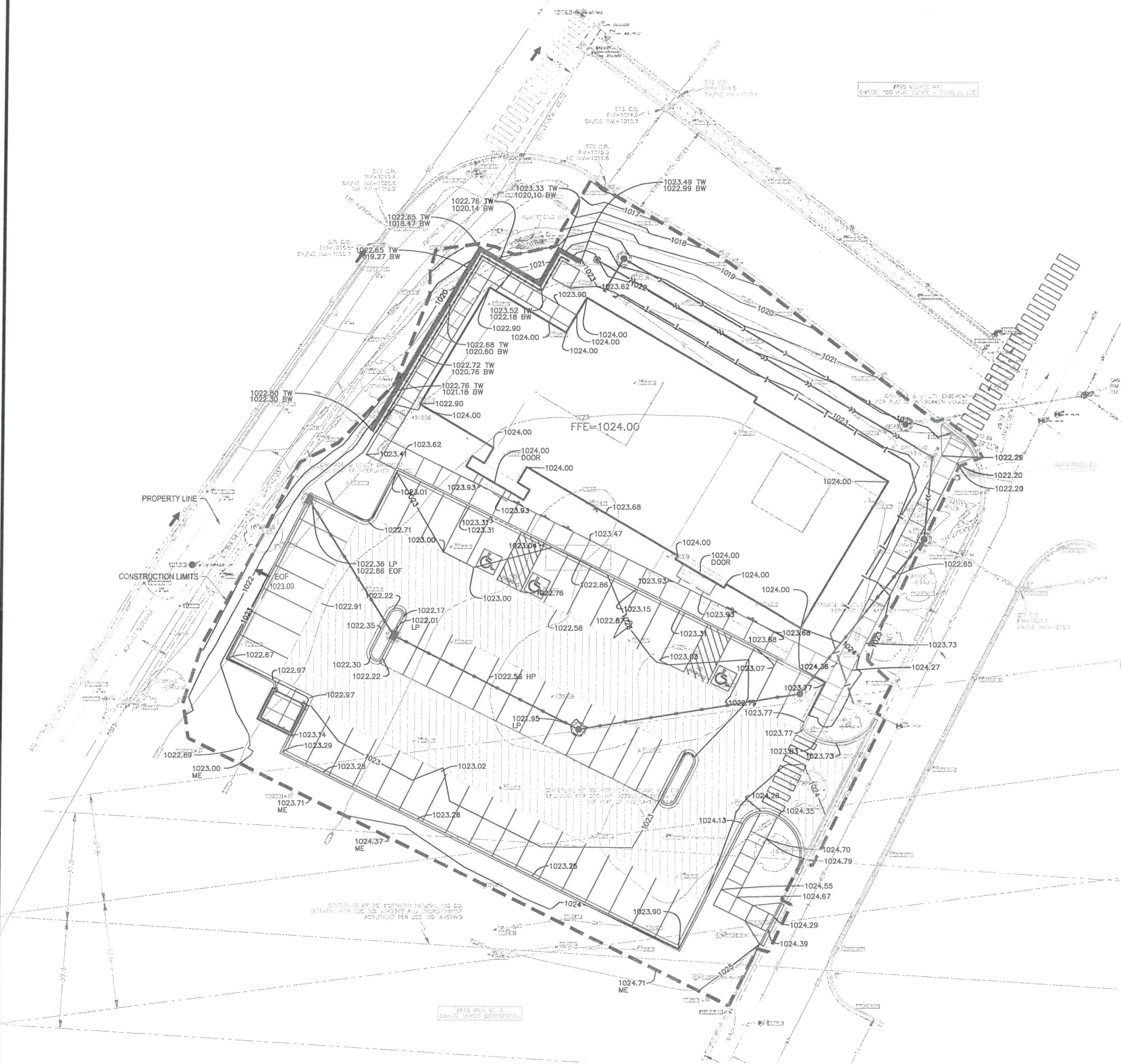
DRAWN BY:AM, WMB REVIEWED BY:DK
PROJECT NUMBER: 22466

REVISION SUMMARY

DATE DESCRIPTION

SITE PLAN

C2.0



CITY OF WACONIA GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.3

- GENERAL GRADING NOTES:**
- CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.
 - ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
 - SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
 - THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
 - ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE.
 - ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
 - GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
 - PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
 - GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
 - PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
 - PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
 - IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
 - EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
 - FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
 - PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
 - TOLERANCES
 - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
 - MAINTENANCE
 - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
 - CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDD AND MULCHED.
 - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

- GRADING PLAN LEGEND:**
- 1125 ----- EX. 1' CONTOUR ELEVATION INTERVAL
 - 1137 ----- 1.0' CONTOUR ELEVATION INTERVAL
 - 41.28 ----- SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
 - 891.00 G ----- SPOT GRADE ELEVATION GUTTER
 - 891.00 TC ----- SPOT GRADE ELEVATION TOP OF CURB
 - 891.00 BS/TS ----- SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
 - 891.00 ME ----- SPOT GRADE ELEVATION MATCH EXISTING
 - 68 ----- GRADE BREAK - HIGH POINTS
 - 75 ----- CURB AND GUTTER (T.O = TIP OUT)
 - EOFF=1023.00 ----- EMERGENCY OVERFLOW



CivilSite
G R O U P
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

SRa
ARCHITECTURE | INTERIORS

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
MULTI-TENANT CLINIC BLDG.
WACONIA
811 VILLAGE WAY, WACONIA, MN 55387
DRF WACONIA BUILDING, LLC.
710 W 78TH STREET, MINNEAPOLIS, MN 55409

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David J. Knaeble
David J. Knaeble
DATE 02-02-23 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
02/02/23 CITY SUBMITTAL

DRAWN BY: AM, WMB REVIEWED BY: DK
PROJECT NUMBER: 22468

REVISION SUMMARY
DATE DESCRIPTION

GRADING PLAN

C3.0
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1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF ROCK MULCH (SEE GROUND COVER SCHEDULE).
3. ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2' FROM TREE TRUNK.
4. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
5. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
6. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
10. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
11. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVER AGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
13. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

1. **ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.**
2. **SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.**
3. **CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.**
4. **SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.**
5. **CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.**
6. **IRRIGATION WATER LINE CONNECTION SIZE IS 1½" AT BUILDING. VERIFY WITH MECHANICAL PLANS. COVERAGE.**
7. **ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.**
8. **ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.**
9. **ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.**
10. **CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.**
11. **CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELDED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.**
12. **FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.**
13. **BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.**
14. **ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.**
15. **GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.**
16. **IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.**
17. **CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.**
18. **AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.**
19. **ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.**
20. **USE SCREENS ON ALL HEADS.**
21. **A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.**
22. **ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.**
23. **ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3" BEYOND PERIMETER OF VALVE BOX.**
24. **THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.**

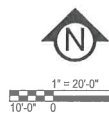
TREES		
B-1 HIGHWAY BUSINESS DISTRICT: One (1) tree for every one thousand (1,000) square feet of total building floor area or one (1) tree for every fifty (50) feet of site perimeter, whichever is greater.		
BUILDING FLOOR AREA (SF)	8985	9 TREES
SITE PERIMETER (LF)	1002	20 TREES

With the idea that we are saving 6 significant trees on site, we are proposing to plant 15 new trees around the perimeter. Thus satisfying the landscape and tree preservation requirements.

MULCH SCHEDULE					
AREA	MULCH TYPE	EDGING	FABRIC	REMARKS	
TREE RINGS	4" DEPTH, SHREDDED CEDAR	NO	NO	SEE DETAIL SHT. L1.1	
PLANTING BEDS	4" DEPTH, WASHED RIVER ROCK	YES	NO	SEE GROUND COVER SCHEDULE, L1.1	
MAINT. STRIP AT BUILDING FOUNDATION	4" DEPTH WASHED RIVER ROCK	YES	YES	SEE DETAIL SHT. L1.1	
DOG PARK MULCH	NA	NA	NA		
NATIVE SEED AREAS	NA	NA	NA		
NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION, PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS					

811

Know what's below.
Call before you dig.



WACONIA

811 VILLAGE WAY, WACONIA, MN 55387

DRF WACONIA BUILDING, LLC.

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


Patrick J. Sarver
DATE 02-02-23 LICENSE NO. 24904

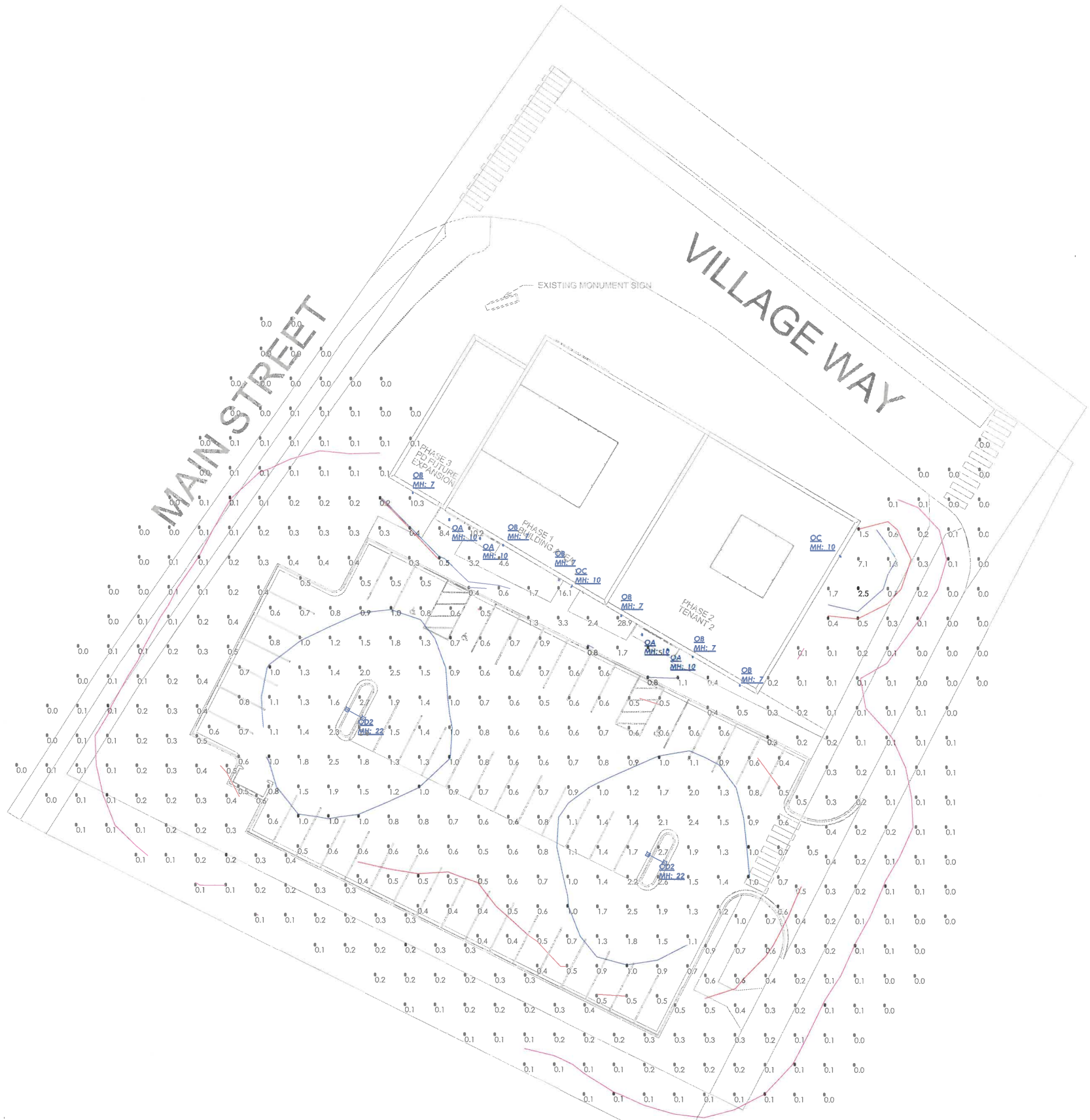
[illegible]

DRAWN BY:AM, WMB REVIEWED BY: DK
PROJECT NUMBER: 22466

[illegible]

LANDSCAPE PLAN

L1.0



Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
CalcPts_1	Illuminance	Fc	0.52	28.9	0.0	N.A.
PARKING	Illuminance	Fc	1.00	2.7	0.4	2.50

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
⊕	4	OA	HALO	HC615D010-HM60525840-61WDH	Single	1654	14	0.900
⊗	6	OB	LITON	WD2360B-BD20-BU20UE-DUN	Single	2391	30.74	0.900
⊞	2	OC	LUMARK	AXCS2A	Single	2561	20.7	0.900
⊞	2	OD2	LUMARK	PRV-C15-D-UNV-T4-BZ	Back-Back	7088	52	0.900

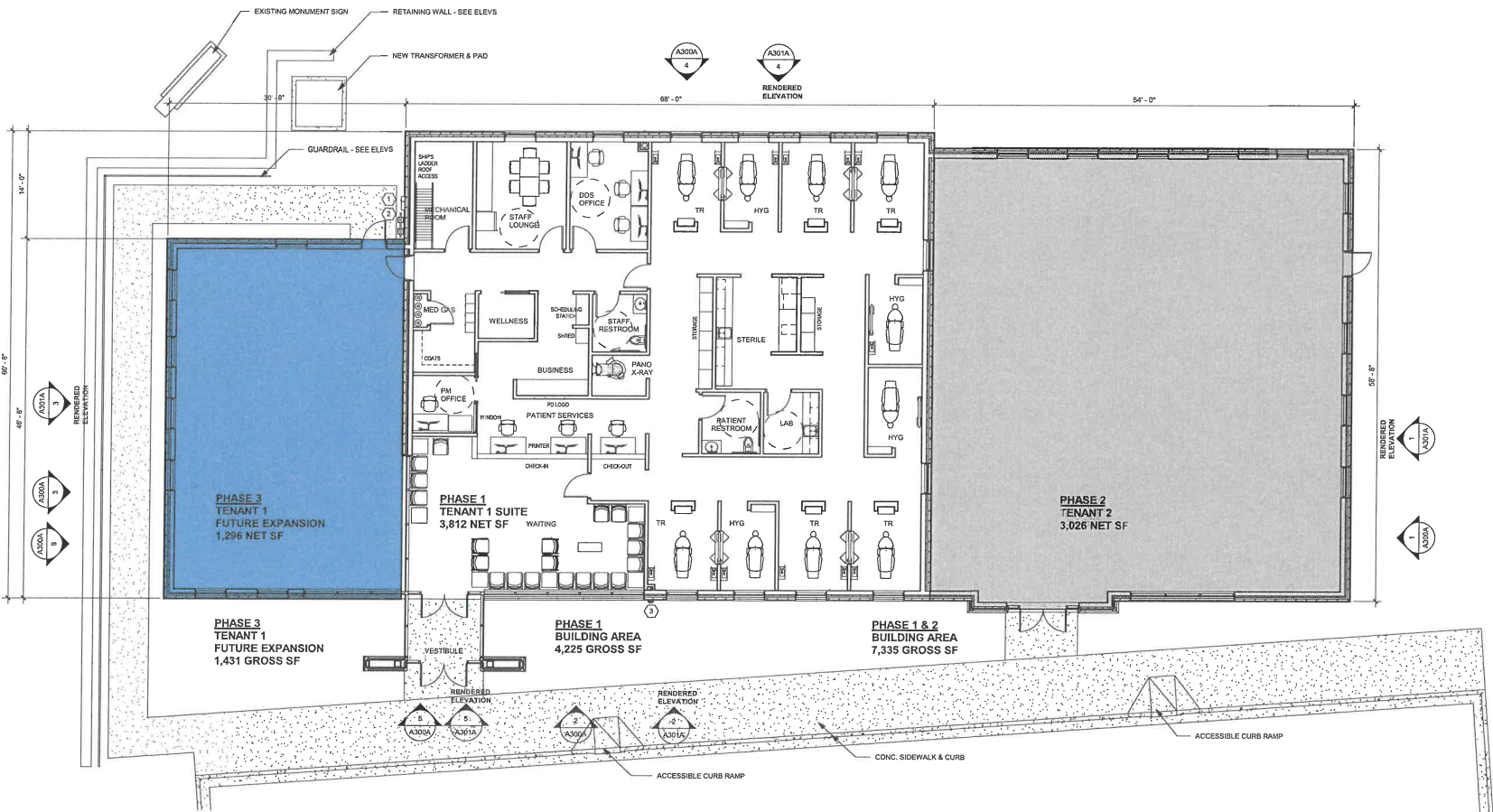
1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0' A.F.F.
6. Miazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.



Revisions		#	Date	Comments

RLMA Project #: 138011
Drawn By: MB
Date: 12/27/2022
Scale: 1"=15'-0"

PHOTOMETRIC SITE PLAN
MULTI-TENANT CLINIC BUILDING
WACONIA, MN



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

- FLOOR PLAN KEYNOTES
- 1 ELECTRICAL CURRENT TRANSFORMER (CT) CABINET.
 - 2 GAS METER.
 - 3 FIRE DEPARTMENT CONNECTION.

- FLOOR PLAN GEN. NOTES
- A. DRAWINGS SHOULD NOT BE SCALED - DIMENSIONS GOVERN. CONTACT ARCHITECT FOR CLARIFICATION
 - B. ALL PARTITIONS TO BE (TDS) UNLESS NOTED OTHERWISE
 - C. SEE SHEET XXXX FOR BUILDING SYSTEM INFORMATION
 - D. SEE SHEET XXXX FOR PARTITION TYP INFORMATION
 - E. DIMENSIONS ARE TO FACE OF MASONRY OR FACE OF GYP BD UNLESS NOTED OTHERWISE
 - F. THE TYPICAL DIMENSION FROM OUTSIDE EDGE OF DOOR FRAME TO THE FACE OF ADJACENT PERPENDICULAR WALL IS 3" UNLESS NOTED OTHERWISE
 - G. ALL WALLS TO DECK TO BE CONSTRUCTED TO ACCOMMODATE DEFLECTION OF ROOF STRUCTURE
 - H. PROVIDE MOISTURE RESISTANT GYP BD AT ALL WET WALLS
 - I. PROVIDE CONTROL JOINTS IN GYP BD AS RECOMMENDED BY MANUFACTURER
 - J. COORDINATE UNDERGROUND AND UNDER SLAB UTILITIES, COORDINATE ALL SLEEVES THROUGH / UNDER FOOTING AND FOUNDATION W/ STRUCTURAL ENGINEER
 - K. PROVIDE FIRE EXTINGUISHERS OF SIZE AND TYPE AND LOCATION AS REQUIRED BY THE FIRE MARSHAL
 - L. VERIFY / COORDINATE LOCATION OF KNOX BOX WITH LOCAL FIRE MARSHAL (IF REQUIRED)
 - M. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO STRUCTURAL COMPONENT SIZES, LOCATIONS, CONFIGURATIONS, AND CAPACITIES
 - N. STAIR SUPPLIER SHALL BE RESPONSIBLE FOR CODE COMPLIANCE AND STRUCTURAL INTEGRITY FOR ALL MATERIALS FURNISHED
 - O. SUBCONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ANY OMISSIONS, DISCREPANCIES, OR CONFLICTS MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY
 - P. AT PENETRATIONS OCCURRING IN A FIRE-RATED ENCLOSURE, THE SPACE AROUND PENETRATION SHALL BE FIRE STOPPED TO MEET REQUIRED RATING

CODE SUMMARY	
APPLICABLE CODES	
MINNESOTA STATE BUILDING CODE 2020, INCLUDING:	2012 NFPA 101 LIFE SAFETY CODE - CHAPTER 38 NEW BUSINESS OCCUPANCIES
- ELECTRICAL CODE	2012 NFPA 99 HEALTH CARE FACILITIES CODE
- GAS CODE	2018 FGI DESIGN AND CONSTRUCTION OF OUTPATIENT FACILITIES
- MECHANICAL CODE	ANSI/ASHRAE/ASHE STANDARD 170-2017
- FIRE CODE	
- ENERGY CODE	
- ACCESSIBILITY CODE	
- PLUMBING CODE	
THE CODE SUMMARY DESCRIBES MINIMUM PERFORMANCE STANDARDS & THE EXEMPTIONS CONTAINED WITHIN THE CODE SUMMARY ARE SUMMARIZATIONS OF THEIR REQUIREMENTS. SEE APPROPRIATE CODE DOCUMENT FOR A FULL DESCRIPTION AND ADDITIONAL REFERENCES.	
CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION	
MAIN OCCUPANCY CLASSIFICATION:	BUSINESS GROUP B
CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY	
MEDICAL GAS SYSTEMS IN GROUP B OCCUPANCIES - FIRE RATED MEDICAL GAS ROOM REQUIRED FOR MEDICAL GAS STORAGE - ONE HOUR FIRE-RATED FLOOR, WALLS, AND CEILING - VENTILATION TO EXTERIOR 38 SQ. IN. VENT AREA WITHIN 6 INCHES OF CEILING 38 SQ. IN. VENT AREA WITHIN 6 INCHES OF FLOOR - VENTILATION TO EXTERIOR - MECHANICAL EXHAUST DUCTS IN ONE-HOUR SHAFT TO THE EXTERIOR - SPRINKLER HEAD FROM BUILDING SYSTEM	
TABLE 307.1(1) MAX ALLOWABLE QUANTITY PER CONTROL AREA OF HAZARDOUS MATERIALS POSING A PHYSICAL HAZARD - PROPOSED MEDICAL GAS STORED IN 1-HR ENCLOSURE (1) OXYGEN TANKS - 250 CU. FT. EACH = 500 CU. FT. = 3,000 CU. FT. SPRINKLERED BUILDING (2) NITROUS OXIDE TANKS - 50# LIQUID EACH = 100# LIQUID = 3,000# SPRINKLERED BUILDING	
CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS	
PER SECTION 503 ALLOWABLE HEIGHT AND BUILDING AREAS:	
OCCUPANCY TYPE: B	
CONSTRUCTION TYPE: II-B	
ALLOWABLE HEIGHT: 4 STORIES = 75'-0"	
SPRINKLER SYSTEM: BUILDING IS FULLY SPRINKLERED	
ALLOWABLE AREA PER FLOOR: 12,000 S.F.	
TOTAL BUILDING AREA FOR PHASE 1: 4,225 SF	
TOTAL BUILDING AREA AFTER COMPLETION OF PHASE 2: 4,225 + 3,110 = 7,335 SF	
TOTAL BUILDING AREA AFTER COMPLETION OF PHASE 3: 7,335 + 1,431 = 8,766 SF	
SECTION 508 MIXED USE AND OCCUPANCY	
PHASE 1 BUILDING CONSISTS OF THE FOLLOWING OCCUPANCIES: MAIN OCCUPANCY CLASSIFICATION: B, (DENTAL OFFICE)	
PHASE 2: FUTURE TENANT, OCCUPANCY CLASSIFICATION TBD.	
PHASE 3: FUTURE DENTAL OFFICE EXPANSION, B OCCUPANCY.	
CHAPTER 9: FIRE PROTECTION SYSTEMS	
BUILDING TO BE EQUIPPED THROUGHOUT WITH AUTOMATIC FIRE SPRINKLER SYSTEM PER 903.2 AND MEET THE REQUIREMENTS OF NFPA13	
PER SECTION 906.1 GENERAL, "PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE INTERNATIONAL FIRE CODE."	

Sra
ARCHITECTURE + INTERIORS

6448 CITY WEST PARKWAY
SUITE 300
EDEN PRAIRIE, MINNESOTA 55344
PH: 952-995-9660
WWW.SRA-MN.COM

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PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE RECORD	DATE	DESCRIPTION
1		

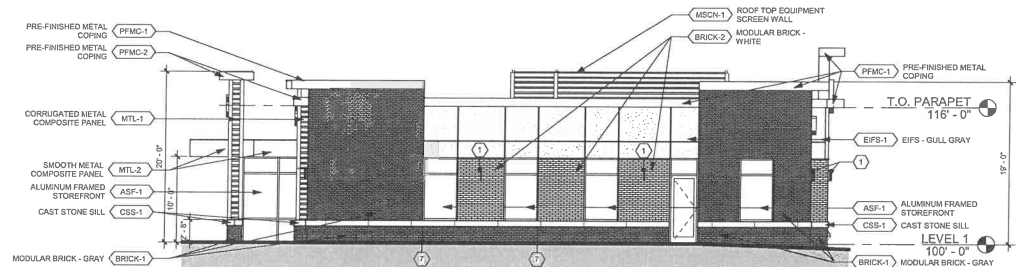
MULTI-TENANT CLINIC BLDG.
WACONIA
811 Village Way
Waconia, MN 55387

FLOOR PLAN

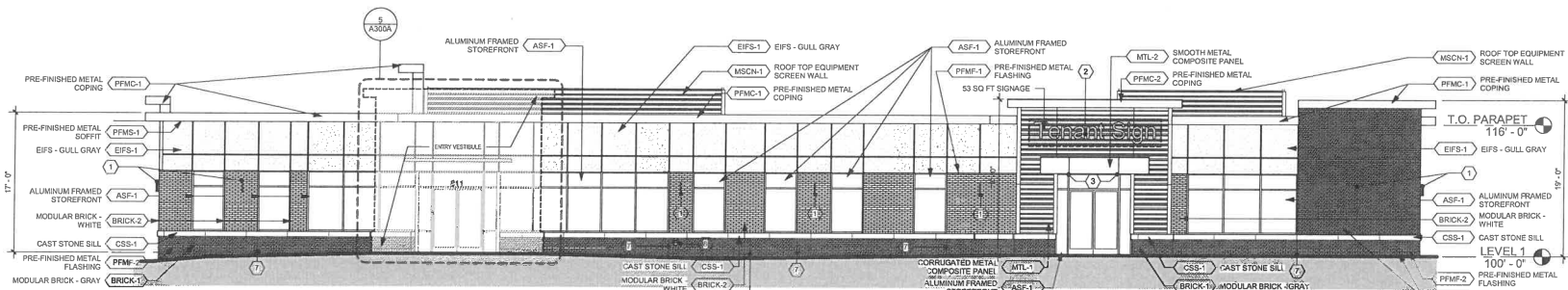
PROJECT NO: 22-044
DRAWN BY: N8 & KK
CHECKED BY: ER

A200

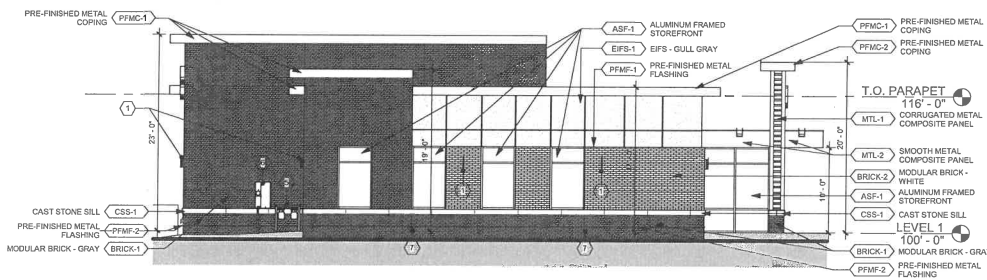
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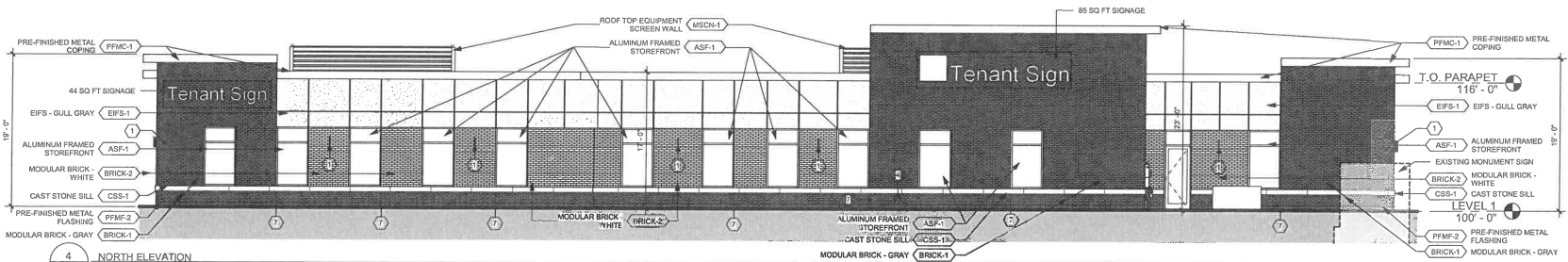
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



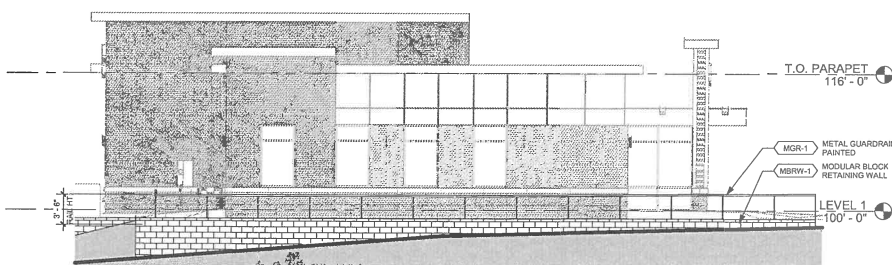
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



9 WEST ELEVATION - RETAINING WALL & RAILING
SCALE: 1/8" = 1'-0"

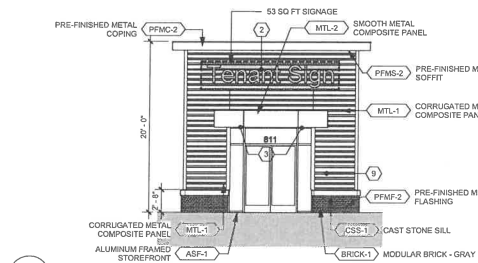
EXTERIOR MATERIAL SCHEDULE									
MATERIAL ID	SPEC SECTION	MATERIAL DESCRIPTION	MANUFACTURER	TYPE	FINISH	COLOR	SIZE	NOTES	
ASF-1	084313	ALUMINUM FRAMED STOREFRONT	TBD		MFGR	CLEAR ANNOXIZED		W/ THERMAL BREAK	
BRICK-1	042061	MODULAR BRICK - WHITE	HEBRON BRICK			SLATE GRAY	MODULAR	GROUT: TBD	
BRICK-2	042061	MODULAR BRICK - WHITE	SLUMMIT BRICK			256 ALASKAN	MODULAR	GROUT: WHITE	
CSS-1	047200	CAST STONE SILL	STONEWORKS ARCHITECTURAL			YELLOW			
EFS-1	072400	EFS - GULL GRAY	DRYVIT			ALMOND (#2110)			
MBRW-1	323200	MODULAR BLOCK RETAINING WALL				OUTSULATION SYSTEM		W/ MOISTURE DRAINAGE	
MGR-1	055200	METAL GUARDRAIL - PAINTED	TBD			TBD - TO MATCH BUILDING STYLE			
MSCN-1	074213.01	ROOF TOP EQUIPMENT SCREEN WALL	TBD			CORRUGATED METAL PANEL			
MTL-1	074213.01	CORRUGATED METAL COMPOSITE PANEL	CENTRA			SMOOTH	PLATINUM	OUTSIDE CORNER TRIM	
MTL-2	074213.02	SMOOTH METAL COMPOSITE PANEL	CENTRA			INTERCEPT ENTIRE	SMOOTH		
PFMC-1	075323	PRE-FINISHED METAL COPING	TBD			UNA-CLAD, BONE WHITE			
PFMC-2	075323	PRE-FINISHED METAL COPING	TBD			UNA-CLAD, SILVER METALLIC			
PFMF-1	076200	PRE-FINISHED METAL FLASHING	TBD			UNA-CLAD, BONE WHITE		FLASHING @ GRAY BRICK	
PFMF-2	076200	PRE-FINISHED METAL FLASHING	TBD			UNA-CLAD, MATTE BLACK		FLASHING @ GRAY BRICK	
PFMS-1	074213.02	PRE-FINISHED METAL SOFFIT	TBD			UNA-CLAD, BONE WHITE			
PFMS-2	074213.02	PRE-FINISHED METAL SOFFIT	TBD			UNA-CLAD, SILVER METALLIC			

EXTERIOR ELEVATION KEYNOTES

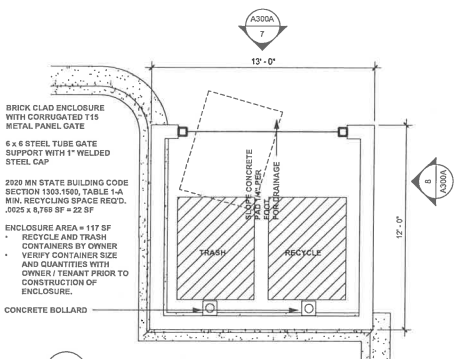
- EXTERIOR LIGHTING - WALL-MOUNTED LED SCODGE.
- BUILDING SIGNAGE - SIGN AREA TO MEET THE REQUIREMENTS OF CURRENT CITY ZONING CODE. VERIFY POWER AND ATTACHMENT REQUIREMENTS WITH TENANT'S SIGN DESIGNER. DRAWINGS FOR SIGN PERMIT ISSUED SEPARATELY BY OTHERS.
- RECESSED CANOPY LIGHT FIXTURES.
- COW TONGUE DOWNSPOUT NOZZLE WITH CONCRETE SPLASH BLOCK BELOW, OUTLET FOR INTERNAL ROOF DRAINS.
- PLUMBING GAS METER.
- ELECTRICAL CURRENT TRANSFORMER (CT CABINET) AND METER.
- WANDSWORTH CONTROL JOINT, MATCH ADJACENT MATERIAL COLOR.
- FIRE DEPARTMENT CONNECTION, 3'-0" MIN. CLEAR, 18" MIN. TO 40" MAX. ABOVE GRADE. VERIFY LOCATION WITH FIRE MARSHAL.
- KNOX BOX, VERIFY LOCATION WITH FIRE MARSHAL.
- EFS ASTHETIC REVEAL.

EXTERIOR ELEVATION MATERIAL PERCENTAGES

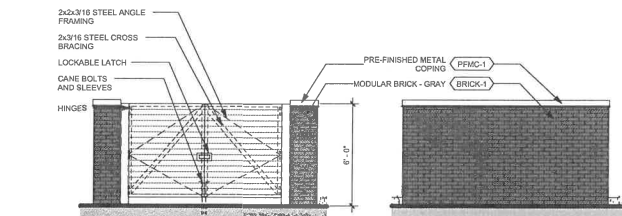
EAST TOTAL SF:		1261 SF
BRICK	707 SF	56%
EFS	293 SF	10%
METAL PANEL	137 SF	11%
GLAZING	215 SF	17%
SOUTH TOTAL SF (WITHOUT VESTIBULE):		2671 SF
BRICK	864 SF	32%
EFS	715 SF	27%
METAL PANEL	375 SF	14%
GLAZING	715 SF	27%
SOUTH TOTAL SF (WITH VESTIBULE):		2733 SF
BRICK	864 SF	32%
EFS	595 SF	22%
METAL PANEL	631 SF	23%
GLAZING	643 SF	23%
WEST TOTAL SF:		1419 SF
BRICK	875 SF	62%
EFS	201 SF	14%
METAL PANEL	147 SF	10%
GLAZING	195 SF	14%
NORTH TOTAL SF:		2651 SF
BRICK	1769 SF	67%
EFS	639 SF	19%
METAL PANEL	151 SF	6%
GLAZING	502 SF	19%
FACADE TOTAL SF (WITHOUT VESTIBULE):		8292 SF
BRICK	4212 SF	51%
EFS	1658 SF	20%
METAL PANEL	821 SF	10%
GLAZING	591 SF	7%
FACADE TOTAL SF (WITH VESTIBULE):		8284 SF
BRICK	4212 SF	51%
EFS	1536 SF	19%
METAL PANEL	1076 SF	13%
GLAZING	1459 SF	17%



5 SOUTH ELEVATION - ENTRY VESTIBULE
SCALE: 1/8" = 1'-0"



6 TRASH / RECYCLE ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



7 TRASH ENCLOSURE GATE
SCALE: 1/4" = 1'-0"

8 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

MULTI-TENANT CLINIC BLDG.
WACONIA
811 Village Way
Waconia, MN 55387

EXTERIOR
ELEVATIONS

PROJECT NO. 93-044
DRAWN BY: KK & NR
CHECKED BY: ER

A300A

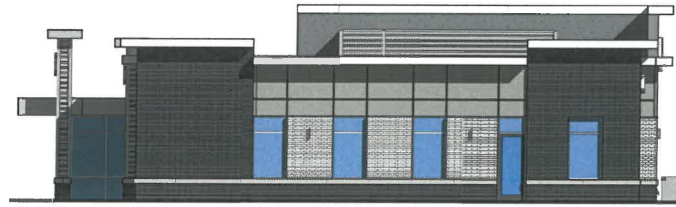
8/2/2023 11:38:08 AM

6445 CITY WEST PARKWAY
SUITE 300
EDEN PRAIRIE, MINNESOTA 55344
PHONE: 952.935.1100
WWW.SRA-MN.COM

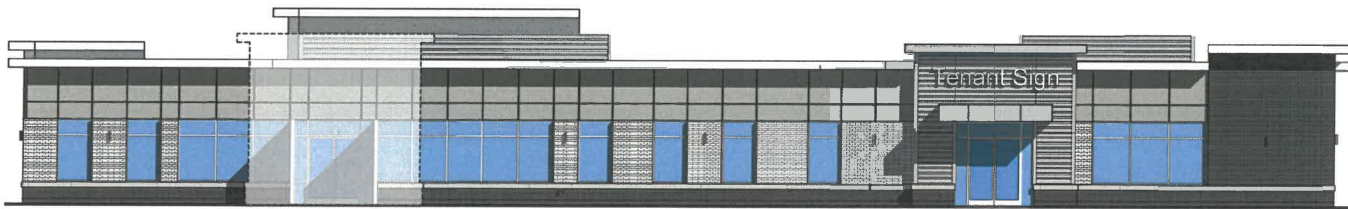
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ISSUE RECORD

ISSUE # DATE DESCRIPTION



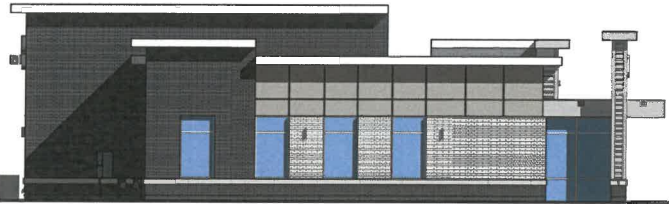
1 EAST ELEVATION - COLOR
SCALE: 1/8" = 1'-0"



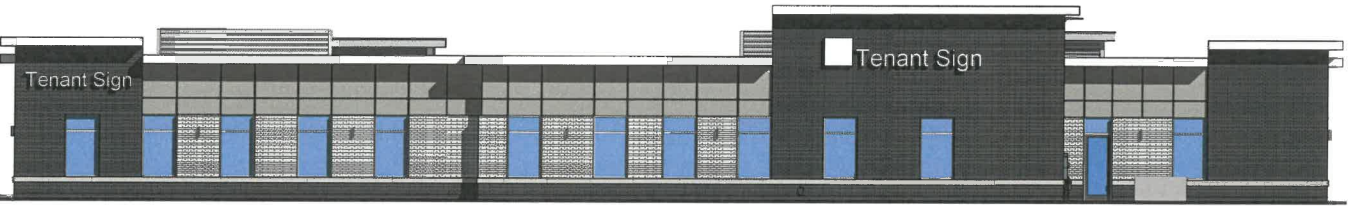
2 SOUTH ELEVATION - COLOR
SCALE: 1/8" = 1'-0"



5 SOUTH ELEVATION - ENTRY VESTIBULE - COLOR
SCALE: 1/8" = 1'-0"

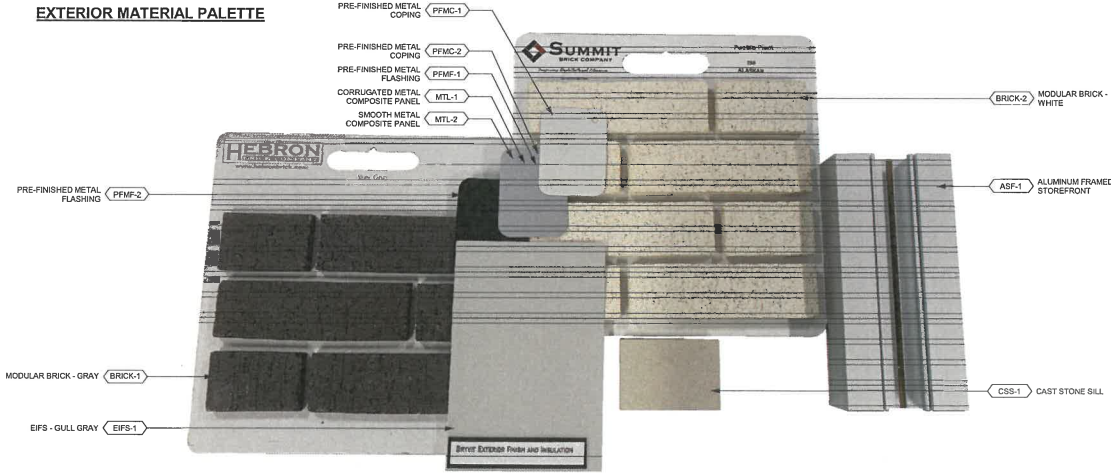


3 WEST ELEVATION - COLOR
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION - COLOR
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL PALETTE



SEE DRAWING A300A FOR EXTERIOR MATERIAL SCHEDULE AND APPLICATION OF THE MATERIALS



ISSUE RECORD	DATE	DESCRIPTION

MULTI-TENANT CLINIC BLDG.
WACONIA
811 Village Way
Waconia, MN 55387

COLOR ELEVATIONS

PROJECT NO: 22-044
DRAWN BY: KK
CHECKED BY: ER

A301A

8/2/2023 11:38:14 AM



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:	March 2, 2023
Item Name:	PUBLIC HEARING - Ordinance Amendment regarding Section 571 and Section 572
Originating Department:	Community Development
Presented by:	Ethan Nelson

Previous Commission Action (if any):

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

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

Open the Public Hearing
Motion to Close the Public Hearing
Motion recommending either approval or denial to amend Section 571 and Section 572, Chicken and Bee Regulations and the associated fees in Section 1100

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

BACKGROUND:

Staff is proposing amendments to Section 571 and Section 572, Chicken and Bee Regulations along with accompanying changes to fees in Chapter 1100. The intent of these revisions originates from staff's desire to simplify both Chicken and Bee regulatory and financial burden on the City and license holders that reside in City limits.

APPLICABLE ORDINANCE PROVISIONS:

1. City Code Section 571, Chickens
2. City Code Section 572, Bees
3. City Code Section 1100, Fees

ANALYSIS:

CHICKENS

To further break down the proposed changes to Section 571, each section will be summarized as to if the changes were made.

Section 571.03 - Licenses

The most significant change to this section is the revision of a required annual license to a one time license review fee and allow the property to maintain chickens unless revoked pursuant to Section 571.06. This would allow staff to continue to inspect and regulate chicken coops and runs in the same way as the existing regulations require, but align the process to be more similar to permits. Additionally, fees are revised to reflect license costs as noted in Section 1100. Formatting and language updates were made to reflect to change noted above.

Section 571.04 - Operation

The Operation section was updated to move paragraph E to Section 571.06 - Revocation, indicating removal requirements of an expired license. Formatting and wording revisions were also made to this section for the same purposes.

Section 571.05 - Inspection

Inspection provisions were revised to set a more appropriate timeframe in which staff can inspect a premises in addition to providing a licensee at least a 24 hour notice prior to inspection.

Section 571.06 - Revocation

Updated language to establish revocation requirements as previously listed in Section 571.04 - Operation.

Section 571.08 - Application of Chapter to Other Requirements

Minor formatting changes.

BEES

To further break down the proposed changes to Section 572, each section with revisions will be summarized.

Section 572.01 - Definitions

Minor grammatical edit.

Section 572.02 - General Prohibition

Licensing requirements have been revised to a one time fee due upon license issuance. This license would be issued for the property to maintain bees, unless revoked pursuant to Section 571.06. This would allow staff to continue to inspect and regulate beehives in the same way as the existing regulations require, but align the process to be more similar to permits. Additionally, fees are revised to reflect license costs as noted in Section 1100. Formatting and language updates were made to reflect to changed noted above.

Section 572.03 - Operation

Formatting and grammatical revisions were made to reflect the changes made in Section 572.02 - General Prohibition.

572.05 - Inspection

Inspection provisions were revised to set a more appropriate timeframe in which staff can inspect a premises in addition to providing a licensee at least a 24 hour notice prior to inspection.

572.08 - Application of Chapter to Other Requirements

Minor grammatical and formatting revisions.

PUBLIC NOTICE/COMMENTS

Public notice was published in the Waconia Patriot and at City Hall. At the time of this report the City has not received any public comment regarding the proposed ordinance amendments.

RECOMMENDATION

The Planning Commission should hold the required public hearing, receive all public comment regarding the ordinance amendments and make a recommendation to the City Council. Upon formal recommendation by the Planning Commission this application will be forwarded to the City Council for review at their upcoming meeting on March 20th, 2023.

Attachments:

1. [Public Hearing Notice_Chapter 571&572.docx](#)
2. [Proposed Chapter 571 Chicken Ordinance Amendment \(7 Pages\)](#)
3. [Proposed Chapter 572 Bee Ordinance Amendment \(7 Pages\)](#)
4. [Existing Chapter 572 Bees \(5 Pages\)](#)
5. [Existing Chapter 571 Chickens \(5 Pages\)](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
_____ Non Budgeted
_____ Amendment Required

CITY OF WACONIA, MN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Waconia, MN will hold a public hearing on March 2nd, 2023 at 6:30 P.M., at the Waconia City Hall, 201 South Vine Street, Waconia, MN, to consider an Ordinance Amendment to City Code Sections 571, Chickens and 572, Bees.

The City is considering ordinance amendments to Section 571 and 572 of its Chickens and Bees Regulations to simplify the licensing procedure for keeping chickens and bees within the City.

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 March 2nd, 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 February 16, 2023 Waconia Patriot newspaper)

CITY OF WACONIA
ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 571 REGARDING CHICKENS
AND RELATED CHAPTER 1100 FEES

The City Council of the City of Waconia ordains:

FINDINGS AND PURPOSE

The City Council of the City of Waconia (the “City”) finds it is appropriate to amend Chapter 571 of the Waconia City Code (“Code”) to simplify the licensing procedure for keeping chickens in the City. The City Council further finds it is appropriate to revise the license fees found in Chapter 1100 of the Code to coordinate such fees with the new licensing procedure.

Given the above findings, the purpose of this ordinance is to amend Chapter 571 of the Code to simplify the licensing procedure for keeping chickens in the City and update corresponding fees in Chapter 1100 of the Code.

AMENDMENTS TO CHAPTER 571

Chapter 571 of the Waconia City Code, *Chickens*, is amended in its entirety to read as follows:

CHAPTER 571
CHICKENS

Section

- 571.01 Definitions
- 571.02 General Prohibition
- 571.03 Licenses
- 571.04 Operation
- 571.05 Inspection
- 571.06 Revocation
- 571.07 Right to a Hearing
- 571.08 Application of Chapter to Other Requirements

571.01 Definitions.

The following terms, as used in this Chapter, shall have the meanings stated in this section:

“Chicken” means all life stages of the fowl of the genus Gallus and species Gallus domesticus.

“Coop” means a cage or pen for confining chickens.

“Hen” means a female chicken.

“Licensed Premises” means the lot for which a chicken license has been applied for or granted, as the applicable context requires.

“Lot” means a contiguous parcel of land under common ownership.

“Rooster” means a male chicken.

“Run” means an area inside a fence where chickens are kept and allowed to walk around.

571.02 General Prohibition.

No person shall keep a chicken within the corporate limits of the City except as allowed by this Chapter or Section 710.15 of the Code. This prohibition does not apply to those portions of the City zoned for agricultural purposes.

571.03 Licenses.

Subd. 1 License Required. A person may keep up to six (6) hens on a lot if the City has issued a current chicken license for the lot. Roosters are prohibited. A chicken license issued for a lot automatically transfers with the lot if the licensed premises is sold.

Subd. 2 License Period. Chicken licenses are effective when issued and continue in effect until revoked pursuant to Section 571.06 below.

Subd. 3 License Application. An application for a chicken license shall be made using forms supplied by the City Clerk. The application shall include, but not be limited to, the following information and agreements:

- A. The address of the lot where the hens will be kept.
- B. A scaled drawing showing the location, size, and dimensions of the coop and run on the lot including their distance from other structures on the lot and neighboring property lines.
- C. The number of hens to be kept at the lot.

- D. An agreement by the applicant that the licensed premises may be inspected by the City during business hours with 24 hours' notice to ensure compliance with this Chapter.
- E. A statement that the applicant understands the conditions and requirements of this Chapter.

Subd. 4 License Requirements. No chicken license shall be issued until the City Administrator (or his or her designee) has determined all of the following conditions have been met:

- A. An application has been submitted with accurate and complete information.
- B. An inspection of the lot, coop and run described in the application has been performed by the City with the applicant's permission.
- C. Based on the application and inspection, the requirements of this Chapter have been met regarding the construction and location of the chicken coop and run on the lot.
- D. Based on the application and inspection, all other improvements and equipment required to meet the requirements of this Chapter have been installed on the premises.
- E. Public health and safety will not be endangered by granting or renewing the requested license.

Subd. 5 Fees. An application for a chicken license shall be accompanied by the appropriate chicken license fee set forth in Section 1100 of the Waconia City Code.

571.04 Operation.

Subd. 1 General Requirements.

- A. Chickens may only be kept at a licensed premises for which a chicken license was issued. Any person keeping chickens on the licensed premises shall, at all times, comply with the requirements of this Chapter.
- B. Chickens must be confined on the licensed premises in a chicken coop or chicken run, and may not be kept in any part of the principal dwelling, garage, front yard, or side yard.
- C. All chicken grains and feed must be stored in a rodent proof container.
- D. Chickens shall not be kept for breeding purposes.
- E. The use of chickens for cockfighting is prohibited.

Subd.2 Coop and Run.

- A. All chickens shall be provided access to both a coop and a run.
- B. The coop and run shall be located in the rear yard of the licensed premises: i) setback from the principal dwelling; ii) not less than thirty-five (35) feet away from the principal dwellings on the adjacent properties; and iii) not less than ten (10) feet from the property lines of the licensed premises. In all cases, the coop and run shall be located closer to the principal dwelling of the licensed premises than to any principal dwelling on any adjacent properties. Further, the coop and run shall be set back at least twenty- five (25) feet from: i) any delineated wetland edge; or ii) the top of any bank of a pond, filtration basin, or infiltration basin. No coop or run shall be located in any easement or right-of-way area.
- C. Chicken coops shall have a maximum footprint area of ten (10) square feet per chicken and a minimum footprint area of five (5) square feet per chicken. Chicken runs shall have a maximum footprint area of twenty (20) square feet per chicken and a minimum footprint area of ten (10) square feet per chicken. The coop shall be elevated above ground and may not exceed a height of seven (7) feet as measured from the ground.
- D. The coop and run shall be completely enclosed and rodent proof. Further, the coop shall provide adequate protection from the elements and shall be winterized. All fencing and electrical work associated with the chicken coop and run shall comply with all building and zoning codes and all appropriate permits and licenses shall be obtained therefore.

Subd.3 Waste.

- A. The chicken coop and run shall be kept in a sanitary and odor free condition, including the regular and frequent removal, storage in a leak proof container and proper disposal of any accumulated feces or waste.
- B. Composting or burying feces, discarded feed or dead chickens on the licensed premises is prohibited.

571.05 Inspection.

The City may inspect a licensed premises during the City's normal business hours with at least 24 hours' notice to the occupant of the licensed premises. Refusal to allow inspection shall constitute grounds for revocation of the applicable chicken license.

571.06 Revocation.

The City may revoke a chicken license if any requirement set forth in this Chapter is violated or if the Minnesota Department of Revenue sends the City notice requiring revocation. Nothing herein shall be interpreted as preventing the City from also prosecuting any violation of this Chapter as a criminal violation pursuant to Chapter 102 of the Waconia City Code. When a chicken license is revoked, the owner of the lot that was previously licensed shall remove the coop and run from the lot no later than sixty (60) days after the revocation date.

571.07 Right to a Hearing.

Except for a denial or revocation required by the Minnesota Department of Revenue, any applicant that has been denied the issuance of a chicken license or any person whose chicken license has been revoked may, upon written request to the City Clerk promptly made after the denial or revocation has occurred, request a hearing before the City Council to present evidence and to appeal the decision.

571.08 Application of Chapter to Other Requirements.

Subd. 1 Private Restrictions and Covenants.

- A. Notwithstanding the issuance of a license by the City, private restrictions or covenants regarding the use of any licensed premises shall remain enforceable. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association bylaws, and covenant declarations.
- B. A chicken license issued for a licensed premises subject to private restrictions and/or covenants that prohibit the keeping of chickens is void. The interpretation and enforcement of the private restrictions is the sole responsibility of the private parties involved.

Subd. 2 Coordination with Other Code Provisions.

- A. Compliance with this Chapter shall not be a defense to a proceeding alleging that a given chicken or group of chickens constitutes a nuisance.
- B. Compliance with this Chapter shall not be a defense to a proceeding alleging that a given chicken or group of chickens violates applicable ordinances regarding public health.

AMENDMENTS TO CHAPTER 1100

Chapter 1100 of the Waconia City Code, *Fees*, is amended to revise the “Animals” section under “Licenses & Permits” as shown below:

Licenses & Permits

Animals

<u>Fee Description</u>	<u>Current Rate</u>	<u>Unit</u>	<u>Related Code</u>	<u>Additional Information</u>
Bee License Fee - Initial Application	\$150.00	Annual	695	Fee prorated for partial years - minimum fee \$25
Bee License Fee - Application Renewal	\$75.00	Annual	695	
Chicken License Fee	\$100.00	Each	571.03	
Dogs Running at Large	\$35.00	Offense	560.02	
Impoundment	Actual Costs	Offense	560.05	Includes staff time, impound, care, and vaccination fees
Adoption Fee	Actual Costs	Each	560.06	Includes staff time, impound & adoption fees
Violation-Fail to Clean Up Waste Material	\$ 50.00	Offense	560.11	
Violation-Habitual Barking	\$50.00	Offense	560.11	
Commercial Kennel License - Initial Fee	\$150.00	Each		
Commercial Kennel License - Annual Renewal	\$50.00	Annual		

EFFECTIVE DATE AND EXISTING LICENSES

This ordinance is effective upon publication. Any license previously issued pursuant to Chapter 571 of the Waconia City Code that is valid and unexpired on the effective date of this ordinance shall continue in effect pursuant to the provisions of Chapter 571, as amended, until it is revoked.

Passed and adopted by the City Council of the City of Waconia this _____ day of December 2022.

Kent Bloudek, Mayor

ATTEST: _____
Shane Fineran, City Administrator

M/ _____	Bloudek	_____
	Leo	_____
S/ _____	Sorensen	_____
	Waldron	_____
	Yetzer	_____

CITY OF WACONIA
ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 572 REGARDING BEES
AND RELATED CHAPTER 1100 FEES

The City Council of the City of Waconia ordains:

FINDINGS AND PURPOSE

The City Council of the City of Waconia (the “City”) finds it is appropriate to amend Chapter 572 of the Waconia City Code (“Code”) to simplify the licensing procedure for keeping bees in the City. The City Council further finds it is appropriate to revise the license fees found in Chapter 1100 of the Code to coordinate such fees with the new licensing procedure.

Given the above findings, the purpose of this ordinance is to amend Chapter 572 of the Code to simply the licensing procedure for keeping bees in the City and update corresponding fees in Chapter 1100 of the Code.

AMENDMENTS TO CHAPTER 572

Chapter 572 of the Waconia City Code, *Bees*, is amended in its entirety to read as follows:

CHAPTER 572
BEES

Section

- 572.01 Definitions
- 572.02 General Prohibition
- 572.03 Licenses
- 572.04 Operation
- 572.05 Inspection
- 572.06 Revocation
- 572.07 Right to a Hearing
- 572.08 Application of Chapter to Other Requirements

572.01 Definitions.

The following terms, as used in this Chapter, shall have the meanings stated in this section:

“Apiary” means the assembly of one or more colonies of bees at a single location.

“Beekeeper” means a person who owns or has charge of one or more colonies of bees.

“Beekeeping equipment” means anything used in the operation of an apiary, such as hive bodies, supers, frames, top and bottom boards and extractors.

“Colony” means an aggregate of bees consisting principally of workers, but having, when perfect, one queen and at times drones, brood, combs, and honey.

“Hive” means the receptacle inhabited by a colony that is manufactured for that purpose.

“Honey bee” means all life stages of the common domestic honey bee, *apis mellifera* species.

“Licensed Premises” means the lot for which a honey bee license has been applied for or granted, as the applicable context requires.

“Lot” means a contiguous parcel of land under common ownership.

“Nucleus colony” means a small quantity of bees with a queen housed in a smaller than usual hive box designed for a particular purpose.

“Undeveloped property” means any idle land that is not improved or actually in the process of being improved with residential, commercial, industrial, church, park, school or governmental facilities or other structures or improvements intended for human occupancy and the grounds maintained in associations therewith. The term shall be deemed to include property developed exclusively as a street or highway or property used for commercial agricultural purposes.

572.02 General Prohibition.

No person shall keep honey bees within the corporate limits of the City except as allowed by this Chapter or Section 710.15 of the Code. This prohibition does not apply to those portions of the City zoned for agricultural purposes.

572.03 Licenses.

Subd. 1 License Required. A person may keep an apiary on a lot if the City has issued a current honey bee license for the lot. A honey bee license issued for a lot automatically transfers with the lot if the licensed premises is sold.

Subd. 2 License Period. Honey bee licenses are effective when issued and continue in effect until revoked pursuant to Section 572.06 below.

Subd. 3 License Application. An application for a honey bee license shall be made using forms supplied by the City Clerk. The application shall include, but not be limited to, the following information and agreements:

- A. The address of the lot where the apiary will be kept.
- B. A scaled drawing showing the location, size, and dimensions of all hives located on the lot including their distance from other structures on the lot and neighboring property lines.
- C. An agreement by the applicant that the licensed premises may be inspected by the City during business hours with 24 hours' notice to ensure compliance with this Chapter.
- D. A statement that the applicant understands the conditions and requirements of this Chapter.

Subd. 4. License Requirements. No honey bee license shall be issued until the City Administrator (or his or her designee) has determined all of the following conditions have been met:

- A. An application has been submitted with accurate and complete information.
- B. An inspection of the lot and hives described in the application has been performed by the City with the applicant's permission.
- C. Based on the application and inspection, the requirements of this Chapter have been met regarding the proposed apiary on the lot.
- D. Public health and safety will not be endangered by granting or renewing the requested license.

Subd. 5 Fees. An application for a honey bee license shall be accompanied by the appropriate honey bee license fee set forth in Section 1100 of the Waconia City Code.

572.04 Operation.

Subd. 1 General Requirements. Beekeeping may only occur at a licensed premises for which a honey bee license was issued. Any person keeping bees on the licensed premises shall, at all times, comply with the requirements of this Chapter.

Subd.2 Colony and Hive Requirements.

- A. No person shall keep more than the following numbers of colonies on a licensed premises, based upon the size or configuration of the licensed premises:

- One half acre or smaller lot – 2 hives
 - Larger than 1/2 acre but smaller than 3/4 acre lot – 4 hives
 - Larger than 3/4 acre lot but smaller than one acre lot – 6 hives
 - One acre but smaller than five acres - 8 hives
 - Larger than five acres - no restriction
- B. For each colony permitted to be maintained under this Chapter, there may also be maintained upon the same licensed premises, one nucleus colony in a hive structure not to exceed one standard 9-5/8 inch depth 10-frame hive body with no supers.
- C. Except as otherwise provided in this Chapter, in each instance where a colony is kept less than 25 feet from a property line of the licensed premises upon which the apiary is located, as measured from the nearest point on the hive to the property line, the beekeeper shall establish and maintain a flyway barrier at least 6 feet in height. The flyway barrier may consist of a wall, fence, dense vegetation or a combination thereof, such that bees will fly over rather than through the material to reach the colony. If a flyway barrier of dense vegetation is used, the initial planting may be 4 feet in height, so long as the vegetation normally reaches 6 feet in height or higher. The flyway barrier must continue parallel to the licensed premises lot line for 10 feet in either direction from the hive, or contain the hive or hives in an enclosure at least 6 feet in height. A flyway barrier is not required if the property adjoining the licensed premises lot line (1) is undeveloped or (2) is zoned agricultural, industrial or is outside of the City limits.
- D. Honey bee colonies shall be kept in hives with removable frames, which shall be kept in sound and usable condition. Further, each beekeeper shall maintain his beekeeping equipment in good condition, including keeping the hives painted if they are peeling or flaking, and securing unused equipment from weather, potential theft or vandalism and occupancy by swarms. It shall not be a defense to a violation of this Chapter that a beekeeper's unused equipment attracted a swarm and that the beekeeper is not intentionally keeping bees.
- E. Each beekeeper shall ensure that a convenient source of water is available to the colony so long as colonies remain active outside of the hive.

Subd. 3 Waste. Materials from a hive or colony which might encourage the presence of honey bees, such as wax combs, shall be promptly disposed of in a sealed container, or placed within a building or other bee-proof enclosure.

572.05 Inspection.

The City may inspect a licensed premises during the City's normal business hours with at least 24 hours' notice to the occupant of the licensed premises. Refusal to allow inspection shall constitute grounds for revocation of the applicable honey bee license.

572.06 Revocation.

The City may revoke a honey bee license if any requirement set forth in this Chapter is violated or if the Minnesota Department of Revenue sends the City notice requiring revocation. Nothing herein shall be interpreted as preventing the City from also prosecuting any violation of this Chapter as a criminal violation pursuant to Chapter 102 of the Waconia City Code.

572.07 Right to a Hearing.

Except for a denial or revocation required by the Minnesota Department of Revenue, any applicant that has been denied the issuance of a honey bee license or any person whose honey bee license has been revoked may, upon written request to the City Clerk promptly made after the denial or revocation has occurred, request a hearing before the City Council to present evidence and to appeal the decision.

572.08 Application of Chapter to Other Requirements.

Subd. 1 Private Restrictions and Covenants.

- A. Notwithstanding the issuance of a license by the City, private restrictions or covenants regarding the use of any licensed premises shall remain enforceable. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association bylaws, and covenant declarations.
- B. A honey bee license issued for a licensed premises subject to private restrictions and/or covenants that prohibit the keeping of honey bees is void. The interpretation and enforcement of the private restrictions is the sole responsibility of the private parties involved.

Subd. 2 Coordination with Other Code Provisions.

- A. Compliance with this Chapter shall not be a defense to a proceeding alleging that a given colony constitutes a nuisance.
- B. Compliance with this Chapter shall not be a defense to a proceeding alleging that a given colony violates applicable ordinances regarding public health.

AMENDMENTS TO CHAPTER 1100

Chapter 1100 of the Waconia City Code, *Fees*, is amended to revise the “Animals” section under “Licenses & Permits” as shown below:

Licenses & Permits

Animals

<u>Fee Description</u>	<u>Current Rate</u>	<u>Unit</u>	<u>Related Code</u>	<u>Additional Information</u>
Bee License Fee	\$100.00	Each	572.03	
Chicken License Fee - Initial Application	\$150.00	Annual	694	Fee prorated for partial years - minimum fee \$25
Chicken License Fee - Application Renewal	\$75.00	Annual	694	
Dogs Running at Large	\$35.00	Offense	560.02	
Impoundment	Actual Costs	Offense	560.05	Includes staff time, impound, care, and vaccination fees
Adoption Fee	Actual Costs	Each	560.06	Includes staff time, impound & adoption fees
Violation-Fail to Clean Up Waste Material	\$ 50.00	Offense	560.11	
Violation-Habitual Barking	\$50.00	Offense	560.11	
Commercial Kennel License - Initial Fee	\$150.00	Each		
Commercial Kennel License - Annual Renewal	\$50.00	Annual		

EFFECTIVE DATE AND EXISTING LICENSES

This ordinance is effective upon publication. Any license previously issued pursuant to Chapter 572 of the Waconia City Code that is valid and unexpired on the effective date of this ordinance shall continue in effect pursuant to the provisions of Chapter 572, as amended, until it is revoked.

Passed and adopted by the City Council of the City of Waconia this _____ day of December 2022.

Kent Bloudek, Mayor

ATTEST: _____
Shane Fineran, City Administrator

M/ _____	Bloudek	_____
	Leo	_____
S/ _____	Sorensen	_____
	Waldron	_____
	Yetzer	_____

CHAPTER 572

BEES

Section

572.01	Definitions
572.02	General Prohibition
572.03	Licenses
572.04	Operation
572.05	Inspection
572.06	Revocation
572.07	Right to a Hearing
572.08	Application of Chapter to Other Requirements

572.01 Definitions.

The following terms, as used in this Chapter, shall have the meanings stated in this section:

“Apiary” means the assembly of one or more colonies of bees at a single location.

“Beekeeper” means a person who owns or has charge of one or more colonies of bees.

“Beekeeping equipment” means anything used in the operation of an apiary, such as hive bodies, supers, frames, top and bottom boards and extractors.

“Colony” means an aggregate of bees consisting principally of workers, but having, when perfect, one queen and at times drones, brood, combs, and honey.

“Hive” means the receptacle inhabited by a colony that is manufactured for that purpose.

“Honey bee” means all life stages of the common domestic honey bee, *apis mellifera* species.

“Licensed Premises” means the lot for which a honey been license has been applied for or granted, as the applicable context requires.

“Lot” means a contiguous parcel of land under common ownership.

“Nucleus colony” means a small quantity of bees with a queen housed in a smaller than usual hive box designed for a particular purpose.

“Undeveloped property” means any idle land that is not improved or actually in the process of being improved with residential, commercial, industrial, church, park, school or governmental facilities or other structures or improvements intended for human

occupancy and the grounds maintained in associations therewith. The term shall be deemed to include property developed exclusively as a street or highway or property used for commercial agricultural purposes.

572.02 General Prohibition.

No person shall keep honey bees within the corporate limits of the City except as allowed by this Chapter or Section 710.15 of the Code. This prohibition does not apply to those portions of the City zoned for agricultural purposes.

572.03 Licenses.

Subd. 1 License Required. A person may keep an apiary if the person holds a current honey bee license issued pursuant to this Chapter. Each person holding a current honey bee license shall at all times comply with the requirements of this Chapter.

Subd. 2 License Period. Honey bee licenses are effective for one year commencing at the beginning of the day on July 1st of each year and expiring at the end of the day on June 30th of the following year. Each honey bee license issued after July 1st shall run for a partial year from the beginning of the day the license was issued to the end of the applicable license period.

Subd. 3. License Application. A person desiring to keep an apiary in the City must apply for an annual honey bee license using forms supplied by the City Clerk. An application for an initial license may be made at any time. An application for a renewal license may be made at any time after May 1st for the upcoming license period. The application for an initial or renewal license shall include, but not be limited to, the following information and agreements:

- A. The address of the licensed premises where the apiary will be kept.
- B. A scaled drawing showing the location, size, and dimensions of all hives located on the licensed premises including their distance from other structures on the lot and neighboring property lines.
- C. An agreement by the applicant that the licensed premises may be inspected by the City at any time to ensure compliance with this Chapter.
- D. A statement that the applicant understands the conditions and requirements of this Chapter.

Subd. 4. License Requirements. No bee license shall be issued or renewed until the City Administrator (or his or her designee) has determined that all of the following conditions have been met:

- A. An application has been submitted with accurate and complete information.
- B. An inspection of the licensed premises and hives described in the application has been performed by the City with the applicant's permission.
- C. Based on the application and inspection, the requirements of this Chapter have been met in regard to the proposed apiary on the licensed premises.
- D. Public health and safety will not be endangered by granting or renewing the requested license.

Subd. 5. Fees.

- A. An application for a honey bee license or a renewal honey bee license shall be accompanied by the appropriate honey bee license fee set forth in Section 1100 of the Waconia City Code. If an initial honey bee license is for a partial year, the fee shall be prorated based upon the number of days between the preceding July 1st and the date of issuance as compared to the number of days between the date of issuance and the following June 30th, provided the minimum license fee shall be \$25.00 and any proration shall not reduce the license fee below such amount.
- B. If the application is denied, the license fee, less \$25.00, shall be returned to the applicant.
- C. If a license is surrendered by a license holder or revoked before the end of the license period, no refund shall be given.

572.04 Operation.

Subd. 1. General Requirements.

A beekeeper must occupy the licensed premises for which the honey bee license was issued.

Subd.2 Colony and Hive Requirements.

- A. No person shall keep more than the following numbers of colonies on any licensed premises within the City, based upon the size or configuration of the licensed premises:
 - One half acre or smaller lot – 2 hives
 - Larger than 1/2 acre but smaller than 3/4 acre lot – 4 hives

- Larger than 3/4 acre lot but smaller than one acre lot – 6 hives
 - One acre but smaller than five acres - 8 hives
 - Larger than five acres - no restriction
- B. For each colony permitted to be maintained under this Chapter, there may also be maintained upon the same licensed premises, one nucleus colony in a hive structure not to exceed one standard 9-5/8 inch depth 10-frame hive body with no supers.
- C. Except as otherwise provided in this Chapter, in each instance where a colony is kept less than 25 feet from a property line of the licensed premises upon which the apiary is located, as measured from the nearest point on the hive to the property line, the beekeeper shall establish and maintain a flyway barrier at least 6 feet in height. The flyway barrier may consist of a wall, fence, dense vegetation or a combination thereof, such that bees will fly over rather than through the material to reach the colony. If a flyway barrier of dense vegetation is used, the initial planting may be 4 feet in height, so long as the vegetation normally reaches 6 feet in height or higher. The flyway barrier must continue parallel to the licensed premises lot line for 10 feet in either direction from the hive, or contain the hive or hives in an enclosure at least 6 feet in height. A flyway barrier is not required if the property adjoining the licensed premises lot line (1) is undeveloped or (2) is zoned agricultural, industrial or is outside of the City limits.
- D. Honey bee colonies shall be kept in hives with removable frames, which shall be kept in sound and usable condition. Further, each beekeeper shall maintain his beekeeping equipment in good condition, including keeping the hives painted if they are peeling or flaking, and securing unused equipment from weather, potential theft or vandalism and occupancy by swarms. It shall not be a defense to a violation of this Chapter that a beekeeper's unused equipment attracted a swarm and that the beekeeper is not intentionally keeping bees.
- E. Each beekeeper shall ensure that a convenient source of water is available to the colony so long as colonies remain active outside of the hive.

Subd. 3 Waste.

Each beekeeper shall ensure that materials from a hive or colony which might encourage the presence of honey bees, such as wax combs, shall be promptly disposed of in a sealed container, or placed within a building or other bee-proof enclosure.

572.05 Inspection.

The City may inspect a licensed premises at any time to confirm compliance with the requirements of this Chapter.

572.06 Revocation.

The City may revoke a honey bee license if any requirement set forth in this Chapter is violated or if the Minnesota Department of Revenue sends the City notice requiring revocation. Nothing herein shall be interpreted as preventing the City from also prosecuting any violation of this Chapter as a criminal violation pursuant to Chapter 102 of the Waconia City Code.

572.07 Right to a Hearing.

Except for a denial or revocation required by the Minnesota Department of Revenue, any applicant that has been denied the issuance of a honey bee license or any person whose honey bee license has been revoked may, upon written request to the City Clerk promptly made after the denial or revocation has occurred, request a hearing before the City Council to present evidence and to appeal the decision.

572.08 Application of Chapter to Other Requirements.

Subd. 1 Private Restrictions and Covenants.

- A. Notwithstanding the issuance of a license by the City, private restrictions or covenants on the use of licensed premises shall remain enforceable. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association by-laws, and covenant declarations.
- B. A honey bee license issued to a person whose licensed premises is subject to private restrictions and/or covenants that prohibit the keeping of honey bees is void. The interpretation and enforcement of the private restrictions is the sole responsibility of the private parties involved.

Subd. 2 Coordination with Other Code Provisions.

- A. Compliance with this Chapter shall not be a defense to a proceeding alleging that a given colony constitutes a nuisance.
- B. Compliance with this Chapter shall not be a defense to a proceeding alleging that a given colony violates applicable ordinances regarding public health.

CHAPTER 571

CHICKENS

Section

571.01	Definitions
571.02	General Prohibition
571.03	Licenses
571.04	Operation
571.05	Inspection
571.06	Revocation
571.07	Right to a Hearing
571.08	Application of Chapter to Other Requirements

571.01 Definitions.

The following terms, as used in this Chapter, shall have the meanings stated in this section:

“Chicken” means all life stages of the fowl of the genus *Gallus* and species *Gallus domesticus*.

“Coop” means a cage or pen for confining chickens.

“Hen” means a female chicken.

“Licensed Premises” means the lot for which a chicken license has been applied for or granted, as the applicable context requires.

“Lot” means a contiguous parcel of land under common ownership.

“Rooster” means a male chicken.

“Run” means an area inside a fence where chickens are kept and allowed to walk around.

571.02 General Prohibition.

No person shall keep a chicken within the corporate limits of the City except as allowed by this Chapter or Section 710.15 of the Code. This prohibition does not apply to those portions of the City zoned for agricultural purposes.

571.03 Licenses.

Subd. 1 License Required. A person may keep up to six (6) hens on a lot if the person holds a current chicken license issued pursuant to this Chapter and the hens are, at all times, confined to the lot described in the license. Roosters are prohibited

and may not be licensed. Each person holding a current chicken license shall at all times comply with the requirements of this Chapter.

Subd. 2. License Period. Chicken licenses are effective for one year commencing at the beginning of the day on July 1st of each year and expiring at the end of the day on June 30th of the following year. Each chicken license issued after July 1st shall run for a partial year from the beginning of the day the license was issued to the end of the applicable license period.

Subd. 3. License Application. A person desiring to keep hens in the City must apply for an annual chicken license using forms supplied by the City Clerk. An application for an initial license may be made at any time. An application for a renewal license may be made at any time after May 1st for the upcoming license period. The application for an initial or renewal license shall include, but not be limited to, the following information and agreements:

- A. The address of the lot where the hens will be kept.
- B. A scaled drawing showing the location, size, and dimensions of the coop and run including the distance of the coop and run from other structures on the licensed premises and neighboring property lines.
- C. The number of hens to be kept at the licensed premises.
- D. An agreement by the applicant that the licensed premises may be inspected by the City at any time to ensure compliance with this Chapter.
- E. A statement that the applicant understands the conditions and requirements of this Chapter.

Subd. 4. License Requirements. No chicken license shall be issued or renewed until the City Administrator (or his or her designee) has determined that all of the following conditions have been met:

- A. An application has been submitted with accurate and complete information.
- B. An inspection of the premises, coop and run described in the application has been performed by the City with the applicant's permission.
- C. Based on the application and inspection, the requirements of this Chapter have been met in regard to the construction and location of the chicken coop and run on the licensed premises.

- D. Based on the application and inspection, all other improvements and equipment required to meet the requirements of this Chapter have been installed on the premises.
- E. Public health and safety will not be endangered by granting or renewing the requested license.

Subd. 5. Fees.

- A. An application for a chicken license or a renewal chicken license shall be accompanied by the appropriate chicken license fee set forth in Section 1100 of the Waconia City Code. If an initial chicken license is for a partial year, the fee shall be prorated based upon the number of days between the preceding July 1st and the date of issuance as compared to the number of days between the date of issuance and the following June 30th, provided the minimum license fee shall be \$25.00 and an proration shall not reduce the license fee below such amount.
- B. If the application is denied, the license fee, less \$25.00, shall be returned to the applicant.
- C. If a license is surrendered by a license holder or revoked before the end of the license period, no refund shall be given.

571.04 Operation.

Subd. 1. General Requirements.

- A. The owner of the chickens must occupy the licensed premises for which the license was issued.
- B. Chickens must be confined on the licensed premises at all times, under control of the licensee, in a chicken coop or chicken run, and may not be kept in any part of the principal dwelling, garage, front yard, or side yard.
- C. All chicken grains and feed must be stored in a rodent proof container.
- D. Chickens shall not be kept for breeding purposes.
- E. The use of chickens for cockfighting is prohibited.

Subd.2 Coop and Run.

- A. All chickens shall be provided access to both a coop and a run.

- B. The coop and run shall be located in the rear yard of the licensed premises: i) setback from the principal dwelling; ii) not less than thirty-five (35) feet away from the principal dwellings on the adjacent properties; and iii) not less than ten (10) feet from the property lines of the licensed premises. In all cases, the coop and run shall be located closer to the principal dwelling of the licensed premises than to any principal dwelling on any adjacent properties. Further, the coop and run shall be set back at least twenty-five (25) feet from: i) any delineated wetland edge; or ii) the top of any bank of a pond, filtration basin, or infiltration basin. No coop or run shall be located in any easement or right-of-way area.
- C. Chicken coops shall have a maximum footprint area of ten (10) square feet per chicken and a minimum footprint area of five (5) square feet per chicken. Chicken runs shall have a maximum footprint area of twenty (20) square feet per chicken and a minimum footprint area of ten (10) square feet per chicken. The coop shall be elevated above ground and may not exceed a height of seven (7) feet as measured from the ground.
- D. The coop and run shall be completely enclosed and rodent proof. Further, the coop shall provide adequate protection from the elements and shall be winterized. All fencing and electrical work associated with the chicken coop and run shall comply with all building and zoning codes and all appropriate permits and licenses shall be obtained therefore.
- E. When a chicken license expires or is revoked, the licensee shall remove the coop and run from the licensed premises no later than sixty (60) days after the expiration or revocation date. Removal shall not be required, however, so long as a chicken license is renewed before it expires or within sixty (60) days after it expires.

Subd.3 Waste.

- A. The chicken coop and run shall be kept in a sanitary and odor free condition, including the regular and frequent removal, storage in a leak proof container and proper disposal of any accumulated feces or waste.
- B. Composting or burying feces, discarded feed or dead chickens on the licensed premises is prohibited.

571.05 Inspection.

The City may inspect a licensed premises at any time to confirm compliance with the requirements of this Chapter.

571.06 Revocation.

The City may revoke a chicken license if any requirement set forth in this Chapter is violated or if the Minnesota Department of Revenue sends the City notice requiring revocation. Nothing herein shall be interpreted as preventing the City from also prosecuting any violation of this Chapter as a criminal violation pursuant to Chapter 102 of the Waconia City Code.

571.07 Right to a Hearing.

Except for a denial or revocation required by the Minnesota Department of Revenue, any applicant that has been denied the issuance of a chicken license or any person whose chicken license has been revoked may, upon written request to the City Clerk promptly made after the denial or revocation has occurred, request a hearing before the City Council to present evidence and to appeal the decision.

571.08 Application of Chapter to Other Requirements.

Subd. 1 Private Restrictions and Covenants.

- A. Notwithstanding the issuance of a license by the City, private restrictions or covenants on the use of licensed premises shall remain enforceable. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association by-laws, and covenant declarations.
- B. A chicken license issued to a person whose licensed premises is subject to private restrictions and/or covenants that prohibit the keeping of chickens is void. The interpretation and enforcement of the private restrictions is the sole responsibility of the private parties involved.

Subd. 2 Coordination with Other Code Provisions.

- C. Compliance with this Chapter shall not be a defense to a proceeding alleging that a given chicken or group of chickens constitutes a nuisance.
- D. Compliance with this Chapter shall not be a defense to a proceeding alleging that a given chicken or group of chickens violates applicable ordinances regarding public health.