

WACONIA CITY COUNCIL REGULAR MEETING AGENDA



**Monday, August 18, 2025
6:00 PM**

VISION STATEMENT

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

MISSION STATEMENT

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

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

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

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

- 1. CALL MEETING TO ORDER AND ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PROCLAMATIONS**
- 4. ADOPT AGENDA**
- 5. PUBLIC HEARING**
- 6. OPEN FORUM**
- 7. COMMUNITY INTEREST PRESENTATIONS**
 - 1) Waconia Chamber of Commerce & Visitors Bureau Annual Update Discussion**
- 8. ADOPT CONSENT AGENDA**

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

- 1) **Approve the August 4, 2025, Council Minutes**
- 2) **Approve August 18, 2025 Expenditures**
- 3) **Safari Island Community Center Expenditures from Sports Facilities Companies Incurred July 2025**
Motion to Approve Safari Island Community Center Expendures from Sports Facilities Companies Incurred July 2025
- 4) **Ice Arena Expenditures from Sports Facilities Companies Incurred July 2025**
Motion to Approve Ice Arena Expendiutres from Sports Facilities Companies Incurred July 2025
- 5) **Well Test Drilling (Wells #10 and #11), Pay Request #1 with Traut Companies**
Motion to approve Well Test Drilling (Wells 10 & 11) Pay Request #1 with Traut Companies
- 6) **Construction of Well #9, Pay Request #2 with Traut Companies**
Motion to approve Pay Estimate No. 2 to Traut Companies, Inc. for Construction of Well #9
- 7) **Water Treatment Facility Piping Modifications Pay Request #8 to Municipal Builders**
Motion to approve Water Treatment Facility Piping Modifications Pay Request #8 to Municipal Builders, Inc.
- 8) **Sterling Hills Storm Sewer Extension Project**
Adopt Resolution No. 2025-196 Accepting Quote from Minger Construction for Sterling Hills Storm Sewer Extension
- 9) **Sale or Disposal of Surplus Equipment**
Adopt Resolution No. 2025-197 Approving Surplus Equipment and Sale
- 10) **Revolving Loan Request - Waconia Square, LLC - Subordination Agreement with Security Bank Waconia**
Adopt Resolution No. 2025-198 Approving Subordination Agreement with Security Bank Waconia for Waconia Square, LLC Revolving Loan
- 11) **Local Housing Aid - Spruce Street Apartments**
Adopt Resolution No. 2025-199 Committing Local Housing Aid for Spruce Street Apartments
- 12) **Designate Outdoor Area for Nickle Dickle Day Festival**
Adopt Resolution No. 2025-200 Approving Off Premise Location for Chumly's Bar.
- 13) **Special Event Permit - Waconia Brewing Nickle Dickle Street Dance**
Adopt Resolution No. 2025-201 Approving Special Event Permit for Waconia

Brewing Company Nickle Dickle Street Dance

14) Temporary On-Sale Liquor License Waconia Brewing Company

Adopt Resolution No. 2025-202 Approving Temporary On-Sale Liquor License, Waconia Brewing Company, Nickle Dickle Day.

9. COUNCIL BUSINESS

1) Receive Feasibility Report and Call Hearing for the 2026 Downtown Phase 4 Improvement Project

Adopt Resolution No. 2025-203 Receiving Feasibility Report & Calling Hearing on Improvements

2) Site Plan & Design Review - 830 Marketplace Drive

Adopt Resolution No. 2025-204 approving the Site Plan & Design Review application for the proposed 10,600 square foot automotive tire store and repair shop proposed to be located at 830 Marketplace Drive.

3) Elm Creek Ridge Preliminary Plat, PUD Zoning Request & Comprehensive Plan Amendment

1. Adopt Resolution No. 2025-205 approving the Elm Creek Ridge Preliminary Plat and PUD.

2. Adopt Resolution No. 2025-206 approving the Comp Plan Amendment.

10. ITEMS REMOVED FROM CONSENT AGENDA

11. REPORTS/EMERGING ISSUES

1) Staff Reports

a. New Online Utility Billing System Update

b. All -Way Stop Sign Engineering Evaluations - Oak Ave/Sparrow Rd and Main St/Spruce St

2) Councilmember Siddons

3) Councilmember Coleman

4) Councilmember Gleason

5) Councilmember Grengs

6) Mayor Litfin

12. ANNOUNCEMENTS

13. ADJOURN REGULAR MEETING

OFFICE OF THE CITY ADMINISTRATOR

Shane Fineran

WORK SESSION: 2026 PRELIMINARY BUDGET & LEVY WORK SESSION #1

UPCOMING CALENDAR OF EVENTS/MEETINGS:



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: August 18, 2025	
Item Name: 8.1. Approve the August 4, 2025, Council Minutes	
Originating Dept: Administration	
Presented By: Sue Schwalbe	
Previous Council Action:	
Item Type:	Consent
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Motion to Approve the August 4, 2025, Council Minutes	
EXPLANATION OF AGENDA ITEM: Approve the August 4, 2025 Council Minutes.	
ATTACHMENTS: 1. City Council Minutes 08-04-25	
FINANCIAL IMPLICATIONS:	ADVISORY BOARD RECOMMENDATIONS:
Funding Sources & Uses:	Planning Commission:
Budget Information:	Park Board:
_____ Budgeted	Personnel Committee:
_____ Non-Budgeted	Other:
_____ Amendment Required	

CITY OF WACONIA
AUGUST 4, 2025

1. CALL MEETING TO ORDER AND ROLL CALL

Mayor Litfin called the August 4, 2025, City Council Meeting to order at 6:00 p.m.
Mayor Litfin noted that Council Member Coleman is absent.

2. PLEDGE OF ALLEGIANCE

Mayor Litfin led all in the Pledge of Allegiance.

3. PROCLAMATIONS

None

4. ADOPT AGENDA

Motion to Adopt the Agenda as published made by Siddons seconded by Grengs
MOTION CARRIED.

5. PUBLIC HEARING

None

6. OPEN FORUM

Ann Maria Stolp and Howard Stolp, 516 Ravencroft Road, along with Christine Matthis of 510 Ravencroft Road addressed the Council requesting a 4-way stop at Sparrow Road and Ravencroft Road. Ms. Stolp provided the Council with a list of Waterford Community signatures supporting this request. Stating they have lived in Waconia for 11 years and pass through this intersection numerous times per day, both on foot and in vehicles. The traffic at this intersection has increased dramatically due to development and the inclusive playground. While collecting signatures for this request, Ms Stolp heard from neighbors stating they avoid this intersection due to speeds on Sparrow, concerns about safety due to speed and the curves along Sparrow Road, and a utility box obstructing views to the west.

Mayor Litfin thanked Ms. Stolp for the information and explained that the City Administrator and the City Public Services Director will review this request and bring their findings to the Council at a future date.

7. COMMUNITY INTEREST PRESENTATIONS

None

8. ADOPT CONSENT AGENDA

- 1) City Council Minutes July 21, 2025**
- 2) Approve August 4, 2025 Expenditures**
- 3) Contractor Pay Request - CSAH 10 & Waconia Parkway North Improvements to Minger Construction #2**
- 4) Contractor Pay Request - Downtown Reconstruction Phase 3 to GMH Asphalt Corporation #3**
- 5) 2025 2nd Quarter Budget Amendments**
- 6) Approve Exempt Gambling Raffle Application - Church of St. Joseph**

Motion to Adopt the Consent Agenda made by Siddons, seconded by Grengs
MOTION CARRIED.

9. COUNCIL BUSINESS

1) Safari Island Community Needs Assessment

Shane stated that in 2000, the City entered into a Lease and Shared Use Agreement for the construction and use of the community center space, Safari Island Community Center. The facility was constructed with the City's contribution of \$8.8M in funds and a lease term of 30 years for the use and operation of the facility. Previous councils have expressed interest in the future of community recreation services and to direct services through the year 2030. The Capital Investment Plan identified \$15,000 for consultant work to help begin the process with the goal of understanding and gathering data around the market, reviewing the level of services the City provides, and providing community input. This effort was also identified as a priority for the current City Council in the Strategic Plan adopted for the period of 2025-2029. This is the first step to determine future community recreation needs and recreation services within the facility. In the spring, the Council reviewed proposals from various consultants as well as the current management organization. The current management company, Sports Facilities Company, provided a proposal at a significant discount as the City is a current customer and this is the proposal recommended by Staff. One of the features of this proposal is a dedicated website for community input.

Motion to Approve the Safari Island Community Needs Assessment made by Grengs seconded by Gleason
MOTION CARRIED.

2) Wildcat Way Reconstruction Project CIP Project No 131-G

Jon Haukaas, Public Services Director, stated that at the Council's March 3, 2025, meeting, staff were directed to prepare plans and specifications and then subsequently

advertise for bids for the reconstruction of Wildcat Way. Four bids were received and opened electronically on Tuesday, July 29th. The low bid was received from GMH Asphalt with a bid of \$593,799.42. This bid is 10.4% below the engineer's estimate and 36.3% below the highest bid. GMH Asphalt is the contractor on the 2025 Downtown Reconstruction Phase 3 Project. Wildcat Way was added to the City's Municipal State Aid System as directed by Council on February 3, 2025, and staff were able to use MSA funding for the majority of the project. This project will add approximately 11 additional parking stalls.

Motion to Adopt Resolution No. 2025-194 Authorizing the Award of Construction Contract for the Wildcat Way Reconstruction Project made by Gleason, seconded by Siddons
MOTION CARRIED.

3) City of Waconia Benchmark Cities

Jackie Schulze, Assistant City Administrator, stated the City conducts a market analysis study every year which is a part of the annual budget process using peer and benchmark cities. In 2023, the City contracted with David Drown and Associates as it is best practice to conduct a study once every five to seven years. The contractor provided a list of benchmark cities that were approved by Council in 2023. The classification study was completed in mid 2023, which resulted in a change in the City's pay grade, the creation of pay grades, job description updates/rewritten and a pay grade scale. This assures compliance with pay equity and that the City is paying staff according to market. Approximately once a year, the personnel committee meets and discusses market analysis information and the list of peer cities. At that time, Mayor Litfin requested the council consider editing the list of benchmark cities. He said cities like Monticello, Buffalo, Chaska, Chanhassen, and Rogers make sense. He recommended keeping most of the cities, but to drop a few of the current benchmark cities that are first ring suburbs and really have little in common with Waconia. Those cities he recommended dropping are: Hopkins, Crystal, New Brighton, Robbinsdale, Vadnais Heights and West St. Paul. Mayor Litfin recommended replacing the dropped cities with the following cities, which are more regional to Waconia: St. Michael, Delano, Jordan, and New Prague. This action requires Council approval as the benchmark cities were previously approved.

Motion to Adopt Resolution No. 2025-195 Updating Benchmark Cities for the City of Waconia's Annual Market Analysis made by Mayor Litfin, seconded by None.
MOTION FAILED DUE TO LACK OF A SECOND

10. ITEMS REMOVED FROM CONSENT AGENDA

None.

11. REPORTS/EMERGING ISSUES

1) Staff Reports

Jackie Schulze provided the Council an update of the annual employee recognition event. The following staff received awards:

Hans Rowe - 30 Years of Service Award

Nicole Meyer - 20 Years of Service Award

Eric Geyen - 15 Years of Service Award

Jake Kemnitz - 10 Years of Service Award

Brad Pierson - 5 Years of Service Award

Jen Friesen - 5 Years of Service Award

Also, there were four new employee-nominated awards:

John Wagner receiving the Emerging Leader Award

Jason Clark receiving the Innovation and Excellence Award

Brenda Stein receiving the Waconia Values Award

Marie Lucas receiving the Community Impact Award.

A reminder that National Night Out is scheduled for August 5, 2025, at City Square Park from 5:30 to 7:00 pm,. There will be a band, six food trucks, and the fire department will have a pop-up splash-pad with their ladder truck along with much more.

The next music event is scheduled for August 14th on First Street between Olive and Vine with Mike Buston performing at 6:30 p.m. with the road closing around 4:30 m.

2) Councilmember Grengs

Attended the Employee Recognition Event and enjoyed spending time with staff.

3) Councilmember Coleman

Absent

4) Councilmember Gleason

Attended the Employee Recognition Event and thanked staff for a great event.

5) Councilmember Siddons

Nothing to report.

6) Mayor Litfin

Mayor Litfin:

- Met with Minger Construction regarding the new roundabout on Highway 10 and Waconia Parkway North. Stating the project is moving forward on schedule.
- Met with Steve Yetzer for an update on the complex at Second and Olive

Streets. This is a multidimensional residential facility complete with a restaurant on Olive Street yet to be determined. This project is also on schedule.

12. ANNOUNCEMENTS

13. ADJOURN REGULAR MEETING

Motion to Adjourn the August 4, 2025, City Council Meeting at 6:45 p.m. made by Grengs, seconded by Siddons

MOTION CARRIED.

Tim Litfin, Mayor

ATTEST:

Sue Schwalbe, Administrative Specialist



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: August 18, 2025	
Item Name: 8.2. Approve August 18, 2025 Expenditures	
Originating Dept: Finance	
Presented By: Nicole Meyer	
Previous Council Action: None	
Item Type:	Consent
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Approve August 18, 2025 Expenditures	
EXPLANATION OF AGENDA ITEM: Attached are the claim and disbursements registers for the City of Waconia as of August 18, 2025. Payments are made to vendors via check, electronic payment, and through the City's purchasing card program.	
ATTACHMENTS: None	
FINANCIAL IMPLICATIONS: Funding Sources & Uses: Budget Information: _____ Budgeted _____ Non-Budgeted _____ Amendment Required	ADVISORY BOARD RECOMMENDATIONS: Planning Commission: Park Board: Personnel Committee: Other:



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		August 18, 2025	
Item Name:		8.3. Safari Island Community Center Expenditures from Sports Facilities Companies Incurred July 2025	
Originating Dept:		Finance	
Presented By:		Amanda Ortloff	
Previous Council Action: None			
Item Type:	Consent		
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Motion to Approve Safari Island Community Center Expenditures from Sports Facilities Companies Incurred July 2025 EXPLANATION OF AGENDA ITEM: Sports Facilities Companies has provided the attached report for expenditures paid in July 2025. Per the City's contract with Sports Facilities Companies, these expenditures are paid by Sports Facilities Companies for the City's operation of the Safari Island Community Center.			
ATTACHMENTS: None			
FINANCIAL IMPLICATIONS:		ADVISORY BOARD RECOMMENDATIONS:	
Funding Sources & Uses:		Planning Commission:	
Budget Information:		Park Board:	
☒ Budgeted ☐ Non-Budgeted ☐ Amendment Required		Personnel Committee:	
		Other:	



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: August 18, 2025	
Item Name: 8.4. Ice Arena Expenditures from Sports Facilities Companies Incurred July 2025	
Originating Dept: Finance	
Presented By: Amanda Ortloff	
Previous Council Action: None	
Item Type:	Consent
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Motion to Approve Ice Arena Expenditures from Sports Facilities Companies Incurred July 2025 EXPLANATION OF AGENDA ITEM: Sports Facilities Companies has provided the attached report for expenditures paid in July 2025. Per the City's contract with Sports Facilities Companies, these expenditures are paid by Sports Facilities Companies for the City's operation of the Waconia Ice Arena. ATTACHMENTS: None	
FINANCIAL IMPLICATIONS: Funding Sources & Uses: Budget Information: ☒ Budgeted _____ Non-Budgeted _____ Amendment Required	ADVISORY BOARD RECOMMENDATIONS: Planning Commission: _____ Park Board: _____ Personnel Committee: _____ Other: _____



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 18, 2025		
Item Name:	8.5. Well Test Drilling (Wells #10 and #11), Pay Request #1 with Traut Companies		
Originating Dept:	Finance		
Presented By:	Nicole Meyer		
Previous Council Action:	Resolution No. 2025-089; Authorizing Award of Contract for Test Well Drilling - Dated: March 17, 2025		
Item Type:	Consent		
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Motion to approve Well Test Drilling (Wells 10 & 11) Pay Request #1 with Traut Companies EXPLANATION OF AGENDA ITEM: Staff has reviewed the contractor pay request for test well drilling for future Well #10 and #11 (identified capital projects) and recommends payment of \$66,875 based on the engineering request for payment. This payment represents approximately 63% of the total approved contract for the project. ATTACHMENTS: 1. Well Test Drilling Bolten & Menk			
FINANCIAL IMPLICATIONS:		ADVISORY BOARD RECOMMENDATIONS:	
Funding Sources & Uses:		Planning Commission:	
Budget Information:		Park Board:	
☒ Budgeted ☐ Non-Budgeted ☐ Amendment Required		Personnel Committee:	
		Other:	



**BOLTON
& MENK**

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Chaska, MN 55318-1172

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

August 12, 2025

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

**RE: Exploratory Well Test Holes
Pay Request No. 1**

Dear Mrs. Meyer:

Enclosed please find Pay Request #1 for the exploratory well test holes project.

Pay Request #1 includes payment for Test Hole A, B, and D. The remainder of the lump sum "mobilization/demobilization, reports, permits" line item for each of the completed test holes will be included in the next pay request after soil sample test results have been received.

We have reviewed the estimate and recommend the City make payment in the amount of **\$66,875.00** to Traut Companies. 100% of this requested payment is for work associated with the water system.

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

Respectfully Submitted,
Bolton & Menk, Inc.

Jake Saulsbury, P.E.

cc: Jon Haukaas, Director of Public Services
Seth Peterson, Bolton & Menk

Enclosure



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 18, 2025
Item Name:	8.6. Construction of Well #9, Pay Request #2 with Traut Companies
Originating Dept:	Finance
Presented By:	Nicole Meyer
Previous Council Action:	Resolution No. 2024-209 - Authorizing Award of Contracts for the Construction of Well #9 and Associated Water Treatment Plant 3 Piping Modifications
Item Type:	Consent
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Motion to approve Pay Estimate No. 2 to Traut Companies, Inc. for Construction of Well #9	
EXPLANATION OF AGENDA ITEM: Staff has reviewed the contractor pay request for the construction of Well #9 and recommends payment of \$222,993.50 based on the engineering request for payment. This payment represents approximately 53% of the total approved contract for the project.	
ATTACHMENTS: 1. Well #9 Pay Request #2	
FINANCIAL IMPLICATIONS:	ADVISORY BOARD RECOMMENDATIONS:
Funding Sources & Uses:	Planning Commission:
Budget Information:	Park Board:
☒ Budgeted	Personnel Committee:
☐ Non-Budgeted	Other:
☐ Amendment Required	



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August 12, 2025

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

RE: Well #9 - Pay Request No. 2

Dear Mrs. Meyer:

Enclosed please find Change Order 1 and Pay Request No. 2 for the Well #9 project.

Change Order 1 is for an increase in total project costs due to the change in drilling method from mud rotary to dual rotary. The change in drilling method was made after the discovery of numerous large rocks during drilling of the test hole.

Pay Request No. 2 includes payment for the drilling and driving of the well casing and installation of the well screen. The request also includes payment for development of the well.

We have reviewed the estimate and recommend the City approve the attached Change Order 1 and make payment in the amount of **\$222,993.50** to Traut Companies. 100% of this requested payment is for work associated with the water system.

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

Respectfully Submitted,
Bolton & Menk, Inc.

Jake Saulsbury, P.E.

cc: Jon Haukaas, Director of Public Services
Seth Peterson, Bolton & Menk

Enclosure



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 18, 2025		
Item Name:	8.7. Water Treatment Facility Piping Modifications Pay Request #8 to Municipal Builders		
Originating Dept:	Finance		
Presented By:	Amanda Ortloff		
Previous Council Action:	Resolution No. 2024-209 Authorizing Award of Contracts for the Construction of Well #9 and Associated Water Treatment Plant 3 Piping Modifications		
Item Type:	Consent		
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Motion to approve Water Treatment Facility Piping Modifications Pay Request #8 to Municipal Builders, Inc.			
EXPLANATION OF AGENDA ITEM: Staff has reviewed the contractor pay request for the Water Treatment Facility Piping Modifications and recommends payment of \$44,613.90 based on the engineering request for payment. This payment represents approximately 66% of the total approved contract for the project.			
ATTACHMENTS: 1. Bolton & Menk Pay Request			
FINANCIAL IMPLICATIONS:		ADVISORY BOARD RECOMMENDATIONS:	
Funding Sources & Uses: Water		Planning Commission:	
Budget Information:		Park Board:	
☒ Budgeted		Personnel Committee:	
☐ Non-Budgeted		Other:	
☐ Amendment Required			



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August 7, 2025

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

**RE: Water Treatment Facility Piping Modifications
Pay Request No. 8**

Dear Mrs. Meyer:

Enclosed please find Pay Request No. 8 for the Water Treatment Facility Piping Modifications project. The request includes payment for the replacement of the existing Programmable Logic Controller in the treatment facility.

We have reviewed the estimate and recommend the City make payment in the amount of **\$44,613.90** to Municipal Builders, Inc. 100% of this requested payment is for work associated with the water system.

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

Respectfully Submitted,
Bolton & Menk, Inc.

Jake Saulsbury, P.E.

cc: Jon Haukaas, Public Services Director
Seth Peterson, Bolton & Menk

Enclosure



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 18, 2025								
Item Name:	8.8. Sterling Hills Storm Sewer Extension Project								
Originating Dept:	Public Services								
Presented By:	Jon Haukaas								
Previous Council Action:	Adopt Resolution No. 2025-189 Authorizing the Award of Construction Contract for the 2025 PMP Mill & Overlay Project								
Item Type:	Consent								
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Adopt Resolution No. 2025-196 Accepting Quote from Minger Construction for Sterling Hills Storm Sewer Extension EXPLANATION OF AGENDA ITEM: The City will be performing a Mill & Overlay pavement rehabilitation project in the Sterling Hills neighborhood as part of our annual Pavement Management Program (PMP). This work is expected to be completed in September 2025. Staff conduct an evaluation of the drain tile systems in advance of the projects in each area to make small repairs as needed ahead of the construction. During this evaluation, a long-standing issue was discovered that requires more significant work to correct the problem. This correction will require a small storm sewer extension of a manhole connection, two catch basins, approximately 67 feet of pipe, and drain tile connections. Bolton & Menk were able to create a design and solicit quotes from two contractors currently working on other City projects. The quotes were as follows: <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th style="width: 30%;">Bidder</th> <th>Bid Amount</th> </tr> </thead> <tbody> <tr> <td>Minger Construction</td> <td>\$35,112</td> </tr> <tr> <td>Schneider Excavating</td> <td>\$43,560</td> </tr> </tbody> </table> Minger Construction is the contractor on the CSAH 10 and Waconia Parkway North project and has provided excellent service in this type of work. The final curb repair and pavement patching are already included in the Mill & Overlay project. The improvement will be funded from the Storm Water - Contract Services budget. Staff recommends acceptance of the quote from Minger Construction to install the storm sewer extension in the Sterling Hills neighborhood ahead of the Mill and Overlay project. ATTACHMENTS: 1. Resolution No. 2025-196 Quote for Sterling Hills 2. Quote from Bolton & Menk 3. Project Location Map Sterling Hill Storm Sewer Addition				Bidder	Bid Amount	Minger Construction	\$35,112	Schneider Excavating	\$43,560
Bidder	Bid Amount								
Minger Construction	\$35,112								
Schneider Excavating	\$43,560								
FINANCIAL IMPLICATIONS:		ADVISORY BOARD RECOMMENDATIONS:							
Funding Sources & Uses:		Planning Commission:							
Budget Information:									

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

**CITY OF WACONIA
RESOLUTION NO. 2025-196**

**RESOLUTION ACCEPTING PROPOSAL FOR
STORM SEWER EXTENSION IN STERLING HILLS**

WHEREAS, one of the City’s Priorities is to “manage, maintain, and improve our current and future physical assets”; and

WHEREAS, the City has approved a pavement mill and overlay project for the Sterling Hills neighborhood and staff evaluates all storm sewer and drain tile ahead of pavement rehabilitation to be able to correct issues ahead of the improvement project; and

WHEREAS, a long standing drainage issue was discovered that can be improved with a short storm sewer improvement project by extending the system to add two catch basins and a storm manhole to collect storm water in the area; and

WHEREAS, the City’s Engineering consultant prepared a plan and solicited quotes from two contractors for this work as shown below; and

Bidder	Bid Amount
Minger Construction	\$35,112
Schneider Excavating	\$43,560

WHEREAS, Minger Construction is the contractor on the Waconia Parkway North and CSAH 10 project and has provided excellent service in this type of work; and

WHEREAS, sufficient funding is available in the Storm Water - Contract Services budget for this work; and

WHEREAS, Staff recommends acceptance of the quote from Minger Construction to install the storm sewer extension in the Sterling Hills neighborhood ahead of the Mill and Overlay project.

NOW, THEREFORE, BE IT RESOLVED That the City Council of the City of Waconia hereby authorizes acceptance of the quote from Minger Construction for storm sewer extension in the amount of \$35,112.00.

Adopted by the City Council of the City of Waconia this 18th day of August 2025.

Tim Litfin, Mayor

Attest: _____
Jackie Schulze, Assistant City Administrator



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Phone: (952) 448-8838
Bolton-Menk.com

August 12, 2025

City of Waconia
Attn: Jon Haukaas
310 10th St E
Waconia, MN 55387

RE: Sterling Hills Storm Sewer Addition Award Recommendation

Dear Mr. Haukaas,

Quotes were received via email on Friday, August 8 for the project referenced above. Two (2) quotes were received of the three contractors solicited, and the results of the quotes are tabulated below:

<u>Bidder</u>	<u>Bid Amount</u>
Minger Construction	\$35,112.00
Schneider Excavating	\$43,560.00

The low quote for the project was submitted by Minger Construction Company Inc. from Jordan. The project includes a short schedule that requires the project to be constructed prior to the 2025 Mill & Overlay project construction commencing.

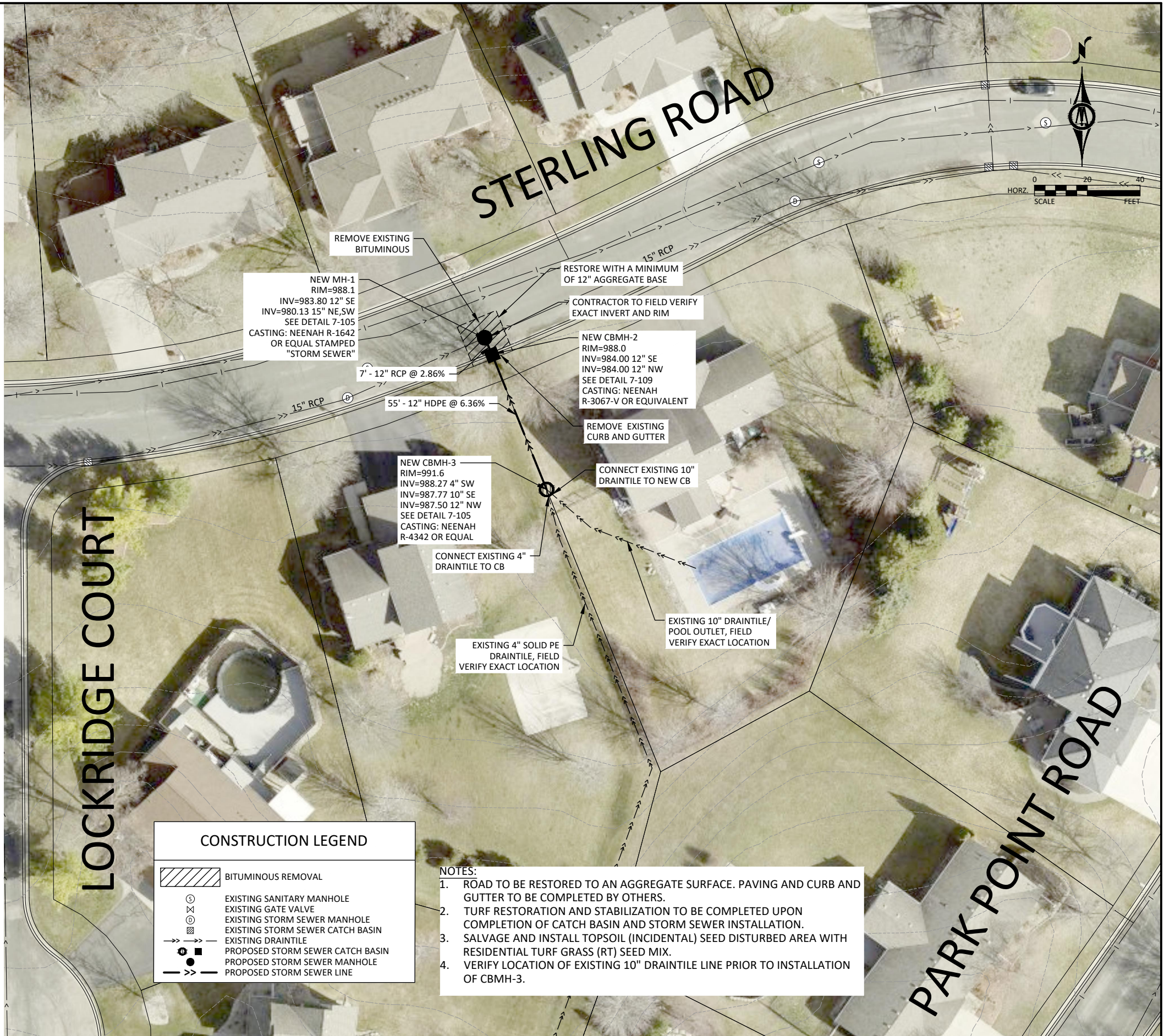
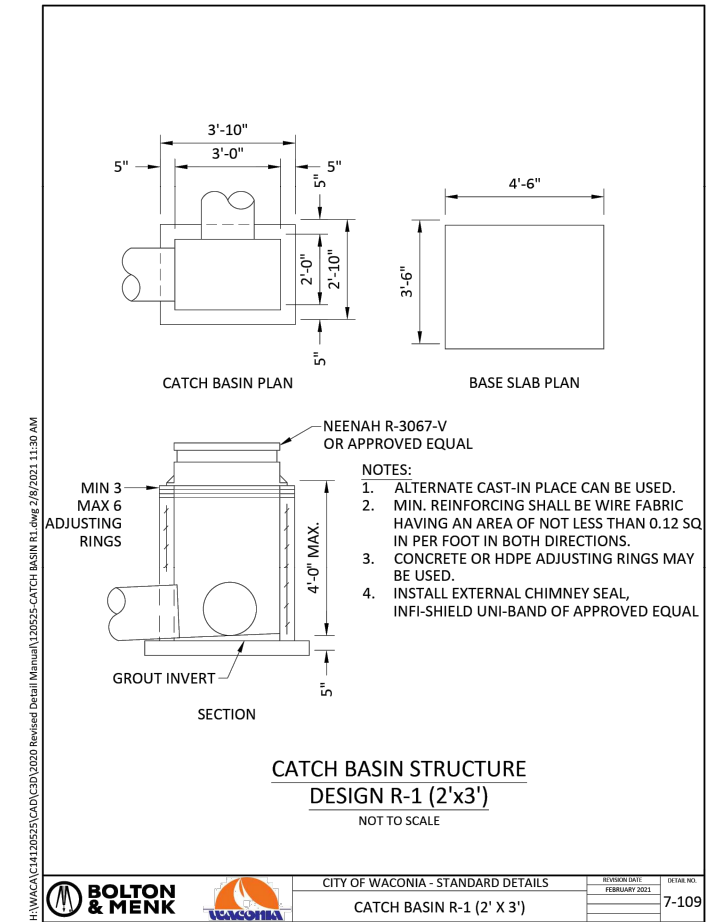
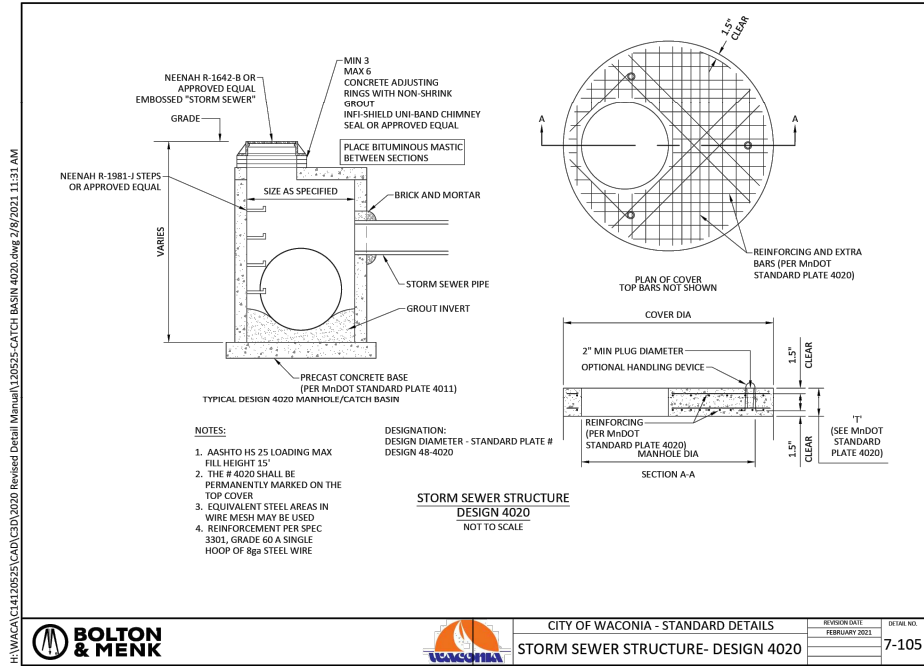
Minger has successfully completed projects of this type in the past and have thereby shown themselves to be a responsible contractor. Minger is also the contractor on the current CSAH 10 / Waconia Parkway North roundabout project. Based on the items above, it is recommended the City award a construction contract in the amount of **\$35,112.00** to Minger Construction Company, Inc. I am open to discuss this information with you and answer any questions that you or the City Council may have.

Sincerely,

Bolton & Menk, Inc.

Jake Saulsbury, P.E.

Cc: Ryan Johnson, Bolton & Menk





REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 18, 2025
Item Name:	8.9. Sale or Disposal of Surplus Equipment
Originating Dept:	Finance
Presented By:	Nicole Meyer
Previous Council Action:	None
Item Type:	Consent

RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Adopt Resolution No. 2025-197 Approving Surplus Equipment and Sale

EXPLANATION OF AGENDA ITEM:

City staff have reviewed inventory and items in storage at the Public Services Facility. Staff are requesting this equipment be deemed surplus equipment and be sold or properly disposed of as the equipment cannot be used in the City's current operations.

- Thales Mobile Mapper CE, handheld, Model: MOBILEAMAPPER. Serial # 0115470036241
 - 2 batteries and 1-120V charging base and 1-cable# 730488
 - 1-12V charging base, #702191, and 1- cable
 - 1 Differential ArcPad SD Card for unit, #702320
 - 1 Thales GPS head, Professional Products P/N 110454-02, S/N 20950
- Sensus Technologies, 1-Sensus Transmitter, and cables, VXU Model-3500, VXU ID: 3500-SD-74994A
 - Two antennas, 1-AS (tall one), 1-Laird Technologies (short one)
- 1-Sensus Handheld reader w/Manual, AR5002, S/N: 58046 with 1-battery and 1-charging base/cable S/N: 5006-SD-149613B
- 1-Sensus Handheld reader, w/Manual, AR5501, S/N: 111464 with 1-battery and 1-charging base/cable S/N: 5005-SD_137712B
- 1- Sensus Handheld, Model AR4002 RF S/N: 4002-SD-78693A, with 1-battery, 1-charging base/cable S/N:4005-SD-88774A
- 1-Sensus UniPro Communicator Puck, #100A-R02, S/N: 0000995
- 1-Sensus Gun, S/N: 4090-134802 B
- 2- Sensus Touch Reader 2, 1-S/N: 3096-122673C. Sensus Touch reader 2, S/N: 3096-122996C
- 1-Sensus FlexNet Command Link S/N: CL50250062, Model # CL100, with base and cable and quick start guide
- 1-Homemade Garbage Trailer - Asset #8025
- 1-Tennant Company Floor Scrubber - Model #607528
- 1-2016 Boss 6500 VBX Spreader
- Metal Fencing (parts & components from lot 1 construction project used over 5 years ago)
- 2-person basket for bucket truck

- 50 rolls of snow fencing

The City utilizes Jeff Martin Auctioneers, Inc. for the sale of these types of items along with general postings at City Hall. Jeff Martin's next consignment equipment sale is in mid-September. The equipment and supplies are listed at the lowest price the City will accept to be bid on the item. The equipment is sold to the highest bidder. Funds from the sale will be recognized in the General Fund - Streets (101) as reimbursement revenue.

ATTACHMENTS:

1. Resolution No. 2025-197 Surplus Equipment

FINANCIAL IMPLICATIONS:	ADVISORY BOARD RECOMMENDATIONS:
Funding Sources & Uses: General Fund - Streets (101)	Planning Commission:
Budget Information:	Park Board:
_____ Budgeted	Personnel Committee:
_____ Non-Budgeted	Other:
_____ Amendment Required	

**CITY OF WACONIA
RESOLUTION NO. 2025-197**

RESOLUTION APPROVING SURPLUS EQUIPMENT AND SALE

WHEREAS, Public Services staff have identified equipment in storage that is no longer used in the department's operation; and

WHEREAS, the list of surplus equipment includes the following:

- Thales Mobile Mapper CE, handheld, Model: MOBILEAMAPPER. Serial # 0115470036241
 - 2 batteries and 1-120V charging base and 1-cable# 730488
 - 1-12V charging base, 702191, and 1- cable
 - 1 Differential ArcPad SD Card for unit, 702320
 - 1 Thales GPS head, Professional Products P/N 110454-02, S/N 20950
- Senus Technologies, 1-Sensus Transmitter, and cables, VXU Model-3500, VXU ID: 3500-SD-74994A
 - Two antennas, 1-AS (tall one), 1-Laird Technologies (short one)
- 1-Sensus Handheld reader w/Manual, AR5002, S/N: 58046 with 1-battery and 1-charging base/cable S/N: 5006-SD-149613B
- 1-Sensus Handheld reader, w/Manual, AR5501, S/N: 111464 with 1-battery and 1-charging base/cable S/N: 5005-SD_137712B
- 1-Sensus Handheld, Model AR4002 RF S/N: 4002-SD-78693A, with 1-battery, 1-charging base/cable S/N:4005-SD-88774A
- 1-Sensus UniPro Communicator Puck, 100A-R02, S/N: 0000995
- 1-Sensus Gun, S/N: 4090-134802 B
- 2- Sensus Touch Reader 2, 1-S/N: 3096-122673C. Sensus Touch reader 2, S/N: 3096-122996C
- 1-Sensus FlexNet Command Link S/N: CL50250062, Model # CL100, with base and cable and quick start guide
- 1-Homemade Garbage Trailer - Asset #8025
- 1-Tennant Company Floor Scrubber - Model #607528
- 1-2016 Boss 6500 VBX Spreader
- Metal Fencing (parts & components from lot 1 construction project used over 5 years ago)
- 2-person basket for bucket truck
- 50 rolls of snow fencing

WHEREAS, funds received for the equipment with saleable value will be recognized in the General Fund (101)-Streets as reimbursement revenue; and

WHEREAS, equipment that cannot be sold will be properly disposed of by City staff.

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Waconia hereby declares the equipment listed as surplus equipment and authorizes its sale or disposal as determined by City staff.

Adopted by the City Council of the City of Waconia this 18th day of August, 2025.

Tim Litfin, Mayor

ATTEST: _____
Jackie Schulze, Assistant City Administrator



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 18, 2025		
Item Name:	8.10. Revolving Loan Request - Waconia Square, LLC - Subordination Agreement with Security Bank Waconia		
Originating Dept:	Finance		
Presented By:	Nicole Meyer		
Previous Council Action:	Resolution No. 2023-109 Approving Subordination Agreement with Security Bank Waconia for Waconia Square, LLC Revolving Loan - Approved: May 1, 2023		
Item Type:	Consent		
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Adopt Resolution No. 2025-198 Approving Subordination Agreement with Security Bank Waconia for Waconia Square, LLC Revolving Loan			
EXPLANATION OF AGENDA ITEM: City staff received a request from Security Bank Waconia for a subordination agreement for Waconia Square, LLC. The City currently holds a 4th mortgage on the property located at 255 Main Street West. The City previously approved a subordination agreement in 2023 when a tenant improvement loan was identified by the owners. The owners of Waconia Square, LLC are working with Security Bank Waconia on restructuring this 3rd mortgage to include a roof replacement project that is estimated to be about \$180,000. In a review of the additional loan and updated appraisal information, staff are recommending approval of the loan subordination. Staff reviewed the loan to value of the property with the current loans at Security Bank Waconia and the City's outstanding revolving loan. With the City's loan included, the loan to value is still below 80%, which is within the parameters of the City's Revolving Loan Policy.			
ATTACHMENTS: 1. Resolution No. 2025-198 Agreement with Security Bank 2. Subordination of Mortgage - Waconia Square			
FINANCIAL IMPLICATIONS:		ADVISORY BOARD RECOMMENDATIONS:	
Funding Sources & Uses: Budget Information: ☐ Budgeted ☐ Non-Budgeted ☐ Amendment Required		Planning Commission: Park Board: Personnel Committee: Other: 	

**CITY OF WACONIA
RESOLUTION NO. 2025-198**

**RESOLUTION APPROVING SUBORDINATION AGREEMENT WITH SECURITY
BANK WACONIA FOR WACONIA SQUARE, LLC REVOLVING LOAN**

WHEREAS, the City of Waconia (the “City”) desires to promote general economic prosperity of the community; and

WHEREAS, the City has developed policies for the administration of a revolving loan fund; and

WHEREAS, John Bonner and Michael Corbey (the “borrowers”) with Waconia Square, LLC closed on a revolving loan with the City in September 2022 for remodeling and build out of the building at 255 Main Street West; and

WHEREAS, the City received a request from Security Bank Waconia for a subordination agreement due to restructuring of a third mortgage so roof improvements can be made at the facility; and

WHEREAS, the City reviewed the new loan terms, updated cash flows, and loans to value of the property; and

WHEREAS, with the City’s revolving loan included, the loan to value is still below 80% which is within the parameters of the City’s Revolving Loan Program.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Waconia hereby approves the subordination agreement with Security Bank Waconia for Waconia Square, LLC Revolving Loan.

Adopted by the City Council of the City of Waconia this 18th day of August 2025.

Tim Litfin, Mayor

ATTEST: _____
Jackie Schulze, Assistant City Administrator

(Top 3 inches reserved for recording data)

**SUBORDINATION AGREEMENT
by Business Entity**

**Minnesota Uniform Conveyancing Blanks
Form 20.8.2 (2011)**

DATE: August 18, 2025
(month/day/year)

FOR VALUABLE CONSIDERATION, the undersigned hereby subordinates the lien on real property in Carver County, Minnesota, legally described as follows:

The West 43.5 feet of Lot 4, all of Lots 5 and 6, and that part of the South 90.0 feet of Lots 7, 8, 9, 10, 11, 12, 13 and that part of vacated alley which lies westerly of the northerly extension of the east line of the west 43.5 feet of said Lot 4, all in Block 31, CITY OF WACONIA, according to the recorded plat thereof, Carver County, Minnesota.

Check here if all or part of the described real property is Registered (Torrens) ☐

which is evidenced by a Mortgage dated September 2, 2022,
(insert title of document to be subordinated) (month/day/year)

and recorded on September 14, 2022, as Document Number A752007 (or in Book _____ of _____ Page _____), in the Office of the ☒ County Recorder ☐ Registrar of Titles of Carver
(month/day/year) (check the applicable boxes)

County, Minnesota, to a subsequent lien evidenced by a Mortgage from _____
(insert title of document to be superior)

Waconia Square, LLC, A Minnesota Limited Liability Company to _____
(insert name of grantor)

Security Bank & Trust Company,
(insert name of grantee)

in an amount not to exceed One Hundred Eighty Thousand and no/100----- Dollars
(\$ 180,000.00) and recorded on _____, as Document Number _____ (or in
(month/day/year)

Book _____ of _____ Page _____), in the Office of the ☒ County Recorder ☐ Registrar of Titles
(check the applicable boxes)
of Carver County, Minnesota.

Note: Remainder of page left blank, signature page follows.

City of Waconia

(name)

By: _____

(signature) Shane Fineran

Its: City Administrator

(type of authority)

By: _____

(signature) Nicole Meyer

Its: Finance Director

(type of authority)

State of Minnesota, County of Carver

This instrument was acknowledged before me on 08/18/2025, by Shane Fineran

(month/day/year)

(name of authorized signer)

as City Administrator

(type of authority)

and by Nicole Meyer

(name of authorized signer)

as Finance Director of City of Waconia

(type of authority)

(name of party on behalf of whom the instrument was executed)

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____

(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)Security Bank & Trust Company
539 South Elm Street
P.O. Box 45
Waconia, MN 55387



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 18, 2025
Item Name:	8.11. Local Housing Aid - Spruce Street Apartments
Originating Dept:	Administration
Presented By:	Shane Fineran
Previous Council Action:	None
Item Type:	Consent

RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Adopt Resolution No. 2025-199 Committing Local Housing Aid for Spruce Street Apartments

EXPLANATION OF AGENDA ITEM:

During the 2023 legislative session, the legislature created a new aid program for metropolitan cities to develop and preserve affordable housing within their communities called Local Affordable Housing Aid (LAHA) and administered by the State Department of Revenue. In 2024, the City received \$73,322.56 and in 2025 will receive \$189,363. All funds shall be expended by December 31st of the fourth year after the aid is received. In 2024, the City partnered with the Carver County CDA to allocate \$20,000 to support expansion of the Land Trust program in the community and earlier this year committed to contribute \$125,000 to the Trails Edge Senior Apartment project. We currently have approximately \$112,000 in unencumbered LAHA funds that the City can direct to other eligible projects related to supporting affordable housing in the community.

Qualifying uses of these funds include: emergency rental assistance; financial support to nonprofit affordable housing providers; financial support for projects that meet income targets for ownership or rental housing or housing that is affordable to the local workforce; and maintenance of existing affordable housing units. If municipalities cannot spend the funds within the timeline required, it must demonstrate that it was due to factors outside the control of the city and or transfer funds to a local housing trust fund. Staff have been in discussion with Carver County CDA about different local projects that are in the planning stages, such as the Trails Edge senior apartment project and local housing trust fund options, as well as other ways to partner in the administration and disbursement of the funds for the improvement or upkeep of existing units.

The Carver County CDA has provided the City with a list of items currently in need at the Spruce Street Apartments that would improve the facade, grounds, and life/safety systems at the property. This includes:

1. Upgrade smoke/CO2 detectors to sealed 10-year lithium at \$8,000
2. Parking lot & sidewalk surface replacement at \$50,000
3. Gutter replacement at \$13,000
4. Soffit and fascia replacement at \$20,000

Staff have reviewed these projects and their eligibility for use of LAHA funds and recommend approving encumbering the amounts noted for a total of \$91,000.

ATTACHMENTS:

1. Resolution No. 2025-199 Aid for Spruce Street Apartments
2. Spruce St Rehab Summary

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

**CITY OF WACONIA
RESOLUTION NO. 2025-199**

RESOLUTION ALLOCATING LOCAL AFFORDABLE HOUSING AID

WHEREAS, the City has unallocated Local Affordable Housing Aid;
and

WHEREAS, the City wishes to support the maintenance and upkeep
of existing affordable housing units in the community; and

WHEREAS, the City will allocate up to \$91,000 of this aid to
supplement investment made by the Carver County CDA in the repair,
maintenance, and life/safety systems at the Spruce Street Apartments in the
following projects.

1. Smoke & CO2 Detections - \$8,000
2. Park lot and sidewalk surfacing - \$50,000
3. Gutters and downspouts - \$13,000
4. Soffit and fascia replacement - \$20,000

NOW, THEREFORE, BE IT RESOLVED That the City Council of
the City of Waconia hereby allocates and commits the aid in the amount
stated for the Spruce Street Apartment complex.

Adopted by the City Council of the City of Waconia this 18th day of August
2025.

Tim Litfin, Mayor

Attest: _____
Jackie Schulze, Assistant City Administrator

1. Upgrade to 10 year sealed lithium smoke/co detectors due to newly adopted fire code which states.

- All smoke detectors must be either **hardwired** or **equipped with sealed, tamper-proof 10-year batteries**.
- Detectors must be **photoelectric** and include a **hush feature** to silence nuisance alarms.
- Smoke detectors must be present in common areas within the property, including stairwells, hallways, and other relevant areas.
- Carbon monoxide detectors must be located within **10 feet of bedrooms** and on each level, and in spaces adjoining rooms containing CO-producing appliances. These updates align with the National Fire Protection Association Standard 72 and are part of HUD's efforts to enhance fire safety in housing.

In any multi family setting, smoke and carbon monoxide detectors are the first line of defense against two of the most dangerous threats to residents' safety, fire and CO poisoning. These devices save lives, but they can only do their job if they're always working properly. Unfortunately, many traditional battery-operated detectors are vulnerable to failure simply because their batteries get removed or run out of power.

A common issue with older detectors is the need for changing batteries every year. This creates opportunities for lapses in protection. Unfortunately, residents will often remove a battery completely if the detector starts "chirping" late at night.

Ten year lithium sealed detectors eliminate this problem. The battery is built in, tamper-proof, and designed to last the full lifespan of the detector. That means no battery changes, no low-battery chirps in the middle of the night, and no chance of a tenant removing the battery for other uses.

Beyond safety, these upgraded detectors also reduce maintenance costs and labor. Property staff no longer have to schedule annual battery replacements in every unit, freeing time for other important tasks. Over the lifespan of a detector, the labor savings alone can more than offset the initial upgrade cost.



We have been updating all of our units to meet this code as we complete unit turns, but additional assistance would allow us to complete this upgrade all at once. We try to be at the forefront in all safety upgrades, and this would help us continue to meet that standard.

2. Parking lot and sidewalks

The parking lot has reached a point where ongoing patch repairs are no longer an effective or cost-efficient solution. Over time, the asphalt has deteriorated due to heavy daily use, seasonal freeze-thaw cycles, and prolonged exposure to weather. Large sections are riddled with potholes, cracks, and uneven surfaces, creating potential hazards for both vehicles and pedestrians. The base layer beneath the asphalt has weakened in several areas, causing sections to sink or heave, which leads to poor drainage and standing water after rainfall.

Previous patching efforts have temporarily addressed the most severe spots, but the constant reappearance of damage indicates that the surface has surpassed its useful life. Water infiltration through existing cracks has further compromised the structural integrity of the lot, accelerating deterioration. In addition to functional issues, the worn and faded striping has reduced parking visibility, impacting traffic flow and compliance with accessible parking requirements.

Replacing the parking lot will restore a safe, smooth surface for tenants and visitors, while improving the overall appearance of the property. A full replacement will also allow for proper grading and drainage corrections, ensuring the new surface lasts significantly longer and reduces future maintenance costs.

The sidewalks throughout the property have begun to show clear signs of age and wear, creating both functional and safety concerns. Over the years, seasonal weather changes, ground shifting, and normal foot traffic have caused many sections to crack, heave, and settle unevenly. In some areas, tree roots have pushed the concrete up several inches, creating noticeable trip hazards. Other sections have deteriorated to the point where pieces of concrete are breaking away, leaving holes and rough edges that make walking difficult—especially for residents with mobility issues, parents with strollers, or anyone using wheelchairs or walkers.

Beyond safety, the sidewalks have also lost much of their visual appeal. Faded surfaces, patchwork repairs, and mismatched replacements make the walkways look neglected, which can impact the overall curb appeal and perception of the property. Replacing the sidewalks will not only address these hazards and restore accessibility, but it will also create a uniform, clean appearance that reflects a well-maintained and welcoming environment for residents and visitors alike.

3. Gutters

During inspection of the property's gutter system, several issues were observed that indicate the gutters are at the end of their functional lifespan and require replacement. Multiple sections show visible rusting and corrosion, particularly at joints and corners, which compromises structural integrity and increases the risk of leaks. There are also numerous areas where seams have separated, allowing water to escape before reaching the downspouts. In several places, the gutters are sagging or pulling away from the fascia, a sign that mounting hardware has failed or the underlying wood may have sustained water damage.

Additionally, there is evidence of peeling paint and staining on siding beneath the gutters, as well as pooling water near the foundation after rainfall—both indicators that water is not being properly directed away from the building. Attempts at patching and re-sealing have provided only temporary relief, and the deterioration has progressed to a point where repairs are no longer cost-effective or reliable. Replacing the gutter system will restore proper drainage, protect the roofline and siding, and help prevent further damage to the property's structure and foundation.

4. Soffit and Fascia

The soffit and fascia on the property are showing significant signs of deterioration, indicating they have reached the end of their service life. The soffit panels exhibit multiple areas of rot, warping, and soft spots caused by prolonged moisture exposure. In several sections, the ventilation holes are either blocked or missing entirely, reducing airflow to the attic and increasing the risk of mold growth. The fascia boards show evidence of peeling paint, splitting, and decay, particularly around gutter attachment points, where water has been able to penetrate. In some areas, the fascia has pulled away from the roofline due to weakened wood, creating gaps that can allow pests, birds, and insects to enter. These conditions not only affect the property's appearance but also compromise the structural integrity of the roof edge and the effectiveness of the gutter system. To restore proper ventilation, protect the roof structure, and prevent further damage, complete replacement of the soffit and fascia is necessary.



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		August 18, 2025	
Item Name:		8.12. Designate Outdoor Area for Nickle Dickle Day Festival	
Originating Dept:		Administration	
Presented By:			
Previous Council Action:			
Item Type:	Consent		
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Adopt Resolution No. 2025-200 Approving Off Premise Location for Chumly's Bar.			
EXPLANATION OF AGENDA ITEM: Vici Scheuble, owner of Chumly's Bar, is requesting that the vacant lot at 116 Main Street W be authorized to be utilized to support events surrounding Nickle Dickle Day for the consumption and sales of alcoholic beverages. State statute permits the holder of on-sale alcoholic beverages to see and serve alcoholic beverages off-premise as part of a community festival or event as long as adequate insurance liability is held by the applicant for the event and/or parcel. The sale and service of alcoholic beverages will be confined to the property located at 116 Main Street W and will cease at 10:00 p.m. on Saturday, September 13th, 2025 at 10:00 p.m.			
ATTACHMENTS: 1. Resolution No. 2025-200 Off Premise Location Chumly's Bar			
FINANCIAL IMPLICATIONS:		ADVISORY BOARD RECOMMENDATIONS:	
Funding Sources & Uses:		Planning Commission:	
Budget Information:		Park Board:	
_____ Budgeted		Personnel Committee:	
_____ Non-Budgeted		Other:	
_____ Amendment Required			

**CITY OF WACONIA
RESOLUTION NO. 2025-200**

**RESOLUTION APPROVING OUTDOOR AREA
FOR COMMUNITY FESTIVAL FOR CHUMLY'S BAR**

WHEREAS, A request has been received in the Office of the City Administrator from Chumly's Bar for an event to be held on September 13th, 2025, at 116 Main Street West, Waconia, MN, for Nickle Dickle Day; and

WHEREAS, Sale and consumption of alcoholic beverages will be limited to the Lot at 116 Main Street West with the use of the premises to cease at 10:00 p.m.

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Waconia hereby approves the off-premise location for Chumly's Bar on September 13th, 2025, contingent upon receipt of certificates of insurance, and proof of compliance with state and local requirements.

Adopted by the City Council of the City of Waconia this 18th day of August 2025.

Tim Litfin, Mayor

ATTEST: _____
Jackie Schulze, City Clerk



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 18, 2025		
Item Name:	8.13. Special Event Permit - Waconia Brewing Nickle Dickle Street Dance		
Originating Dept:	Administration		
Presented By:	Shane Fineran		
Previous Council Action:	None		
Item Type:	Consent		
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Adopt Resolution No. 2025-201 Approving Special Event Permit for Waconia Brewing Company Nickle Dickle Street Dance EXPLANATION OF AGENDA ITEM: The Waconia Brewing Company has submitted a Special Event Permit for the Nickle Dickle Street Dance. The special event seeks to utilize a portion of Lot 1 adjacent to the brewery location and expand from the existing approved sidewalk café area. The expanded beer garden area will be from 2:00 p.m. to 11:00 p.m. on September 12th and 9:00 a.m. to 7:00 pm on September 13th. Waconia Brewing is also requesting approval of the Lot 1 area to house a food truck and beer trailer to serve patrons. The Lot 1 area to be utilized will be sectioned off by stanchions and barriers provided for by Waconia Brewing Company with security provided by brewery staff. ATTACHMENTS: 1. Resolution No. 2025-201 Waconia Brewing 2. Special Event Permit Waconia Brewing			
FINANCIAL IMPLICATIONS: Funding Sources & Uses: Budget Information: _____ Budgeted _____ Non-Budgeted _____ Amendment Required		ADVISORY BOARD RECOMMENDATIONS: Planning Commission: _____ Park Board: _____ Personnel Committee: _____ Other: _____	

**CITY OF WACONIA
RESOLUTION NO. 2025-201**

**RESOLUTION APPROVING SPECIAL EVENT PERMIT
WACONIA BREWING COMPANY NICKLE DICKLE DAY
BEER GARDEN AND STREET DANCE**

WHEREAS, the City of Waconia has received a permit application for a special event to occur on municipal property submitted by the Waconia Brewing Company; and

WHEREAS, the Waconia Brewing Company Nickle Dickle events will be held on Friday September 12, 2025, from 2:00 p.m. to 11:00 p.m. and Saturday, September 13, 2025, from 9:00 a.m. to 7:00 p.m.; and

WHEREAS, the municipal property to be used include portion of Municipal Lot 1; and

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

NOW, THEREFORE, BE IT RESOLVED That the City Council of the Caity of Waconia hereby approves the Special Event Permit.

Adopted by the City Council of the City of Waconia this 18th day of August 2025.

Tim Litfin, Mayor

Attest: _____
Jackie Schulze, Assistant City Administrator



SPECIAL EVENT PERMIT APPLICATION

A special event includes an event held in the city in which one of the following occurs:

- a) Amplified sound is to be used
- b) A street, sidewalk or other public right of way or place is closed for the benefit of the event attendees
- c) A temporary alcoholic beverage license is required or an existing on-sale alcoholic beverage license is carried to the event location as part of a community festival
- d) The event will adversely impact a considerable number of members of the public

Most outdoor events and activities within the City of Waconia require permits or approvals. All costs associated with the event are to be borne by the event sponsor. All applications must be approved by the City Council prior to issuance of a permit.

A Review Committee, made up of representatives from City and County departments, will review the application and make changes and/or recommendations to the event sponsor prior to application being forward to the City Council for a final decision.

TIMING FOR APPLICATION SUBMISSION

- Applications for special events need to be received by the City of Waconia at least 30 days prior to the event date, with submission 60 days in advance requested wherever possible.
- There is no guarantee an event application can be processed and approved in less than 30 days.
- For large scale events involving 1,000 participants or more application must be made 120 days in advance.

ADDITIONAL CONSIDERATIONS FOR EVENT ORGANIZERS

In the case of a race, walk, parade, or other event using City streets, a detailed layout of the route and arrangements for traffic control to be done by a certified vendor using the Manual of Uniform Traffic Control Devices standards will be required to be submitted with the application.

Any event to be held within Parks or shelter must contact City Hall. A special event permit is required for events/activities exceeding 300 participants or any event/activity which extends beyond the immediate park boundaries.

<https://www.waconia.org/347/Facility-Use-Rental-Applications>

All applications, are to be sent directly to City Hall. Issued permits will NOT be eligible for refunds.

Section 1. CHECKLIST OF REQUIRED INFORMATION

Select any of the following that apply to this event:

- ☐ Amplified Sound to be used – COMPLETE SECTION 3 (B)
- ☒ Closure request for a street, sidewalk, or other public way or place as part of the event – COMPLETE SECTION 3 (C)
- ☒ Alcohol service as part of the event – COMPLETE SECTION 3 (D) AND ANY ADDITIONAL LIQUOR LICENSES WITH THE CITY HALL'S OFFICE IF REQUIRED
- ☐ Tents or other membrane structures to be erected as part of the event
- ☐ Fireworks Display as part of the event

Staff Initials	For your license application to be processed, you must submit the following to the City Halls's Office:
-------------------	--

- | | |
|--------------------------|---|
| ☐ | ☒ This application form, fully completed and signed by the applicant or an authorized officer or partner.
ANSWER EVERY QUESTION, USING N/A IF NECESSARY ON ANY QUESTIONS. APPLICATIONS WITH BLANK QUESTIONS WILL BE RETURNED WITHOUT PROCESSING. |
| ☐ | ☒ Detailed Site Plan for the event |
| ☐ | ☒ Certificate of Insurance, if required |
| ☐ | ☐ Traffic Control plan from an approved vendor for any street closures |
| ☐ | ☐ Payment for required permit fee; Checks must be made payable to the City of Waconia
•\$100 for base Special Event Permit |
| ☐ | ☐ Any required additional permit applications from other City departments |

Section 2. REQUIRED LICENSE INFORMATION – complete every question**A. Information about who is completing and submitting this application**

1. First Name Dee		2. Last Name DeLange	
3. Primary Telephone Number 6125900928	4. Type of Phone: ☒ Cell ☐ Business ☐ Home ☐ Other	5. Alternate Phone Number	6. Type of Phone: ☐ Cell ☐ Business ☐ Home ☐ Other
7. Email Address ddelange@waconiabrewing.com			
8. Please send official notices relating to this license to: ☐ Mailing Address ☒ Email ☐ Business Address		9. Role of person completing application: ☐ Owner ☒ Officer ☐ Partner ☐ Manager ☐ Agent for the Owner ☐ Other	

**B. Information about primary point of contact for this license during licensed activity (if different than above)
THIS PERSON MUST BE ON SITE DURING THE EVENT**

10. First Name		11. Last Name	
12. Primary Telephone Number	13. Type of Phone: ☐ Cell ☐ Business ☐ Home ☐ Other	14. Alternate Phone Number	15. Type of Phone: ☐ Cell ☐ Business ☐ Home ☐ Other
16. Email Address		17. Role of primary contact: ☐ Owner ☐ Officer ☐ Partner ☐ Manager ☐ Agent for the Owner ☐ Other	

C. Mailing Address Information

18. Name of organization or individual to whom correspondence should be sent about this permit Waconia Brewing Company			
19. Email Address ddelange@waconiabrewing.com			
20. Mailing Address 255 W. Main Street	21. City Waconia	22. State MN	23. Zip Code 55387
24. Please send official notices relating to this license to: ☐ Mailing Address ☒ Email			

D. License Holder Information**Provide information about who this license will be issued to**

25. Entity license will be issued to Waconia Brewing Company			
26. Business Federal Tax ID Number/Tax Exempt Number 464530089		27. Business State Tax ID Number 3509654	
28. Business Address 255 W. Main Street	29. City Waconia	30. State MN	31. Zip Code 55387

Section 3. Event Information – attach additional sheets as needed for any questions**A. Event Basics**

32. Name of Event Nickle Dickle Street Dance and Nickle Dickle Day	
33. Date(s) of Event <i>complete separate applications for a series of events held at separate times</i> September 10th and 12th	
34. Time of Event 2 pm on the 10th until 11 pm, 9 am until 7 pm on the 12th	35. Set up start time and clean up finish time 12 pm on the 10th until 7 pm on the 12th

36. Location of Event –Street Address 255 W. Main Street Parking Lot	37. City Waconia	38. State MN	39. Zip Code 55387
40. Description of area to be used at the event location for activities (Attach additional sheets as needed) ***A detailed diagram of the site plan is also required to be submitted We would like to use the parking lot in front of the taproom.			
41. Is your event in a City park? ☐ Yes ☒ No If yes, you must schedule use of the park with City Hall as well. Call: 952-442-2615			
42. Is your event outdoors? ☒ Yes ☐ No			
43. Estimated Number of Attendees- 500?	44. Are tickets being sold? ☐ Yes ☒ No		
45. What is the admission charge, if any None	46. Purpose of event proceeds (if applicable)		
47. Describe how attendance will be monitored and limited if necessary We will have barriers up to control where the beer is taken. There will be employees monitoring exits.			
48. Describe any entertainment being provided			

49. Describe food and beverage plans for the event, including who will be providing any food or beverages and what other licenses or permits will be obtained from any jurisdiction for this service.

We ask that our food truck be allowed to park on the parking lot in front of the taproom both days.

50. Describe how any emergencies or medical needs occurring during the event will be met
911 will be called

Sanitation and garbage disposal is the responsibility of the event sponsor. Staff will review this information for adequacy based on planned attendance.

51. Will you be providing additional trash receptacles?

☐ Yes

Company providing this service:

Number of receptacles:

What is the plan for picking these receptacles up following the event?

☒ No

Explain how trash will be managed as part of the event:

We have plenty of trash cans and a dumpster.

52. Will you be providing toilets and wash stations?

☐ Yes

Company providing this service:

Number of toilets:

Number of wash stations:

What is the plan for picking these items up following the event?

☒ No

Explain how these needs will be met for event attendees:

We have our taproom restrooms.

B. Information about Amplified Sound

53. INDICATE WHICH OF THE FOLLOWING APPLIES TO THIS EVENT:

- ☐ Maximum allowable sound pressure level no more than 85 decibels measure at the property line or venue boundary.
- ☐ Waive the maximum allowable sound pressure level and require the amplified sound to terminate no later than 10:30 PM
- ☒ There will be NO amplified sound at this event.

54. Describe the means and method proposed by you as the applicant to prevent noise from the event from unreasonably disturbing those persons who live or work in the vicinity of the event.

C. Information about any public right of way closures

55. Are you requesting any kind of public right of way closure as part of this event?

- ☐ Yes, for a very limited duration less than 15 minutes
- ☐ Yes, for 15 minutes or longer – an obstruction permit through Public Services Department will be required
- ☒ No – if no, please skip the remainder of this section and jump to subsection D

When a street is to be closed for over 15 minutes, a detour is to be established and signed to provide a designated route around the event. A detailed layout of the route and arrangements for traffic control must be done by a certified vendor using the Manual of Uniform Traffic Control Devices standards. Law Enforcement Officers must be utilized at all traffic controlled intersections. Public Services time for temporary traffic signal modifications, additional signage, or other City costs may be charged.

In addition all events with street closures must include an emergency plan detailing access for emergency vehicles. Road closures are not allowed for locations where there are no other access options for the businesses or residents

56. Attach a detailed diagram of any proposed closure, and explain here exactly what is pictured in the diagram and intended in terms of the closure

57. Are you proposing a street closure that will impact residential properties?

- ☐ Yes – if yes, you must notify all properties at least 7-days in advance of the event of the closure
- ☒ No

58. Are you proposing a street closure that will impact commercial properties?

- ☐ Yes
- ☒ No

If yes, you must notify all businesses at least 14-days in advance of the closure.

D. Information about any alcohol as part of the event

59. Are you planning to serve alcoholic beverages as part of this event?

- ☒ Yes – if yes, please answer the following questions
☐ No – if no, please skip the remainder of this section and jump to Section 4 of the application

60. Which of the following are you requesting as part of serving alcoholic beverages?

- ☒ Temporary Liquor License (requires a separate application)
☐ Designation of the special event as a Community Festival to allow on-sale licensee(s) to provide service
☐ Service by licensed on-sale licensee(s) on Municipal Facilities
☐ Use of licensed caterer(s) who will be providing alcohol service incidental to the service of food
☐ Other

If you indicated other, please explain how alcoholic beverages will be provided as part of this event, by whom, and under what authority

61. If you intend to apply for a temporary liquor license, is the same entity applying for the liquor license as the special event permit?

- ☒ Yes
☐ No – Name of the organization/entity applying for a temporary liquor license also serving as an event sponsor:

Indicate what type of organization will be applying for the liquor license:

- ☐ Club
☐ Religious Organization
☐ Political Committee Registered Under Minn. Stat. Section 10A.14
State University
☒ Brewer or Microdistillery
☐ Charitable Organization
☐ Non-Profit Organization

*If the organization is not one of the above, it is not eligible to apply for a temporary liquor license

If the organization is a club or a charitable, religious or non-profit organization, has it been in existence for at least 3 years?

- ☐ Yes
☐ No-the organization is not eligible for a temporary liquor license

Note: A temporary liquor application must be received by the City Hall's Office NO LATER 45 DAYS BEFORE THE EVENT. There is no ability to make any exceptions to this requirement.

62. Please list all on-sale licensees who will be providing liquor service as part of this event under this designation. Certificates of insurance specifically covering this event must also be provided for all vendors.

Waconia Brewing Company

63. If a licensed caterer will be used as part of the event, indicate the name and state license number of the caterer

64. List who will be carrying liquor liability insurance for this event

Waconia Brewing Company

65. Indicate the specific area(s) liquor will be dispensed and consumed, and what measures will be followed to ensure liquor is only dispensed to event attendees who are of legal age, and that no liquor leaves the authorized area

In the taproom and on the patio via a jockey box.

We will have barriers up to control where the beer is consumed and employees monitoring the exits. The WBC employees will card individuals.

66. Do you plan to hire off-duty officers to provide security during the event (required with alcohol service)?

☐ Yes

☒ No

Contact Carver County Sheriff's Office. 952-361-1231

67. Fireworks Display as Part of the event?

☐ Yes

☒ No

If you answered yes to the above, please contact the Fire Department at 952-442-2316 in order to request a Fireworks Display Permit

68. Tents or other membrane structures to be erected as part of the event?

☐ Yes

☒ No

69. If you answered yes to question 68, please name the tent provider/company. Please also list the square footage and dimensions of your tent. If you do not have or need a tent provider please state so below.

If your tent is over 400 square ft. Please contact the Planning Department for a temporary structure permit. 952-442-2184

Section 4. APPLICATION VERIFICATION AND ACCEPTANCE OF RESPONSIBILITY

Notice of Collection of Private Data

The information collected and required as part of a license application will be used to determine eligibility for a City of Waconia License or Permit. Disclosure of this information is voluntary. It is not legally required to provide requested data, however, failure to do so may mean the City of Waconia is unable to process this application.

Social Security Numbers and Birth Dates are classified as private data, and are not available to the public. Access to this data is limited to staff with a business need in order to determine license eligibility, and to administer and manage the licensing program.

Disclosure of a Minnesota Tax ID Number is required by Minnesota Statutes 270C.72, and this information may be requested by and released to the Minnesota Commissioner of Revenue.

All other information contained in this application is public information upon submission pursuant to the Government Data Practices Act, Minnesota Statutes Chapter 13. Individuals have the right to see and obtain copies of the data maintained on them, including private data, and also have the right to be told the contents and meaning of the data, and to contest the accuracy and completeness of the data.

A SIGNATURE VERIFYING THE OVERALL ACCURACY AND COMPLETENESS OF THIS APPLICATION BY THE OWNER, PARTNER, OR OFFICER OF THE ENTITY APPLYING IS REQUIRED IN ORDER TO PROCESS THIS LICENSE APPLICATION

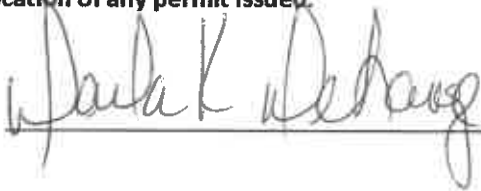
Dee DeLange

I, (print name) _____, agree to strictly comply with all the laws of the State of Minnesota governing the taxation of business and all ordinances of the City of Waconia, and that I intend to comply with the special event policy as well as any conditions of approval that may be placed on the permit if granted. I understand I can review all City ordinances on the City website or in the City Hall's Office.

I affirm I have no intention or agreement to transfer the permit being applied for to another person or entity, or to allow any other person or entity to operate under the authority of the permit. I understand that by submitting this application, I hereby consent to allow the appropriate City personnel, or any authorized representative or agents, to inspect the event premises for the purpose of ensuring compliance with the law and any permit conditions at any time the permit is active. I also understand that a denial of permission for such a lawful inspection of the premises is a violation of the permit provisions.

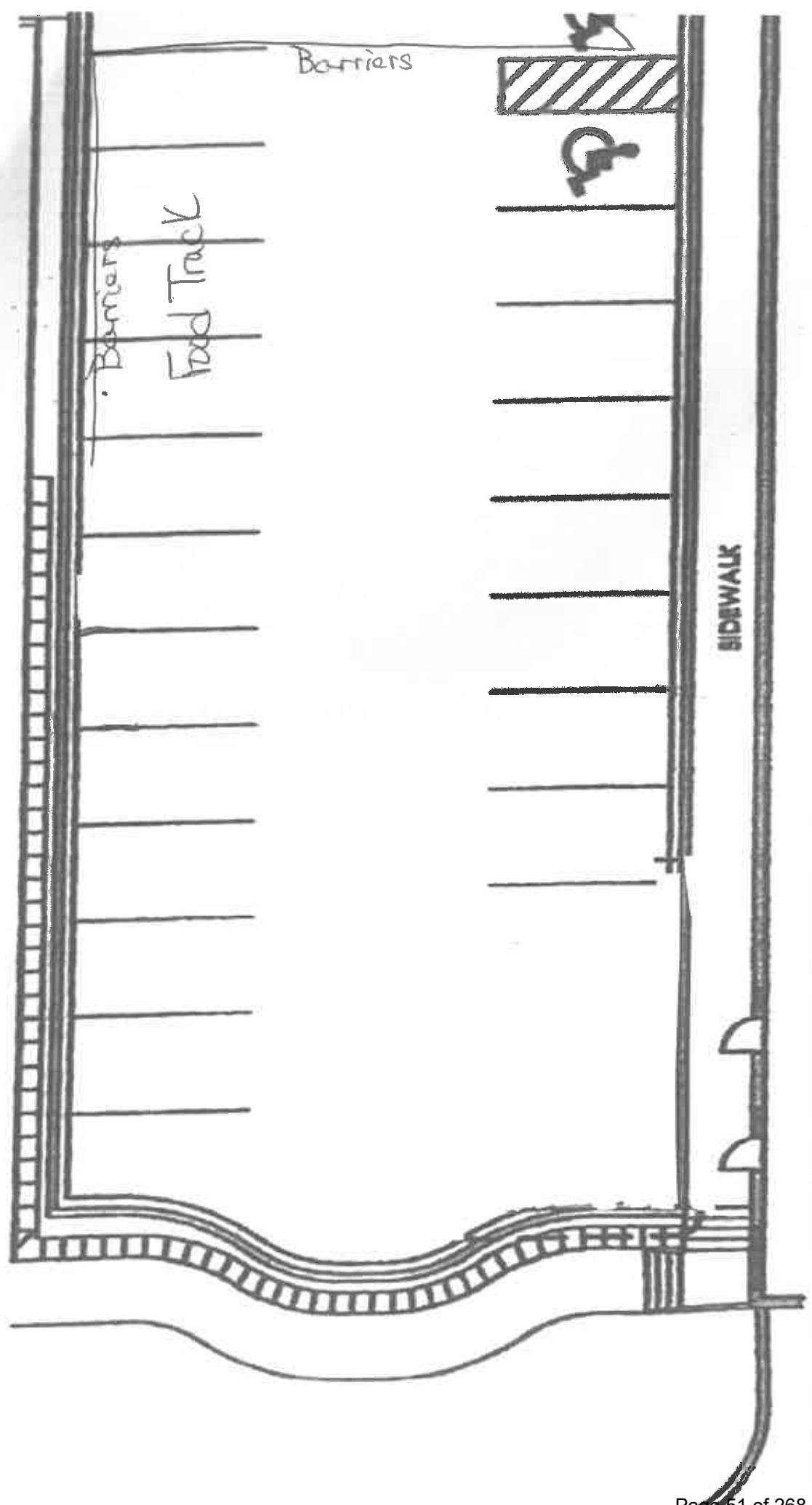
I hereby certify that I have read and understand every question in this application and that the answer to every question is true to my knowledge, information and belief. I further understand that the giving of false information as part of this application, regardless of when it is discovered, and/or failure to give required pertinent information can constitute cause for denial, suspension, or revocation of any permit issued.

Signature of Applicant



Date

8-4-25





REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 18, 2025		
Item Name:	8.14. Temporary On-Sale Liquor License Waconia Brewing Company		
Originating Dept:	Administration		
Presented By:	Shane Fineran		
Previous Council Action:	None		
Item Type:	Consent		
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Adopt Resolution No. 2025-202 Approving Temporary On-Sale Liquor License, Waconia Brewing Company, Nickle Dickle Day. EXPLANATION OF AGENDA ITEM: The Waconia Brewing Company has submitted an application for a temporary on-sale liquor license for Nickle Dickle Day. Sales and consumption of liquor will be limited to the stanchioned areas in the parking lot on September 12-13, 2025. Special care will need to be maintained during the event by Waconia Brewing staffing the area to ensure no liquor leaves the marked area. ATTACHMENTS: 1. Resolution No. 2025-202 Waconia Brewing Temp Liquor			
FINANCIAL IMPLICATIONS:		ADVISORY BOARD RECOMMENDATIONS:	
Funding Sources & Uses:		Planning Commission:	
Budget Information:		Park Board:	
_____ Budgeted		Personnel Committee:	
_____ Non-Budgeted		Other:	
_____ Amendment Required			

**CITY OF WACONIA
RESOLUTION NO. 2025-202**

**APPROVING TEMPORARY ON-SALE LIQUOR LICENSE APPLICATION
WACONIA BREWING COMPANY NICKLE DICKLE DAY
BEER GARDEN AND STREET DANCE**

WHEREAS, the City of Waconia has received a permit application for a temporary on-sale liquor license from the Waconia Brewing Company, 255 West Main Street, Waconia; and

WHEREAS, the Waconia Brewing Company Nickle Dickle events will be held on Friday September 12, 2025, from 2:00 p.m. to 11:00 p.m. and Saturday, September 13, 2025, from 9:00 a.m. to 7:00 p.m.; and

WHEREAS, sale and consumption of alcoholic beverages will be limited to the stanchioned area in the parking lot; and

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

NOW, THEREFORE, BE IT RESOLVED That the City Council of the City of Waconia hereby approves the Temporary On-Sale Liquor License Application of the Waconia Brewing Company from September 13 through September 14, 2025, contingent upon completion of all forms, payment of fees, receipt of certificates of insurance and proof of compliance with state and local requirements.

Adopted by the City Council of the City of Waconia this 18th day of August 2025.

Tim Litfin, Mayor

Attest: _____
Jackie Schulze, Assistant City Administrator



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 18, 2025		
Item Name:	9.1. Receive Feasibility Report and Call Hearing for the 2026 Downtown Phase 4 Improvement Project		
Originating Dept:	Public Services		
Presented By:	Jon Haukaas		
Previous Council Action:	Resolution No. 2025-110 Ordering Preparation of Feasibility Study & Assessment Evaluation Downtown Reconstruction Phase 4 Project		
Item Type:	Regular Session		
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Adopt Resolution No. 2025-203 Receiving Feasibility Report & Calling Hearing on Improvements EXPLANATION OF AGENDA ITEM: On April 7, 2025, the City Council authorized the preparation of the Design and Feasibility Report for the 2026 Improvement Project. Staff prepared the design in accordance with previous discussions with the City Council and public feedback. The attached Feasibility Report has been prepared as directed, noting the design layouts and costs associated with the 2026 Improvement Project. The 2026 project streets are generally described as along 1st Street from Olive Street to Spruce Street, Elm and Pine Streets between 1st and 2nd Streets, and 2nd Street from Elm Street to Pine Street. The City Engineer and City staff will be available for questions on the report as attached, or to provide a brief presentation as warranted. Staff recommends approval of this request, allowing for continued work on the plans and opportunity to hold a Public Hearing on September 15, 2025, at City Hall at 6:00 p.m. as part of the regularly held City Council Meeting.			
ATTACHMENTS: 1. Resolution No. 2025-203 Receiving Feasibility Study Phase 4 2. Downtown Recon Phase 4 Feasibility Study			
FINANCIAL IMPLICATIONS:		ADVISORY BOARD RECOMMENDATIONS:	
Funding Sources & Uses:		Planning Commission:	
Budget Information:		Park Board:	
☒	Budgeted	Personnel Committee:	
☐	Non-Budgeted	Other:	
☐	Amendment Required		

CITY OF WACONIA
RESOLUTION NO. 2025-203
RESOLUTION RECEIVING FEASIBILITY REPORT & CALLING
HEARING ON IMPROVEMENT

WHEREAS, pursuant to a resolution of the council adopted April 7, 2025, a report has been prepared by the City Engineer with reference to the proposed Downtown Reconstruction, Phase 4 project; a project consisting of street, sidewalk, parking, drainage, and utility improvements of the following:

- First Street West from Olive Street to Elm Street
- First Street East from Elm Street to Spruce Street
- Elm Street South from First Street to Second Street
- Pine Street South from First Street to Second Street
- Second Street East from Elm Street to Pine Street

WHEREAS, the report provides information regarding whether the proposed improvements are necessary, cost-effective, and feasible; whether they should best be made as proposed or in connection with some other improvement; the estimated cost of the improvements as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

NOW THEREFORE, BE IT RESOLVED By the City Council of the City of Waconia:

1. The council will consider such improvements in accordance with the report and the assessment of abutting properties for all or a portion of the cost of the improvements pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvements of \$6,878,330.
2. A Public Hearing shall be held on such proposed improvements on September 15th, 2025, in the council chambers in city hall at 6:00 p.m. and the Clerk shall give mailed and published notice of such hearing and improvement as required by law.

Adopted by the City Council of the City of Waconia this 18th day of August 2025.

Tim Litfin, Mayor

Attest: _____
Jackie Schulze, Assistant City Administrator

FEASIBILITY STUDY

FOR

DOWNTOWN RECONSTRUCTION, PHASE 4

PROJECT

CITY OF WACONIA, MN



AUGUST 2025

PREPARED BY:
BOLTON & MENK, INC.
2638 SHADOW LANE SUITE 200
CHASKA, MN 55318



August 12, 2025

City of Waconia
Attn: Shane Fineran
201 South Vine Street
Waconia, MN 55387

RE: Downtown Reconstruction, Phase 4 Project

Honorable Mayor and City Council Members:

Pursuant to your request we have prepared a Feasibility Study for project components to be included in the Downtown Reconstruction, Phase 4 Project. The project location and the various proposed project components include the following:

- Street and utility reconstruction of 1st Street from Olive Street to Spruce Street, Elm Street from 1st Street to 2nd Street, and 2nd Street from Elm Street to Pine Street consisting of the following items:
 - Complete street reconstruction
 - Storm sewer replacement/expansion
 - Sidewalk replacement/widening
 - Sanitary sewer replacement
 - Water system replacement/upsizing and addition of cathodic protection
 - Irrigation system expansion
- Vacation of Pine Street from 1st Street to 2nd Street.
- Parking lot improvement in the public and private parking areas south of 1st Street and west of Elm Street (across the alley from the proposed apartment building project).
- Lighting improvements in City Square Park.

This report includes maps and drawings indicating the proposed improvements and a proposed method of financing and funding. I am available to discuss this report and this proposed project at your convenience.

Respectfully Submitted,

Bolton & Menk, Inc.

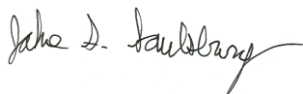
Jake S. Saulsbury, P.E.

Cc: Jon Haukaas, Public Services Director

Enclosure

FEASIBILITY STUDY
FOR
DOWNTOWN RECONSTRUCTION, PHASE 4 PROJECT
CITY OF WACONIA, MINNESOTA

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.



Jake S. Saulsbury, P.E.

Date: August 12, 2025

Registration No. 42713

TABLE OF CONTENTS

SUMMARY & CONCLUSIONS.....	SC-1
A. Study Scope.....	SC-1
B. Estimated Costs, Funding, and Financing.....	SC-2
C. Overall Feasibility and Cost Effectiveness.....	SC-2
SECTION 1 - INTRODUCTION	1
A. Impetus	1
B. Report Organization	1
SECTION 2 - STREET AND UTILITY RECONSTRUCTION.....	2
A. Street Improvements.....	2
B. Sidewalk Improvements	5
C. Street and Park Lighting.....	6
D. Storm Sewer Improvements	7
E. Sanitary Sewer Improvements.....	8
F. Watermain Improvements	8
G. Irrigation System Improvements	9
SECTION 3 - PARKING LOT IMPROVEMENTS	11
SECTION 4 - FINANCING / FUNDING	12
A. Financing.....	12
B. Funding.....	12
C. Street / Storm / Sidewalk Reconstruction.....	13
D. Sanitary Sewer.....	14
E. Watermain	16
F. Overall Cost Summary	18
G. Assessments	18

APPENDIX A – Figures

APPENDIX B – Itemized Cost Estimates

APPENDIX C – City Assessment Policy

APPENDIX D – Geotechnical Report

FIGURES & TABLES

FIGURES

DESCRIPTION

Figure 1.1	Project Location Map
Figure 2.1	Street & Sidewalk Reconstruction
Figure 2.1A	Parking Layout: 1 st Street – Olive Street to Elm Street
Figure 2.1B	Parking Layout: 1 st Street – Elm Street to Pine Street
Figure 2.1C	Parking Layout: 1 st Street – Pine Street to Spruce Street
Figure 2.1D	Parking Layout: Elm Street
Figure 2.1E	Parking Layout: 2 nd Street
Figure 2.2	Typical Street Sections
Figure 2.3	Construction Staging
Figure 2.4	Street Lighting
Figure 2.5	Storm Sewer Improvements
Figure 2.6	Sanitary Sewer Improvements
Figure 2.7	Watermain Improvements
Figure 2.8	Irrigation System Improvements
Figure 3.1	Parking Lot Improvements
Figure 4.1	Proposed Assessment Map

TABLES

DESCRIPTION

Table 4.1	Preliminary Assessment Roll
Table 4.2	Bond Debt Service & Proposed Funding Sources

SUMMARY & CONCLUSIONS

A. STUDY SCOPE

The proposed infrastructure improvements aim to establish a sustainable system of roads, utilities, and pedestrian facilities, enhancing the City with improved water quality, greater connectivity among residents, safer travel for both vehicles and pedestrians, and an overall healthier quality of life. This Feasibility Study evaluates the viability of the proposed improvements, provides associated project cost estimates, and recommends an approach for financing and funding the project. The project area, outlined in Figure 1.1 in Appendix A, includes the reconstruction of 1st Street (from Olive Street to Spruce Street), Elm Street (from 1st Street to 2nd Street), and 2nd Street (from Elm Street to Pine Street), as well as the removal of Pine Street (from 1st Street to 2nd Street). Individual project components are described below:

1. Removal and reconstruction of the 66-foot road right-of-way of 1st Street, Elm Street, and 2nd Street including streets, curb and gutter, and sidewalks.
2. Reconstruction of 1st Street and Elm Street to match the City's truck route street section.
3. Reconstruction of 2nd Street to match the City's residential street section.
4. Removal and vacation of Pine Street (between 1st and 2nd Street) and associated road right-of-way, including the removal of the sidewalk on the west side of the street from 1st Street for approximately 180 linear feet, and the entire sidewalk on the east side of the street.
5. Construction of curb and gutter, and sidewalks as they relate to the vacation of Pine Street.
6. Replacement of the sanitary sewer system, including service laterals.
7. Replacement and upsizing of the water system, including replacement of hydrants, gate valves, and services.
8. Expansion of the irrigation system.
9. Replacement and expansion of the existing storm sewer system.
10. Replacement of street lighting along 1st Street, Elm Street, 2nd Street, and within City Square Park.
11. Improvements to off-street parking west of Elm Street.

The contents of this Feasibility Study and the widths of the roadway, parking areas, and sidewalks contained herein reflect the direction of City staff.

B. ESTIMATED COSTS, FUNDING, AND FINANCING

Estimated project costs for each of the project components are provided in Appendix B. The project costs are summarized as follows:

1.) Street Reconstruction	\$4,879,160
2.) Parking Lot Reconstruction	\$308,050
3.) Utility Reconstruction	\$1,691,120
Total Project Cost -	\$6,878,330

The proposed financing for the Downtown Reconstruction, Phase 4 Project is recommended to be achieved through the sale of a combined bond, which includes a Chapter 429 General Obligation Bond, a Chapter 115 Sanitary Sewer Revenue Bond, and a Chapter 444 Water and Stormwater Revenue Bond. The Chapter 429 Bond will fund street and storm sewer reconstruction, while the Chapter 115 Bond will cover sanitary sewer improvements. The Chapter 444 Bond will support watermain reconstruction and various drainage improvements. Additionally, PIR Capital Improvement funds will be allocated for sidewalk upgrades. This financing approach will be further reviewed in consultation with the Finance Director and the City's Financial Consultant.

C. OVERALL FEASIBILITY AND COST EFFECTIVENESS

All improvements outlined in this report are technically feasible. This study examines deficiencies in existing infrastructure, including deteriorating street pavement, storm sewers, watermains, sanitary sewers, irrigation systems, sidewalks, parking, and lighting. These upgrades are essential to ensuring safe and reliable infrastructure and represent cost-effective solutions for addressing these needs. Comprehensive cost estimates for all project components have been prepared and can be found in Appendix B.

SECTION 1 - INTRODUCTION

A. IMPETUS

This report is prepared in response to a request from the City of Waconia to assess the feasibility of planned infrastructure improvements for the coming year. The proposed project location for the Downtown Reconstruction, Phase 4 Project is illustrated in Figure 1.1 in Appendix A.

B. REPORT ORGANIZATION

This report is structured to provide a clear and organized approach to addressing the various projects by categorizing the pertinent information into the following four sections:

- Section 1 - Introduction
- Section 2 - Street and Utility Reconstruction
- Section 3 - Parking Lot Improvements
- Section 4 - Financing and Funding

SECTION 2 - STREET AND UTILITY RECONSTRUCTION

A. STREET IMPROVEMENTS

Figure 2.1 presents the street layout option for 1st Street between Olive Street and Spruce Street and the proposed improvements on Elm Street and 2nd Street. The project involves removing the existing road sections on each of the highlighted streets and reconstructing them to meet current City standards, including replacing existing curb and gutter, and sidewalk sections. The City has requested a review of the options outlined below:

1. 1st Street (Olive Street to Pine Street)

The current street section for 1st Street from Olive Street to Pine Street is very difficult to maneuver, particularly for trucks. To accommodate larger vehicles, increasing the lane widths is recommended. One potential approach involves adjusting the angled parking from approximately 60 degrees to 45 degrees. However, this adjustment would eliminate approximately 13 parking spaces. Given the City's strong preference for preserving parking, this option is not pursued further within this Feasibility Study. Instead, this report explores maintaining the existing 60-degree angled parking while widening the lane widths as much as possible. The proposed revised street section between Olive Street and Pine Street includes a 51.5-foot-wide street with curb and gutter, and sidewalks ranging from 7.5 to 9 feet (sidewalk widths will be maximized, though may be narrower in some areas due to the existing building face locations within the right-of-way). The through lanes along 1st Street are proposed at 12.5 feet wide. Figure 2.1A shows the recommended street and parking dimensions between Olive Street and Elm Street, and Figure 2.1B shows the recommended street and parking dimensions between Elm Street and Pine Street. (Note: The proposed revision to the street section would result in a street center line that has an approximate 2-foot offset across Olive Street, as compared to the recently constructed street section to the west, and a 2.5-foot offset to the street section through Elm Street; this offset through Elm Street is due to the varying sidewalk limits and building faces that we will be matching.)

ADA accessible parking stall locations will be further evaluated during final design after receiving public input. It is assumed the stall locations will approximately match the current condition. Additionally, the mid-block pedestrian crossing

connecting the church to the school will be evaluated during final design to determine the best location and to possibly modify it to a 90-degree crossing.

2. 1st Street (Pine Street to Spruce Street)

The proposed street section for 1st Street between Pine Street and Spruce Street features a 48-foot-wide street with curb and gutter. This street width closely matches the existing street section and accommodates parallel parking on both the north and south sides of 1st Street. The existing concrete sidewalk on the north side – adjacent to City Square Park – is wider than necessary. It is recommended that the sidewalk along the park be redesigned to include a 6-foot sidewalk and a 5-foot boulevard with street trees. This configuration would be mirrored on the south side of the street. Introducing boulevards on both sides will create a more cohesive streetscape while also reducing impervious areas. Figure 2.1C shows the recommended street and parking dimensions between Pine Street and Spruce Street. (Note: The proposed revision to the street section results in an 8-foot offset through the Pine Street intersection, which exists currently but is less apparent due to the lack of striping in the existing roadway. This offset will be de-emphasized with the proposed roadway by the addition of curb and gutter on the south side due to the removal of Pine Street. The curb and gutter will help guide vehicles through the intersection with the taper.)

3. Elm Street (1st Street to 2nd Street)

The proposed street section for Elm Street from 1st Street to 2nd Street consists of a 48-foot-wide street with curb and gutter. While this design narrows the existing roadway by approximately 3 feet, it allows for wider sidewalks on both sides and travel lane widths remain more than adequate at approximately 14.5 feet. Wider sidewalks are needed along this block due to the desire to include lighting and maintain sidewalks that are ADA compliant. The sidewalks would be expanded to 9 feet in width – an increase of roughly 2 feet on each side. Parallel parking would be maintained along both sides of the street.

4. 2nd Street (Elm Street to Pine Street)

The proposed street section for 2nd Street features a 42-foot-wide street with curb and gutter, increasing the existing street width by approximately 2 feet. This width matches the block to the west that was part of the Phase 3 project. Parallel parking

would be maintained on both sides of the street, with 12-foot-wide travel lanes. An 8-foot sidewalk is proposed along the north side of the street and will remain 1 foot off the property line. This design is consistent with the downtown standard of a wider sidewalk without a grass boulevard. On the south side, the design includes a 6-foot sidewalk accompanied by a 5-foot boulevard, keeping consistent with the proposed section on First Street between Pine Street and Spruce Street.

5. Pine Street Removal (1st Street to 2nd Street)

Pine Street is being proposed to be completely removed, including all curb and gutter due to an agreement in place with St. Joseph Church. The street has already been vacated and is frequently closed off during school hours and for special events. The need for additional vacation work pertaining to Pine Street and the adjacent alley to the west will be reviewed during final design. The existing sidewalks will be removed from 1st Street to the intersecting sidewalk at the school on the west side, and completely on the east side. This will allow accessibility and access for the school to continue. It is intended to keep the school's parking lot curb and gutter in place during the sidewalk removal on the west side so there are no impacts to the parking lot. At 1st Street, the curb and gutter and sidewalk will continue along the south side of 1st Street to create a 3-way stop intersection. Consideration should be given to removing the stop signs on 1st Street and giving east-west traffic the right-of-way. At 2nd Street, the curb and gutter will continue along the north side, creating a 3-way stop intersection. Similarly to 1st Street, consideration should be given to removing the stop signs on 2nd Street. The sidewalk along 2nd Street will stop on the west side of Pine Street. A pedestrian crossing will be provided on the south side of the intersection to provide an east/west pedestrian crossing, and on the west side of the intersection to provide a north/south pedestrian crossing. There will no longer be a pedestrian crossing to the east, on the north side of 2nd Street, due to the removal of the existing sidewalk on the east side of Pine Street.

6. Typical Street Sections

Truck Route Section - Construction of a standard truck route section includes three lifts of bituminous pavement (6.5"), aggregate base (12.0"), and select granular borrow (12.0") underlain by geotextile fabric. The standard truck route street section will be constructed on top of a compacted subgrade and contain drain tile behind the curb. The typical section for the City standard truck route is shown in

Figure 2.2. Additional materials above the residential street section are considered extra section items and are therefore not considered to be assessable.

Residential Street Section - Construction of a residential street section includes two lifts of bituminous pavement (4.5”), aggregate base (8.0”), and select granular borrow (12.0”) underlain by geotextile fabric. The standard residential street section will be constructed on top of a compacted subgrade and contain drain tile behind the curb. The typical section for the City standard residential street is also shown in Figure 2.2.

Soils Report - The results of the soils investigation indicate poor soils could be encountered on 1st Street from Olive Street to Pine Street. To provide a suitable subgrade, a layer of stabilizing aggregate will likely be needed in these areas. Additionally, silty soils that cannot be compacted to project requirements may need to be removed and replaced with suitable compacted engineered fill.

7. Construction Staging

The staging for construction will generally fall into three construction stages. The first stage of construction includes all three blocks of 1st Street (between Olive Street and Spruce Street) with a temporary access connection to Pine Street from the southeast corner of the school parking lot. The second stage includes Elm Street from 1st Street to 2nd Street, 2nd Street from Elm Street to Pine Street, and the reconstruction of the off-street parking. The third stage includes the removal of Pine Street. Staging is subject to change based on findings during final design and/or after the project is bid and coordination occurs with the selected contractor. Construction staging may also need adjusting to provide adequate parking, pedestrian access, and uninterrupted business access. The stages will continually change as the work progresses from utilities to street construction and will be adjusted as necessary. Figure 2.3 depicts the recommended construction staging for the Phase 4 project.

B. SIDEWALK IMPROVEMENTS

The proposed sidewalk reconstruction locations are shown on Figure 2.1. The proposed sidewalk on the north and south sides of 1st Street between Olive Street and Pine Street will approximately match the existing sidewalk widths of 7.5 to 9 feet (widths vary based on

building locations). At the existing intersection of 1st Street and Pine Street, the pedestrian ramps will be removed on the side of the intersection where Pine Street will be removed, and a proposed sidewalk will be carried across the intersection to provide a pedestrian friendly condition following street removal. The proposed sidewalk on 1st Street between Pine Street and Spruce Street will be 6 feet with a 5-foot boulevard on both sides of the street. The sidewalk adjacent to City Square Park encroaches into the right-of-way by 4.5 feet. However, this matches the existing condition. Elm Street sidewalks will be constructed to a width of 9 feet on both sides of the road which increases the width by approximately 2 feet. The sidewalk on the north side of 2nd Street will be reconstructed to a width of 8 feet and will remain approximately 1 foot off the property line. The sidewalk on the south side of 2nd Street will be reconstructed to a width of 6 feet with a 5-foot boulevard, this results in an increase of approximately 2 feet in width. All existing and proposed pedestrian ramps will be constructed to Americans with Disabilities Act (ADA) standards to provide adequate access to all users.

The total estimated cost of the sidewalk improvements is **\$572,410** which is not considered an assessable cost. It should be noted that the City has received an estimated \$41,500 from the developer of the apartment complex on the corner of 2nd Street and Elm Street for the proposed sidewalk adjacent to the building on Elm Street. This cost offset along with financing and funding for the entire project is discussed in Section 4.

C. STREET AND PARK LIGHTING

Street lighting improvements are recommended for all streets within this project phase (except for Pine Street). The City prefers to locate streetlights behind the sidewalk if possible. Often, light poles located behind the sidewalk require easements due to being located outside of the right-of-way. Light poles that are assumed to require an easement are shown on Figure 2.4 in red for easy identification. Figure 2.4 depicts the locations of the recommended street lighting as well as proposed banner pole locations. The style of lighting fixtures and the layout of the lighting will approximately match the previous three phases of the Downtown Reconstruction project. Street lighting is not proposed along 1st Street adjacent to City Square Park. Instead, the City prefers to upgrade all the lighting within the park which would negate the need for additional street lighting. Street lighting is a non-assessable cost.

The lighting within City Square Park is in need of an upgrade. It is recommended that a

photometric study be performed to help determine how effective the existing pole locations are at lighting the park. For the purposes of this Feasibility Study, costs are included for replacing all the existing lights/poles at or near their current locations with City standard lighting. New wiring was installed within the park in 2024 and can be utilized to provide electrical service to all new light poles in the park. A lump sum estimate for City Square Park lighting replacements has been included in the cost estimate as a non-assessable cost. However, quantities and costs may change based on the recommendations of a photometric study.

D. STORM SEWER IMPROVEMENTS

The existing storm sewer systems on 1st Street, Elm Street, and 2nd Street will be removed and reconstructed as shown on Figure 2.5. A weir structure will be installed on Elm Street to divert stormwater runoff on Elm Street into the underground treatment system, constructed during Phase 3, resulting in the Elm Street storm main experiencing a decrease in pipe surcharging. The existing drainage patterns will primarily be maintained. Existing storm structures are anticipated to experience surcharging during 5-yr rainfall events.

A reduction of impervious area is proposed with this phase of construction with the removal of Pine Street and associated sidewalk and removing some impervious areas along City Square Park. Per Carver County Watershed Management Organization, a project's stormwater treatment requirement can be waived with a cumulative decrease in impervious area of 10% or more. The percentage impervious area proposed for removal within Phase 4 is 10.1%.

Municipal projects are also required to comply with the Minnesota Pollution Control Agency's (MPCA) Stormwater requirements. The MPCA Municipal stormwater permit (MS4 General Permit) requires that the water quality volume from new and fully reconstructed impervious surfaces be treated where "the water quality volume is calculated as the larger of one (1) inch times the new impervious surface or one-half (0.5) inch times the sum of the new and fully reconstructed impervious surface". The permit states that if there is not adequate area for treatment within the site (and reasonable attempts have been made to obtain additional space and/or permission to treat the stormwater with no success), then owners of the construction activity must maximize the treatment of the water quality volume as much as possible. The Phase 4 reconstruction project will maximize the treatment of the water quality volume as much as possible by diverting a portion of the stormwater flow to the underground treatment structure that was installed in Phase 3. This structure is

located just west of Elm Street, between 1st Street and 2nd Street. Additionally, it should be noted that the Phase 4 reconstruction project is located at a topographical high point and much of the stormwater runoff is already captured and treated prior to discharging into the lake. For these reasons, additional stormwater treatment is not proposed as part of this Feasibility Study.

The total estimated cost for the proposed street and storm sewer reconstruction improvements (not including sidewalk and off-street parking lot costs) is **\$4,306,750**. Of this amount **\$641,560** is considered assessable. Itemized cost estimates are provided in Appendix B of this report. Financing and funding for the entire project is discussed in Section 4.

E. SANITARY SEWER IMPROVEMENTS

The sanitary sewer improvements consist of reconstruction of sewer main, manholes, and sewer services on 1st Street and 2nd Street as shown on Figure 2.6. The sewer reconstruction consists of replacing the old and deteriorated, clay sewer system with an 8-inch PVC sewer main with sewer services from the main to the property line. Sanitary manholes will be reconstructed, and new sewer will be connected to existing pipes. Sewer services will be added for properties 18 and 27B/28 (refer to Figure 4.1 for the location of these properties) for possible future redevelopment.

The total estimated cost for all sanitary sewer improvements is **\$451,450**. Of this amount, **\$141,420** is considered assessable. Itemized cost estimates are provided in Appendix B. Financing and funding are discussed in Section 4.

F. WATERMAIN IMPROVEMENTS

Figure 2.7 indicates the proposed watermain improvements. The existing watermain consists of 6-inch mains on 1st Street and 2nd Street, and an 8-inch main on Elm Street. There is a parallel 8-inch existing water main that connects an old pump station (located within City Square Park) with the old water treatment plant (located in the alley off Elm Street). These facilities have been abandoned, and it is recommended that the associated watermain be removed during construction to prevent any accidental connections to the abandoned pipe in the future.

The existing system is aging and is susceptible to breakages and leaks. Breakages and leaks result in high maintenance and repair costs, service disruptions, and saturation of the street subgrade. Therefore, the proposed improvements include removing and replacing the entire

watermain system within the street right-of-way and upsizing it to a 10-inch main on 1st Street and an 8-inch main on 2nd Street. The 8-inch main on Elm Street will be replaced with the same size main. Replacement includes the mainline, gate valves, hydrants, and services. The new watermain will be stubbed out to the east of the intersections included in Phase 4 improvements (both 1st Street and Spruce Street and 2nd Street and Pine Street) and connected to the existing pipes so the intersections will not need to be reconstructed again with future adjacent projects.

Water services will be constructed into buildings that are adjacent to the road. This will involve connecting inside the buildings and extra work to bore through the foundation walls and make any necessary adjustments to interior connections. Curb stops will be constructed within the City right-of-way for future operation and maintenance needs as standard practice. Water services will be added for properties 18 and 27B/28 (refer to Figure 4.1 for the location of these properties) for possible future redevelopment.

The proposed pipe material is polyvinyl chloride pipe (PVC). This pipe is more resistant to corrosion from the in-place clay soils. Previous geotechnical evaluations on adjacent projects included soil resistivity testing to determine how corrosive the in-place soils are. These tests resulted in resistivity values showing the in-place soil to be moderately corrosive. To protect the watermain against corrosion, the following steps will be taken during construction:

- All hydrants and gate valves will be manufactured and secured utilizing stainless steel bolts.
- All fittings will be coated with fusion bonded epoxy.
- All ductile iron pipe, fittings, valves, valve boxes, and hydrant risers will be wrapped in polyethylene encasement material and provided with cathodic protection.

The total estimated cost for all the watermain improvements is **\$1,239,670**. Of this amount, **\$249,490** is considered assessable. Itemized cost estimates are provided in Appendix B. Financing and funding are discussed in Section 4.

G. IRRIGATION SYSTEM IMPROVEMENTS

Figure 2.8 indicates the proposed irrigation system improvements. The irrigation system improvements will include installing 1-inch mains along both sides of 1st Street (from Olive Street to the east side of Spruce Street) and Elm Street and installing a 1-inch main on the north side of 2nd Street. The 1-inch mains will be used to water plantings hanging from the light poles. The irrigation system is planned to be switched over to a stormwater reuse system

when the stormwater treatment system is constructed. The irrigation system improvements are considered a non-assessable cost and are included in the watermain improvements cost estimate.

SECTION 3 – PARKING LOT IMPROVEMENTS

Off-street parking lot improvements were considered as part of this Feasibility Study. Figure 3.1 illustrates the recommended layout for additional parking located on the west side of Elm Street between 1st Street and 2nd Streets. This site would require coordination with the property owners and reservation of parking stalls for tenants. With the preliminary layout shown in Figure 3.1, the proposed parking lot would create a paved and striped lot with up to 35 parking stalls in the downtown area. The parking lot would be constructed with a typical section of 2 lifts of bituminous pavement totaling 4.5-inches, an aggregate base depth of 9-inches, and geotextile fabric. The total estimated cost for the proposed offsite parking lot improvements is **\$308,050** and is considered a non-assessable cost.

An itemized cost estimate is provided in Appendix B. Financing and funding are discussed in Section 4.

SECTION 4 - FINANCING / FUNDING

A. FINANCING

The proposed method of financing for the Downtown Reconstruction, Phase 4 Project is through the sale of a combined bond consisting of a Chapter 429 General Obligation Bond, a Chapter 115 Sanitary Sewer Revenue Bond, and a Chapter 444 Water and Stormwater Revenue Bond. The Chapter 429 Bond would be used for the street/storm sewer reconstruction. The Chapter 115 Bond would be used for the sanitary sewer reconstruction. The Chapter 444 Bond would be used for the watermain reconstruction and miscellaneous drainage improvements. PIR Capital Improvement cash would be used for the sidewalk improvements.

It is recommended that the City discuss financing options in more detail with their Financial Consultant. Combining the financing of this project with other possible planned improvements or planned equipment purchases should also be evaluated and discussed.

The total estimated project cost is **\$6,878,330**. The detailed cost estimates for individual project components are in Appendix B. The estimates consist of the estimated construction cost based on recent construction bid prices, a 10% allowance for contingencies, and a 30% allowance for bidding, surveying, engineering, property owner coordination, building inspections, construction staking, construction administration, and inspection costs.

B. FUNDING

The different funding sources proposed to be used to service the bond debt include the following:

- Special assessments
- New special debt levy
- Stormwater funds
- Sewer funds
- Water funds
- PIR funds

The City has funds available in the various fund accounts to service the debt. And if necessary, the City also has funds available in the general fund to service the debt.

The following sections provide a cost apportionment and funding source summary for the various project components.

C. STREET / STORM / SIDEWALK RECONSTRUCTION

The total project costs are apportioned as follows:

Item	Cost / FF	City Cost or Assessment	Recommended Funding Source
Sidewalk Construction Cost			
Sidewalk Construction Cost	\$572,410	City	
Total Sidewalk Construction Cost:	\$572,410		
Street / Storm Reconstruction Calculations			
Extra Section Depth / Width Cost / Parking Lot	\$3,182,520	City	
Street / Storm Reconstruction Cost	\$1,432,280	Assessment	
Total Street / Storm Reconstruction Cost:	\$4,614,800		
Assessment Calculations			
Standard Street Section Cost	\$1,432,280		
City Contribution (50%)	\$716,140	City	New Special Debt Levy
Assessable Eligible Portion (50%)	\$716,140		
Total Front Footage (Feet)	3355.5		
Corner Lot Front Footage (Feet)	868.5		
Assessment Basis Front Footage (Feet)	2487.0		
Assessable Cost Per Front Foot	\$287.95		
Non-Assessable Front Footage (Feet)	259.0		
Non-Assessable Cost	\$74,580	City	New Special Debt Levy
City Front Footage (Feet)	243.5		
City Front Footage Cost	\$70,120		
Assessment Front Footage (Feet)	2228.0		
Total Assessed Amount	\$641,560	Assessment	Special Assessments
Total City Cost:	\$4,545,650		
Total Assessed Amount:	\$641,560		
Total Project Cost:	\$5,187,210		

D. SANITARY SEWER

The sanitary sewer proposed for reconstruction services commercial and residential properties. Commercial and multi-family properties are converted to equivalent residential units (ERUs) based on water usage. Three properties exceed the normal water usage for a typical single-family home. These properties and their ERU calculations are as follows:

Property Owner	Property Address	*Water Usage (gal)	Daily Water Usage (gal)	Daily Usage / ERU (gal)	**ERUs
MADSEN HOLDINGS LLC	16 1 ST ST W	925,000	1,214	275	4.0
LIFT MANAGEMENT SERVICES	37 1 ST ST W	380,000	499	275	1.5
BURR OAKS LLC	9 1 ST ST W	440,000	577	275	2.0

*Water usage is from approximately 2 years of consumption data.

**ERUs are rounded down to the nearest 0.5 units with a minimum of 1.0 unit.

On previous projects the portion of the sanitary sewer cost that was assessed consisted of 50 percent of the typical project sanitary sewer cost. Costs related to looping, soil corrections, bypass pumping, and vibration monitoring are isolated as City costs and not included in the assessment calculations.

Also, the unique project area should be considered by including non-assessable units. To remain fair and equitable it is recommended to include 10 non-assessable units to account for the large amount of frontage of the Church of St. Joseph parcels and the City Park parcel that do not contain sewer and water services. With the addition of these non-assessable units, this project contains 34.5 sewer units, 24.5 of which are assessable.

The total project costs for the sanitary sewer component of the proposed project are apportioned as follows:

Item	Cost / FF	City Cost or Assessment	Recommended Funding Source
Total Sanitary Sewer Project Costs			
Typical Sanitary Sewer Project Cost	\$398,270	Assessment	
City Contribution - Non Assessable Cost	\$53,180	City	Sewer Fund
Total Project Cost:	\$451,450		
Assessment Calculations			
Assessment Eligible Portion	\$398,270		
City Contribution (50%)	\$199,135	City	Sewer Fund
Assessable Eligible Portion (50%)	\$199,135		
Total Sanitary Sewer Units	34.5		
Assessment Per Unit	\$5,772		
Assessable Units	24.5		
Non-Assessable Units	10.0		
Non-Assessable Cost (City Cost)	\$57,720	City	Sewer Fund
Total Assessed Amount	\$141,420	Assessment	Special Assessments
Total City Cost:	\$310,030		
Total Assessed Amount:	\$141,420		
Total Project Cost:	\$451,450		

E. WATERMAIN

The watermain proposed for reconstruction services commercial and residential properties. Same as with the sanitary sewer, commercial and multi-family properties are converted to equivalent residential units (ERUs) based on water usage. Three properties exceed the normal water usage for a typical single-family home. These properties and their ERU calculations are as follows:

Property Owner	Property Address	*Water Usage (gal)	Daily Water Usage (gal)	Daily Usage / ERU (gal)	**ERUs
MADSEN HOLDINGS LLC	16 1 ST ST W	925,000	1,214	275	4.0
LIFT MANAGEMENT SERVICES	37 1 ST ST W	380,000	499	275	1.5
BURR OAKS LLC	9 1 ST ST W	440,000	577	275	2.0

*Water usage is from approximately 2 years of consumption data.

**ERUs are rounded down to the nearest 0.5 units with a minimum of 1.0 unit.

On previous projects, the portion of the watermain cost that was assessed consisted of 50 percent of the standard water system cost. Costs related to looping, soil corrections, vibration monitoring, boring, and cathodic protection are isolated as City costs and not included in the assessment calculations.

Similar to the sanitary sewer methodology, 10 non-assessable units are recommended to be added to account for the unique project area. With the addition of these non-assessable units, this project contains 34.5 water units, 24.5 of which are assessable.

The total project costs for the watermain component of the proposed project are apportioned as follows:

Item	Cost / FF	City Cost or Assessment	Recommended Funding Source
Total Watermain Project Costs			
Typical Water System Project Cost	\$702,620	Assessment	
City Contribution - Non Assessable Cost	\$537,050	City	Water Fund
Total Project Cost:	\$1,239,670		
Assessment Calculations			
Assessment Eligible Portion	\$702,620		
City Contribution (50%)	\$351,310	City	Water Fund
Assessable Eligible Portion (50%)	\$351,310		
Watermain Units	34.5		
Assessment Per Unit	\$10,183		
Assessable Units	24.5		
Non-Assessable Units	10		
Non-Assessable Cost (City Cost)	\$101,830	City	Water Fund
Total Assessed Amount	\$249,490	Assessment	Special Assessments
Total City Cost:	\$990,180		
Total Assessed Amount:	\$249,490		
Total Project Cost:	\$1,239,670		

F. OVERALL COST SUMMARY

In summary, a portion of the street and utility reconstruction work will be assessed to benefit property owners and the remaining work is recommended to be paid by the City. The overall costs for all project components are summed as follows:

Item	Cost	Recommended Funding Source
Assessed Amount (Per Policy)	\$1,032,470	Special Assessments
Developer Cost Sharing	* \$41,500	Developer Costs
Street & Utility Reconstruction (City Cost)	\$5,804,360	Combined Bond Funds & PIR Capital Improvement Funds
Total Overall Project Cost:	\$6,878,330	

* This is the amount the City has received from the developer of the apartment complex on the corner of 2nd Street and Elm Street for the proposed sidewalk adjacent to the building on Elm Street.

G. ASSESSMENTS

The assessable portion of the street and utility reconstruction work is proposed to be assessed to the benefiting properties in accordance with current City policy as follows:

- Street Reconstruction - 50% Assessed on a Front Footage Basis of Standard City Residential Street
- Storm Sewer Reconstruction - 50% Assessed on a Front Footage Basis
- Sanitary Sewer Reconstruction - 50% Assessed on a Unit Basis
- Watermain Reconstruction - 50% Assessed on a Unit Basis

Some of the project components would not be assessed. These project components include the following:

- Extra Depth and Width of Street Reconstruction
- Parking Lot Reconstruction
- Sidewalk Reconstruction
- Sanitary Sewer & Watermain Non-Standard Construction Items
- Irrigation

The current estimated assessable percentage of the street and utility reconstruction project is **15.0%**. The minimum required assessable percentage for a Chapter 429 bond is 20.0%. Consistent with City policy and previous assessment projects, a benefit evaluation will be conducted to determine the special benefit amounts. The assessments will be capped at these amounts as determined by this benefit evaluation process. This process is anticipated to lower the assessments and reduce the assessable percentage of the project. Therefore, as discussed in the previous section, a combined bond approach is recommended in order meet all statutory requirements.

A copy of the current City assessment policy is included in Appendix C of this report for reference. Located in Appendix A is an assessment area map (Figure 4.1). To follow is the preliminary assessment roll (Table 4.1) for the street and utility reconstruction project area and debt service and proposed funding sources (Table 4.2).

TABLE 4.1 - PRELIMINARY ASSESSMENT ROLL
DOWNTOWN RECONSTRUCTION, PHASE 4 PROJECT
8/12/2025

PROP. NO.	P.I.D.	OWNER	PROPERTY ADDRESS	OWNER ADDRESS		F/F	*STREET ASSESSMENT	WATERMAIN UNITS	WATERMAIN ASSESSMENT	SANITARY SEWER UNITS	SANITARY SEWER ASSESSMENT	TOTAL ASSESSMENT	**ANNUAL ASSESSMENT PAYMENT
1	750502700	44W FIRST ST LLC	44 1ST ST W	40 E LAKE ST	WACONIA MN 55387	27.50	\$7,918.72	0.0	\$0.00	0.0	\$0.00	\$7,918.72	\$1,050.56
2	750502690	WILLE FAMILY TRUST	36 1ST ST W	8411 KEATS AVE SW	HOWARD LAKE, MN 55349	30.00	\$8,638.60	1.0	\$10,182.90	1.0	\$5,772.03	\$24,593.53	\$3,262.77
3	750502680	INDEPENDENT PROPERTIES LLC	32 1ST ST W	2037 WOODSTONE DR	VICTORIA MN 55386	25.00	\$7,198.83	1.0	\$10,182.90	1.0	\$5,772.03	\$23,153.76	\$3,071.76
4	750502670	WACONIA LODGE NUMBER 326 AF AND AM INC	24 1ST ST W	24 W 1ST ST	WACONIA MN 55387	36.50	\$10,510.30	1.0	\$10,182.90	1.0	\$5,772.03	\$26,465.23	\$3,511.08
5 - 6	750502660/750502650	MADSEN HOLDINGS LLC	16 1ST ST W	2906 BUTTERNUT DR	CHASKA, MN 55318	73.50	\$21,164.57	4.0	\$40,731.59	4.0	\$23,088.12	\$84,984.28	\$11,274.68
7	750502620	LAKETOWN CREAMERY LLC	8 1ST ST W	9451 GANDER LN	MINNETRISTA, MN 55375	16.50	\$4,751.23	1.0	\$10,182.90	1.0	\$5,772.03	\$20,706.16	\$2,747.04
8	750502610	EMBARQ CORP	NA	931 14TH ST	DENVER, CO 80202	15.50	\$4,463.28	1.0	\$10,182.90	1.0	\$5,772.03	\$20,418.20	\$2,708.84
9	750502640	EMBARQ CORP	40 ELM ST S	931 14TH ST	DENVER, CO 80202	39.00	\$11,230.18	1.0	\$10,182.90	1.0	\$5,772.03	\$27,185.11	\$3,606.59
10	750502550	CHURCH OF ST JOSEPH	32 1ST ST E	41 1ST ST E	WACONIA MN 55387	165.00	\$47,512.30	1.0	\$10,182.90	1.0	\$5,772.03	\$63,467.23	\$8,420.06
11	750502540	WACONIA CITY	101 MAIN ST E	201 VINE ST S	WACONIA MN 55387	165.00	\$47,512.30	1.0	\$10,182.90	1.0	\$5,772.03	\$63,467.23	\$8,420.06
12	750501520	JANE M EVESLAGE TRUST	41 1ST ST W	281 LAKEVIEW TERR BLVD	WACONIA MN 55387	0.00	\$0.00	0.0	\$0.00	0.0	\$0.00	\$0.00	\$0.00
13	750501550	LIFT MANAGEMENT SERVICES	37 1ST ST W	820- PINE ST S	WACONIA MN 55387	29.00	\$8,350.65	1.5	\$15,274.35	1.5	\$8,658.04	\$32,283.04	\$4,282.92
14	750501570	YETZER PROPERTIES I LLC	33 1ST ST W	PO BOX 51	WACONIA MN 55387	53.50	\$15,405.50	1.0	\$10,182.90	1.0	\$5,772.03	\$31,360.43	\$4,160.52
15	750501580	DENNIS D GEZEL	25 1ST ST W	1817 TIMBER TRL	CHIPPEWA FALLS, WI 54729	27.50	\$7,918.72	1.0	\$10,182.90	1.0	\$5,772.03	\$23,873.64	\$3,167.26
16	750501590	17 WEST RENTAL LLC	17 1ST ST W	PO BOX 721	LONG LAKE, MN 55356	77.50	\$22,316.39	1.0	\$10,182.90	1.0	\$5,772.03	\$38,271.31	\$5,077.37
17	750501611	BURR OAKS LLC	9 1ST ST W	PO BOX 12	WACONIA MN 55387	60.00	\$17,277.20	2.0	\$20,365.80	2.0	\$11,544.06	\$49,187.06	\$6,525.54
18	750501630	WACONIA CITY	NA	201 VINE ST S	WACONIA MN 55387	78.50	\$22,604.34	0.0	\$0.00	0.0	\$0.00	\$22,604.34	\$2,998.87
19	750501620	BURR OAKS LLC	NA	PO BOX 12	WACONIA MN 55387	55.00	\$15,837.43	0.0	\$0.00	0.0	\$0.00	\$15,837.43	\$2,101.12
20	753320010	OLIVE AND SECOND HOLDING, LLC	135 OLIVE ST	332 W 4TH ST	WACONIA MN 55387	78.50	\$22,604.34	0.0	\$0.00	0.0	\$0.00	\$22,604.34	\$2,998.87
21 - 22	750501680/750501690	WROLSON HOLDINGS LLC	109 ELM ST S	109 ELM ST S	WACONIA MN 55387	137.50	\$39,593.59	1.0	\$10,182.90	1.0	\$5,772.03	\$55,548.51	\$7,369.50
23	750501700	CHURCH OF ST JOSEPH	41 1ST ST E	41 1ST ST E	WACONIA MN 55387	253.00	\$72,852.20	0.0	\$0.00	0.0	\$0.00	\$72,852.20	\$9,665.14
24 - 27A	750501670/750501660 / 750501650/750501770	CHURCH OF ST JOSEPH	141 ELM ST S / 8 2ND ST E / 16 2ND ST E	41 1ST ST E	WACONIA MN 55387	264.00	\$76,019.69	1.0	\$10,182.90	1.0	\$5,772.03	\$91,974.61	\$12,202.07
27B	750501770	CHURCH OF ST JOSEPH	NA	41 1ST ST E	WACONIA MN 55387	143.00	\$41,177.33	0.0	\$0.00	0.0	\$0.00	\$41,177.33	\$5,462.90
28	750501780	CHURCH OF ST JOSEPH	117 1ST ST E	41 1ST ST E	WACONIA MN 55387	47.50	\$13,677.78	0.0	\$0.00	0.0	\$0.00	\$13,677.78	\$1,814.60
29	750501790	SARA CARLSON EARLEY	125 1ST ST E	125 1ST ST E	WACONIA MN 55387	47.50	\$13,677.78	1.0	\$10,182.90	1.0	\$5,772.03	\$29,632.71	\$3,931.31
30	750501800	TODD JOHNSON PROPERTIES LLC	141 1ST ST E	141 1ST ST E	WACONIA MN 55387	62.50	\$17,997.08	1.0	\$10,182.90	1.0	\$5,772.03	\$33,952.01	\$4,504.34
31	750500510	JOSEPH PAUL BRAUNSHAUSEN	209 ELM ST S	209 ELM ST S	WACONIA MN 55387	55.00	\$15,837.43	0.0	\$0.00	0.0	\$0.00	\$15,837.43	\$2,101.12
32	750500520	GREGG ALAN MALSBARY	17 2ND ST E	17 2ND ST E	WACONIA MN 55387	55.00	\$15,837.43	1.0	\$10,182.90	1.0	\$5,772.03	\$31,792.36	\$4,217.82
33	750500530	SPRING MARIE PEDEN	25 2ND ST E	25 2ND ST E	WACONIA MN 55387	55.00	\$15,837.43	1.0	\$10,182.90	1.0	\$5,772.03	\$31,792.36	\$4,217.82
34	750500550	JARED G BUESGENS	33 2ND ST E	33 2ND ST E	WACONIA MN 55387	55.00	\$15,837.43	0.0	\$0.00	0.0	\$0.00	\$15,837.43	\$2,101.12
						2,228.00							

*Cost per FF = \$287.95 (Original Calculation)

**Based on a 5.50% Interest Rate and a 10 Year Term.

TOTALS:	Totals:	\$641,560.08	24.5	\$249,481.01	24.5	\$141,414.71	\$1,032,455.81	\$136,973.61
TOTAL FRONT FOOTAGE:	3,355.50							
CORNER LOT CREDIT:	868.50							
ASSESSMENT BASIS FRONT FOOTAGE:	2,487.00							
NON-ASSESSABLE FRONT FOOTAGE:	259.00							
ASSESSMENT FRONT FOOTAGE:	2,228.00							

TABLE 4.2
DEBT SERVICE & PROPOSED FUNDING SOURCES
FOR
DOWNTOWN RECONSTRUCTION, PHASE 4 PROJECT
8/12/2025

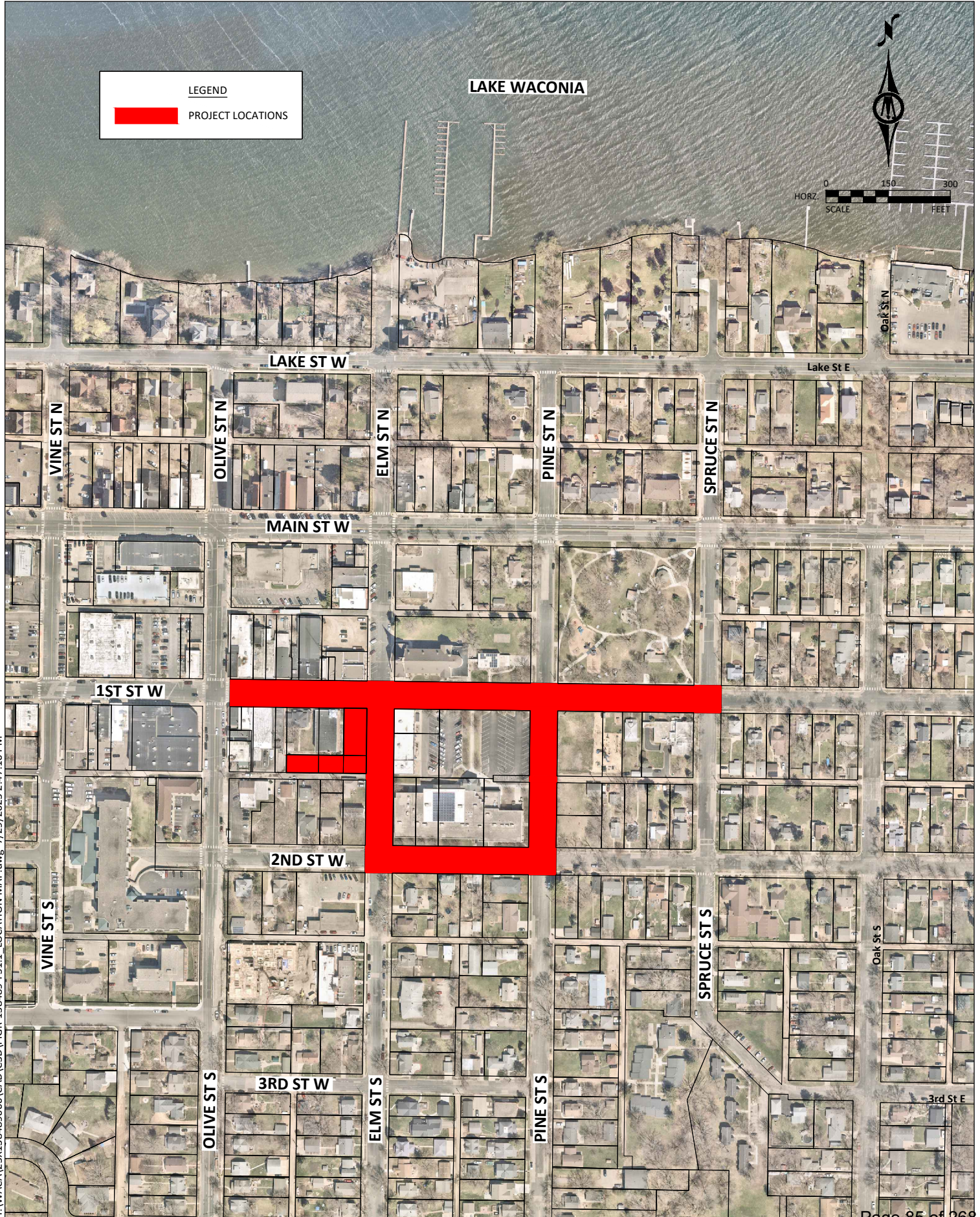
PROPOSED PROJECTS	TOTALS				DEBT SERVICE / FUNDING SOURCE						RECOMMENDED FINANCING OPTION
	TOTAL PROJECT COST	TOTAL ASSESS. AMOUNT	TOTAL CITY COST	TOTAL ASSESS. %	TOTAL DEBT SERVICE	DEBT SVC ASSMT REVENUE	DEBT SVC GENERAL/ PIR FUND	DEBT SVC SEWER FUND	DEBT SVC WATER FUND	TOTAL REVENUE	
STREET & UTILITY RECONSTRUCTION	\$6,878,330	\$1,032,470	\$5,845,860	15.0%	\$869,275	\$130,482	\$574,475	\$39,181	\$125,138	\$869,275	\$6,900,000
TOTALS:	\$6,878,330	\$1,032,470	\$5,845,860	15.0%	\$869,275	\$130,482	\$574,475	\$39,181	\$125,138	\$869,275	Combined Bond

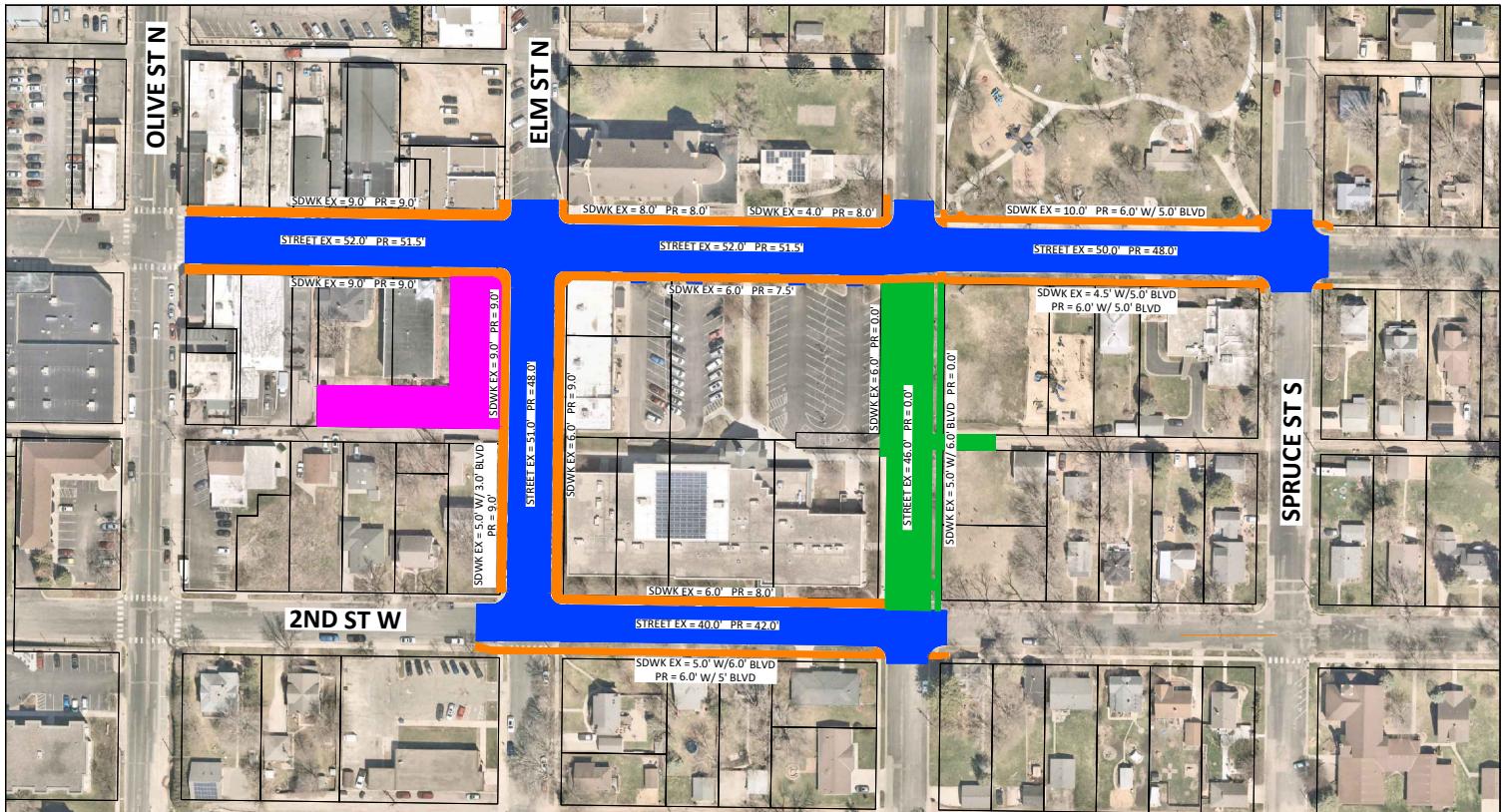
Notes:

- 1.) All Debt Service Projections are Based on a 10-Year Bond At 4.5%.
- 2.) Actual Assessment Revenue Debt Service Will Be Based On Interest Rate 1.0% Above Bonding Cost (=4.5% + 1.0% = 5.5%) With a 10-Year Term.
- 3.) Amounts Shown Do Not Include Any Grant Funds Which May Reduce the Required Payment Amounts.

APPENDIX A

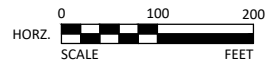
FIGURES

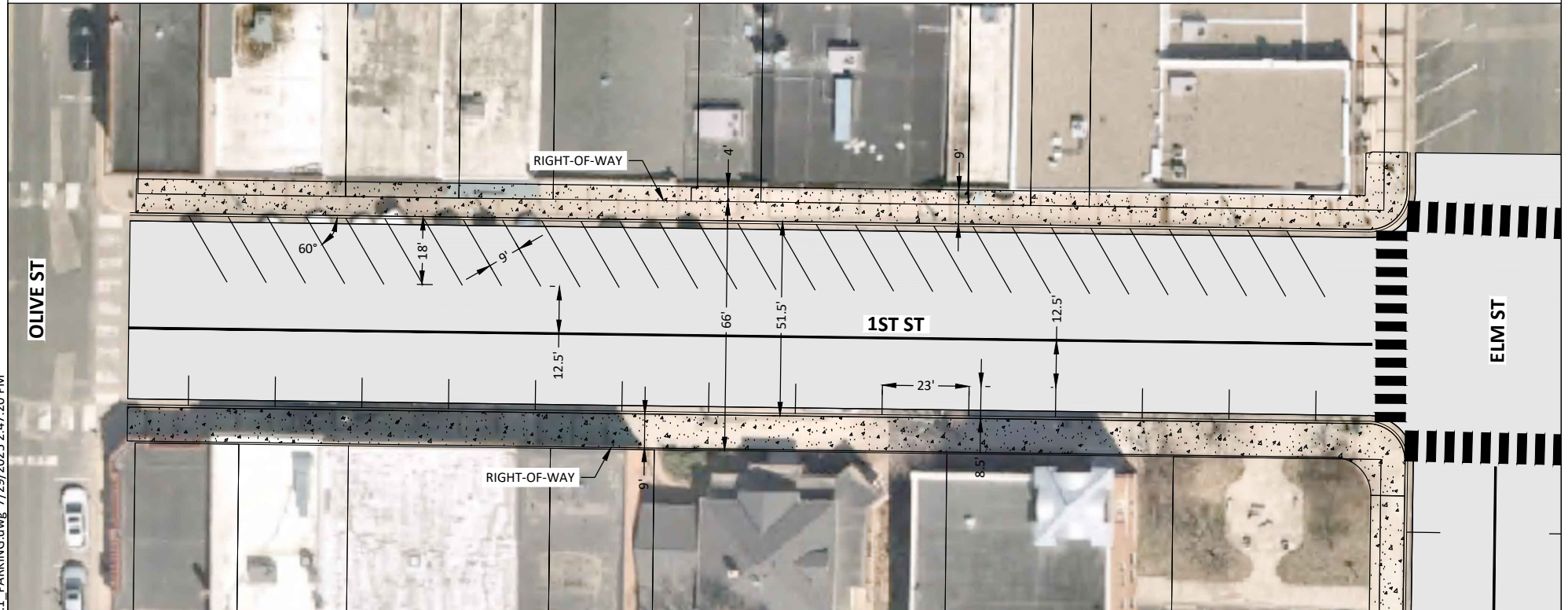


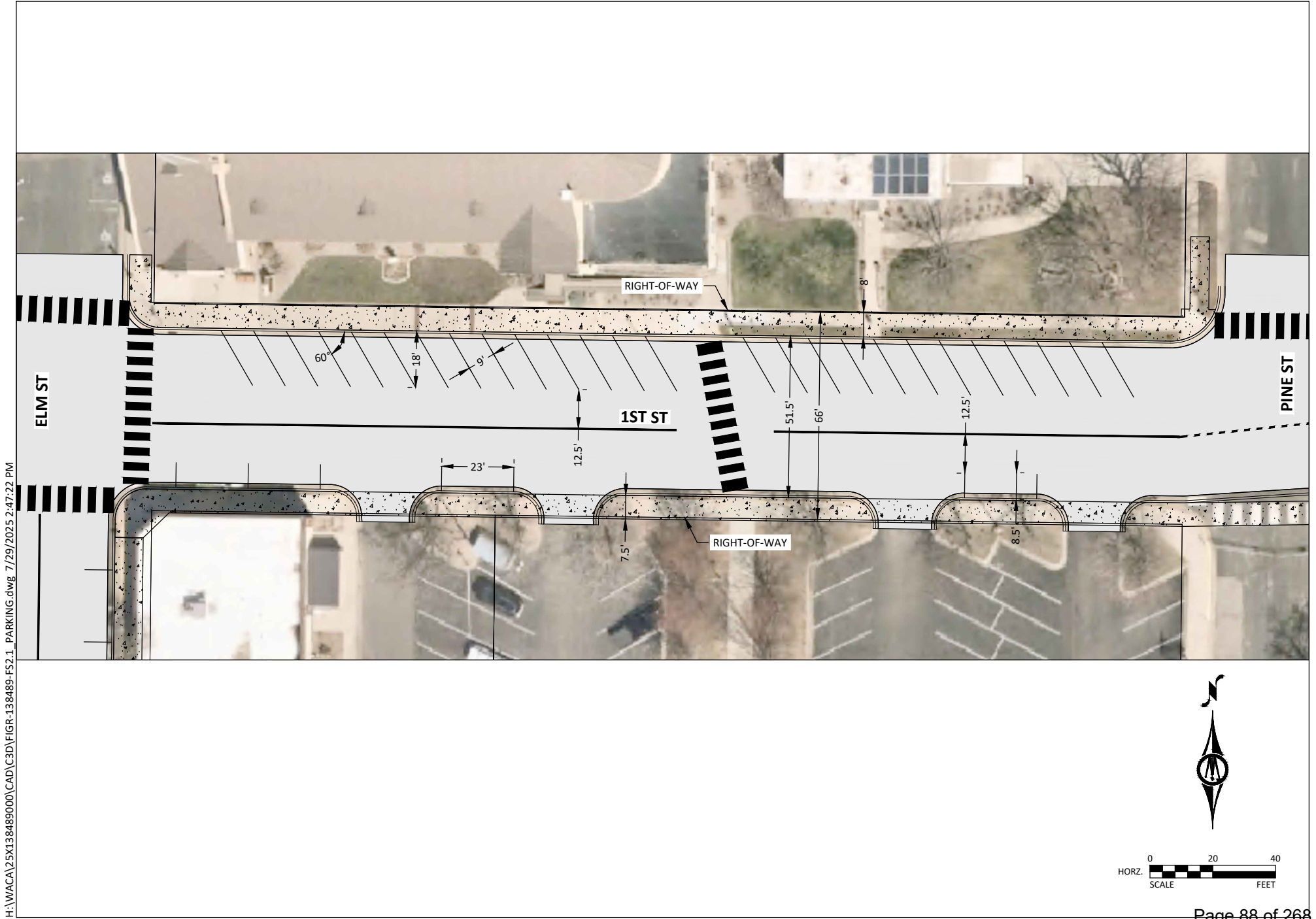


LEGEND

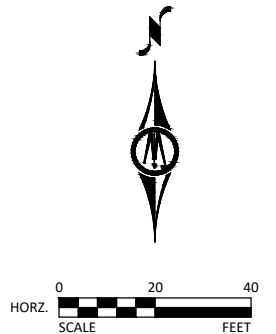
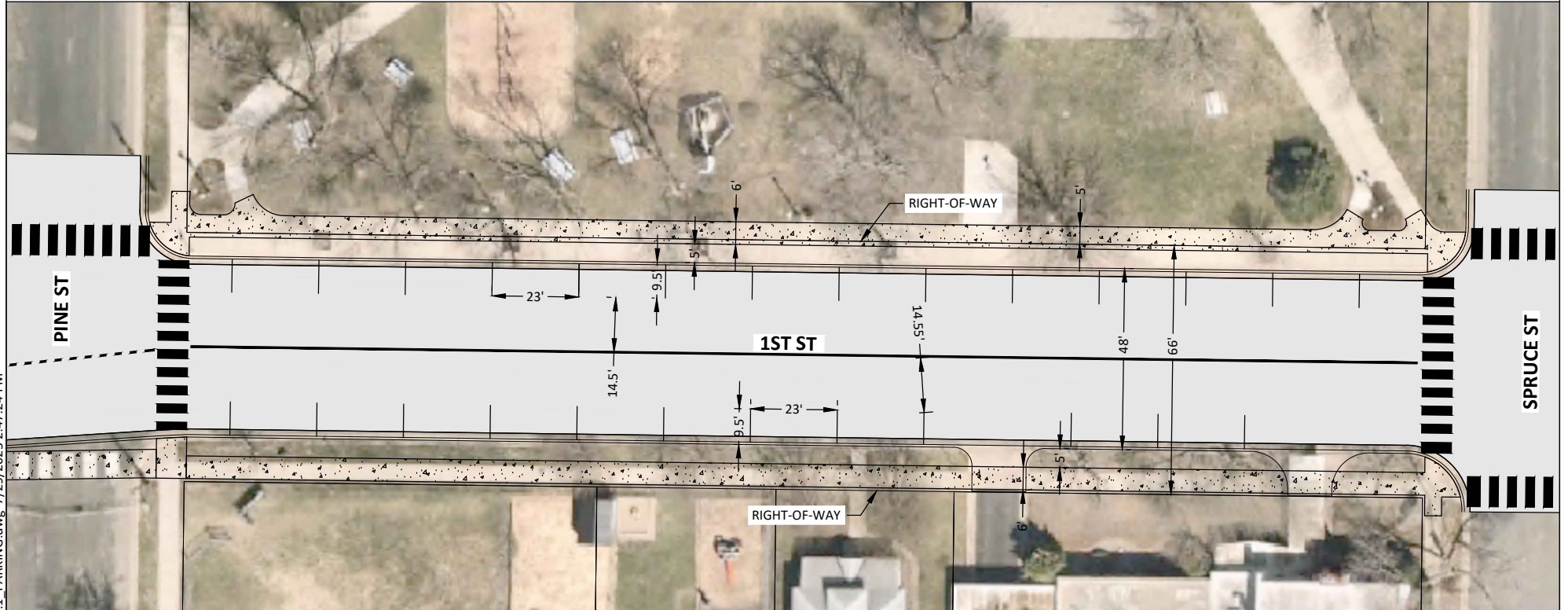
- PROPOSED STREET RECONSTRUCTION
- PROPOSED PARKING LOT IMPROVEMENTS
- PROPOSED SIDEWALK RECONSTRUCTION
- PROPOSED STREET & SIDEWALK REMOVAL







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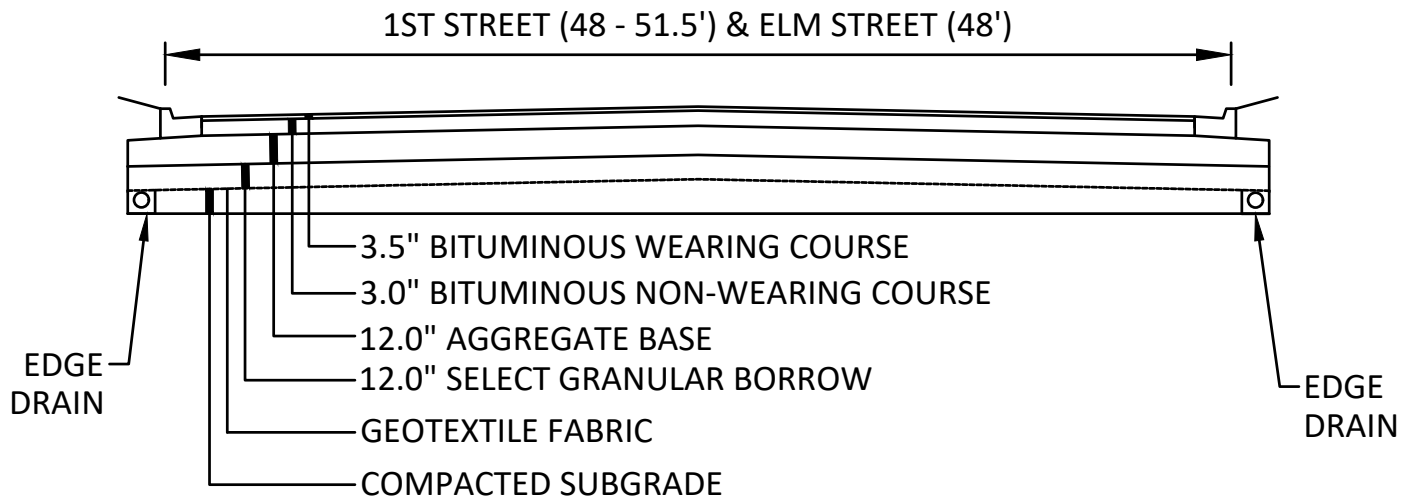




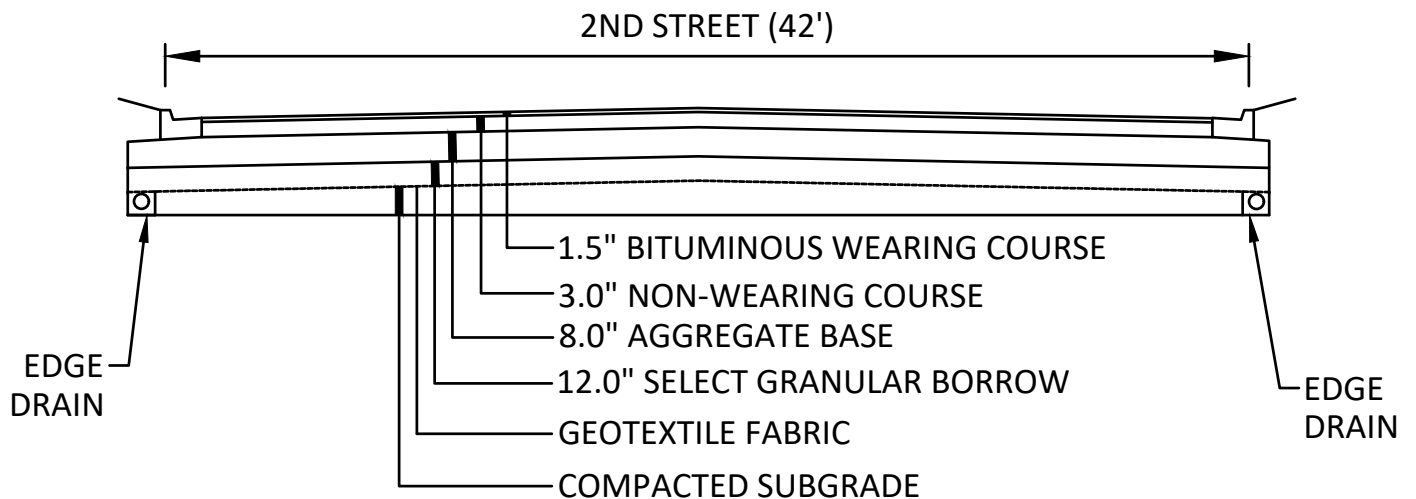
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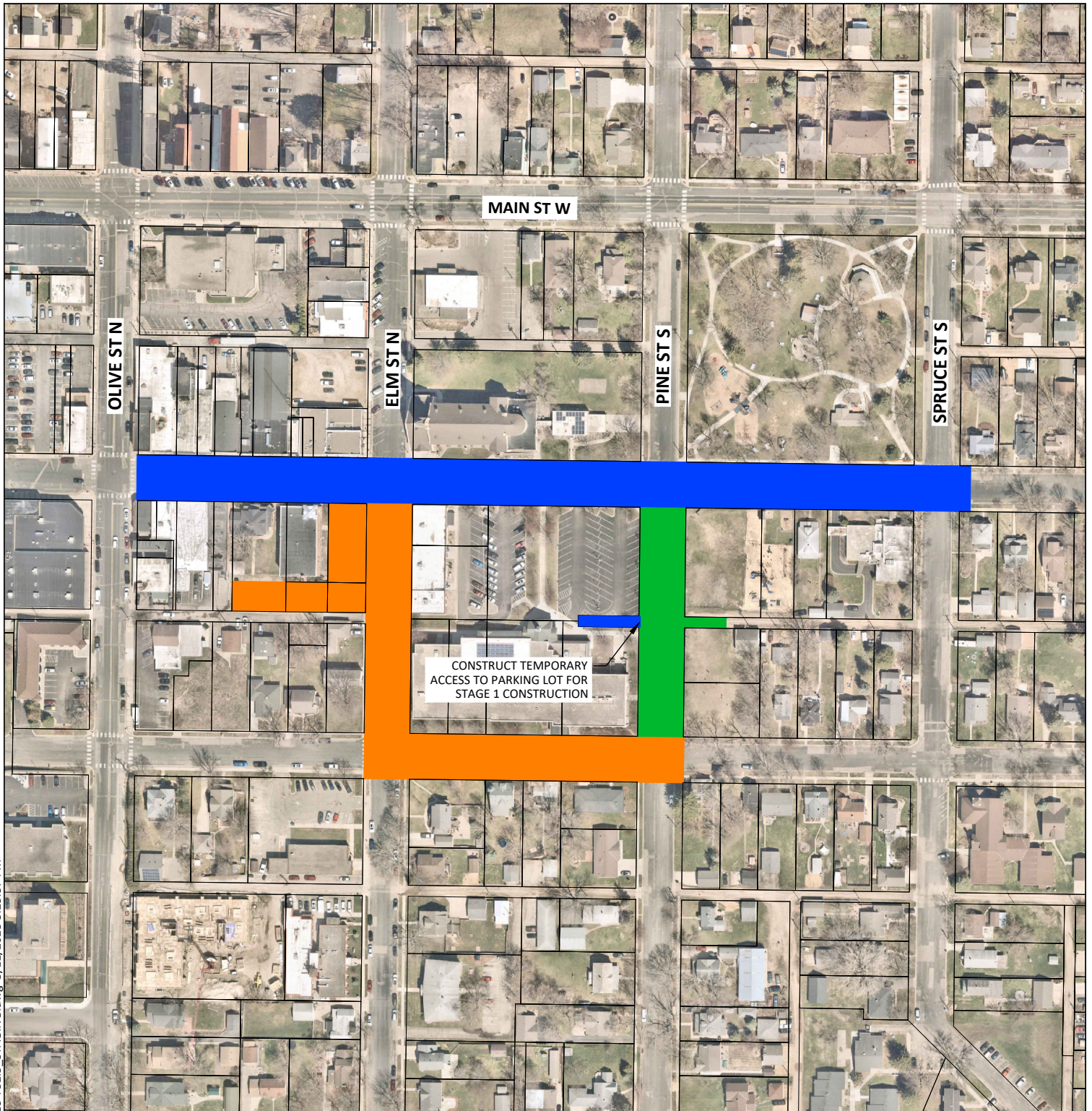


STREET SECTION (TRUCK SECTION)
NOT TO SCALE



STREET SECTION (RESIDENTIAL SECTION)
NOT TO SCALE



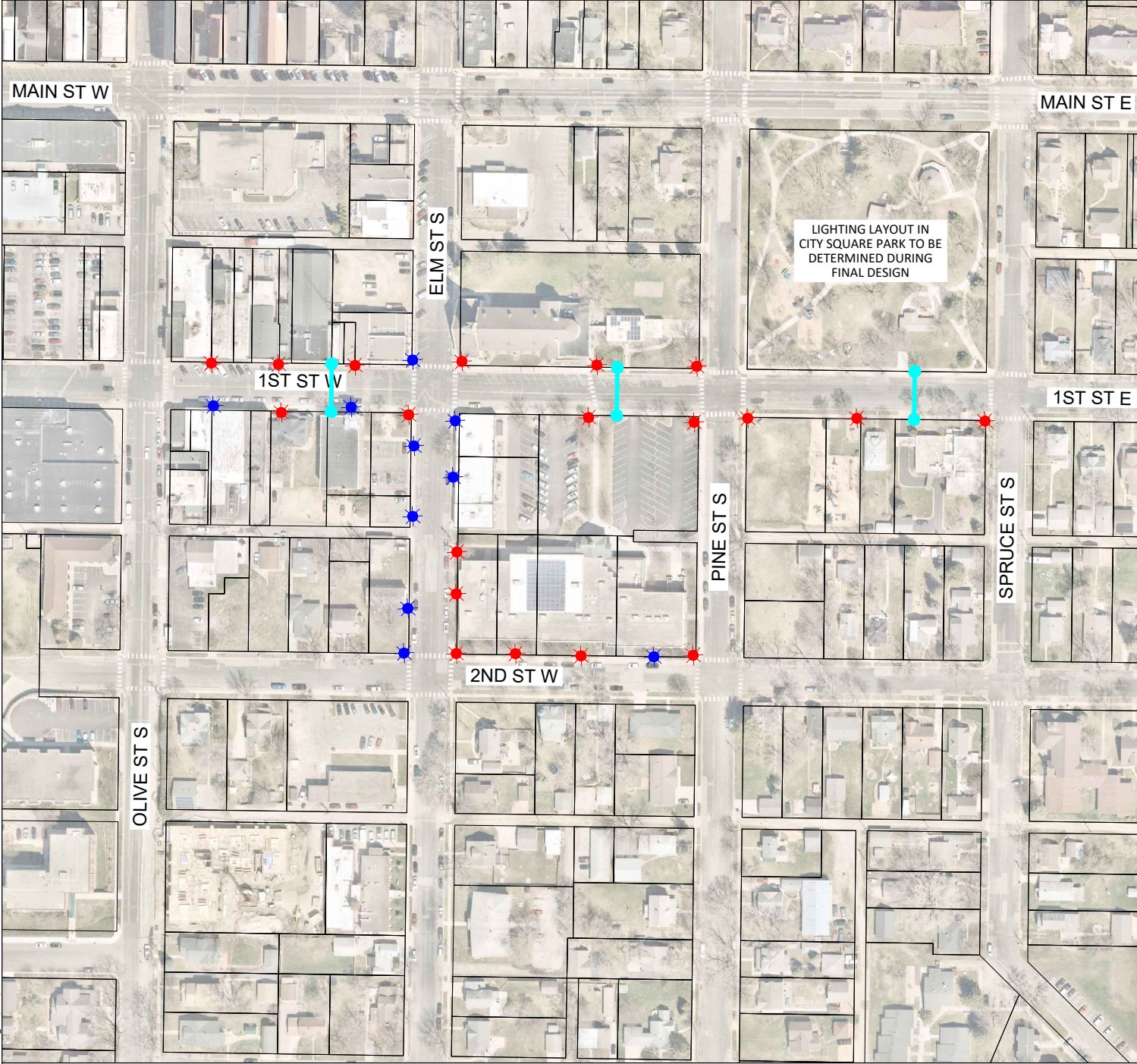


LEGEND

- STAGE 1
- STAGE 2
- STAGE 3



0 100 200
HORZ. SCALE FEET



LEGEND



PROPOSED LIGHT POLE

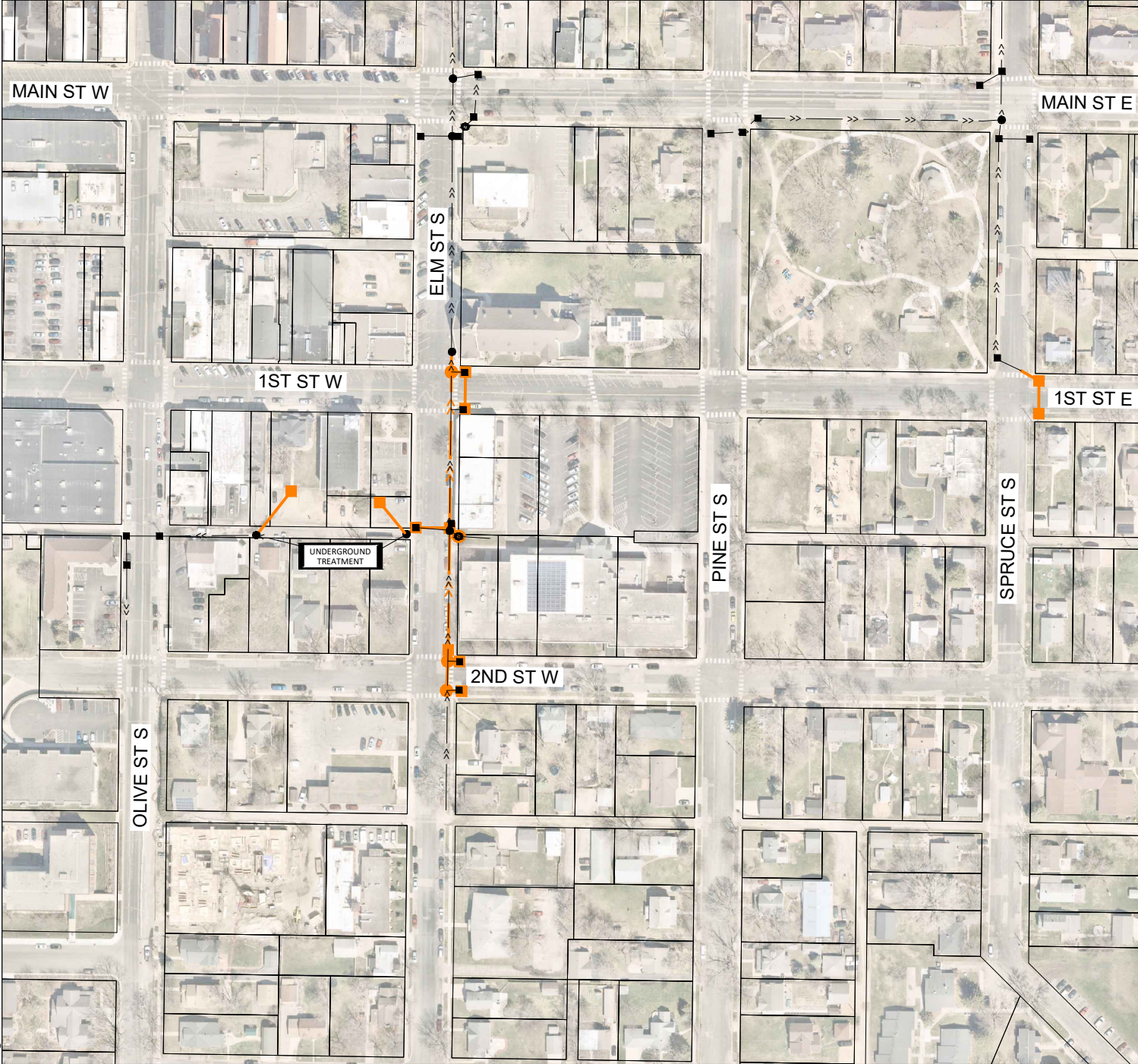


PROPOSED LIGHT POLE
(EASEMENT NEEDED)



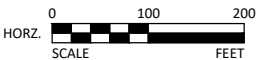
BANNER POLES

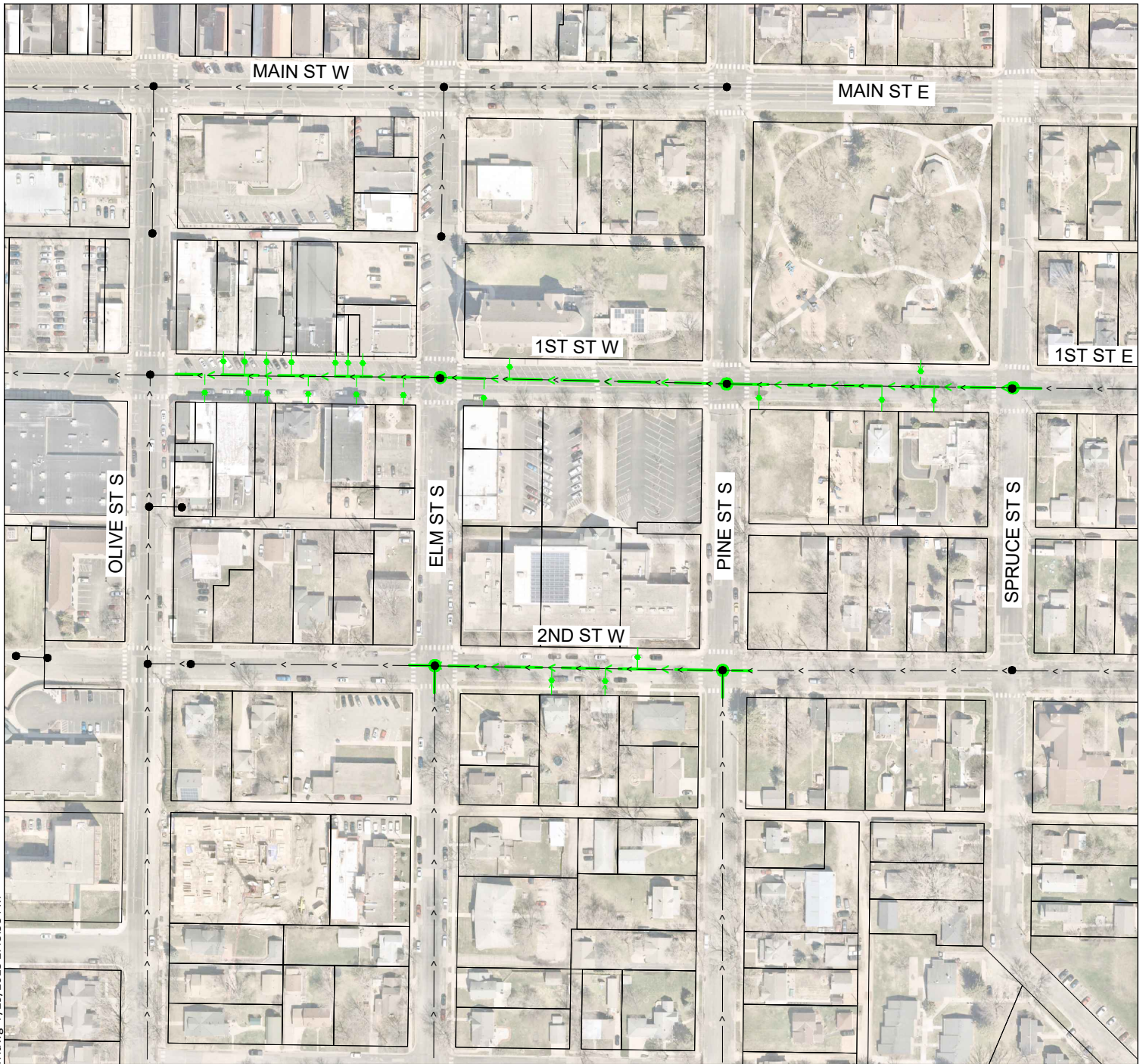




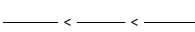
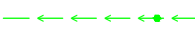
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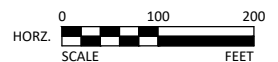
- << — << — EXISTING STORM SEWER
- ■ EXISTING STORM STRUCTURES
- << — << — PROPOSED STORM SEWER
- PROPOSED MANHOLE
- ○ PROPOSED CATCH BASIN

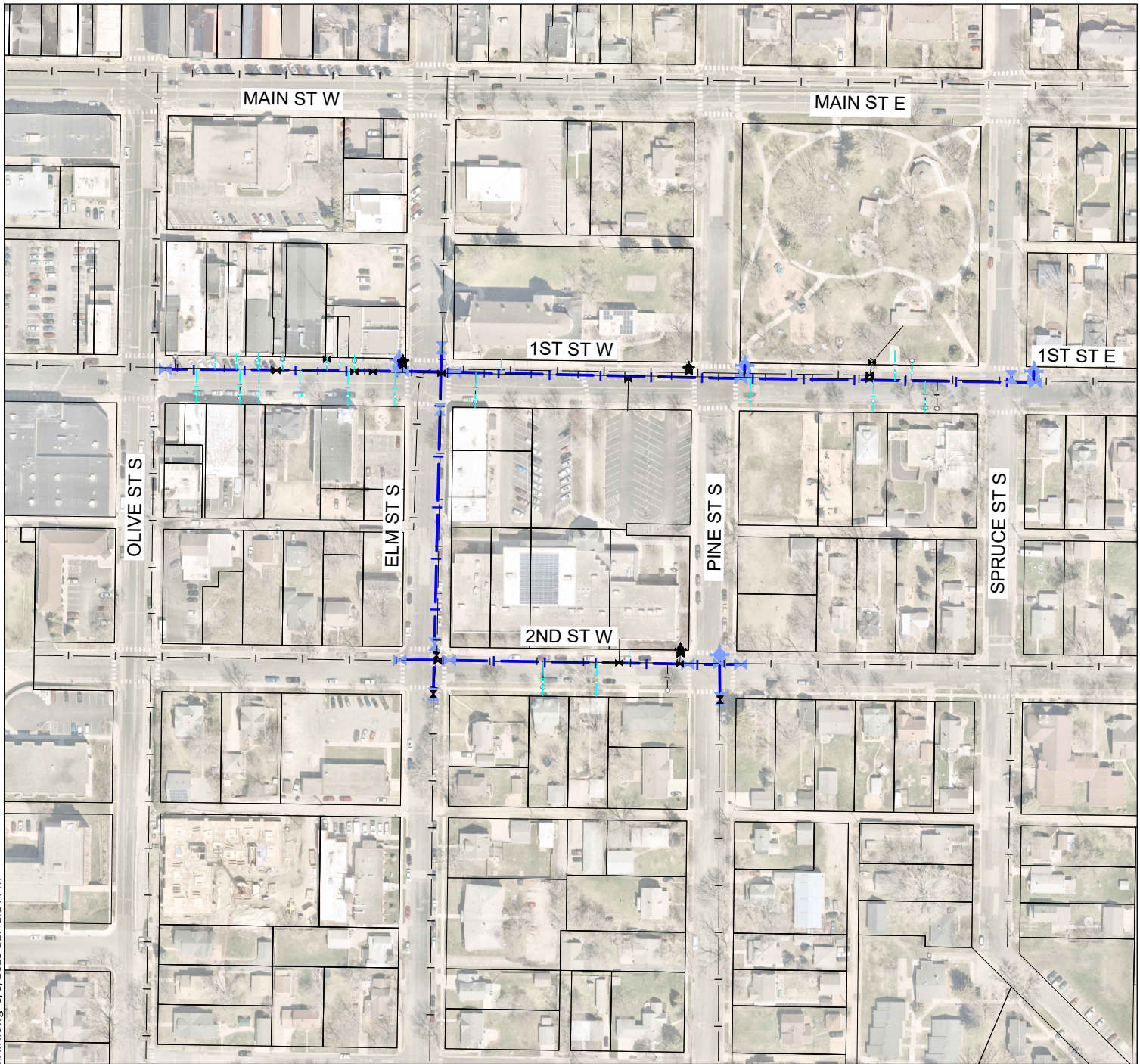




LEGEND

-  EXISTING SANITARY SEWER
-  EXISTING SANITARY STRUCTURE
-  REPLACE SANITARY SEWER
-  REPLACE SANITARY SEWER SERVICE
-  REPLACE MANHOLE

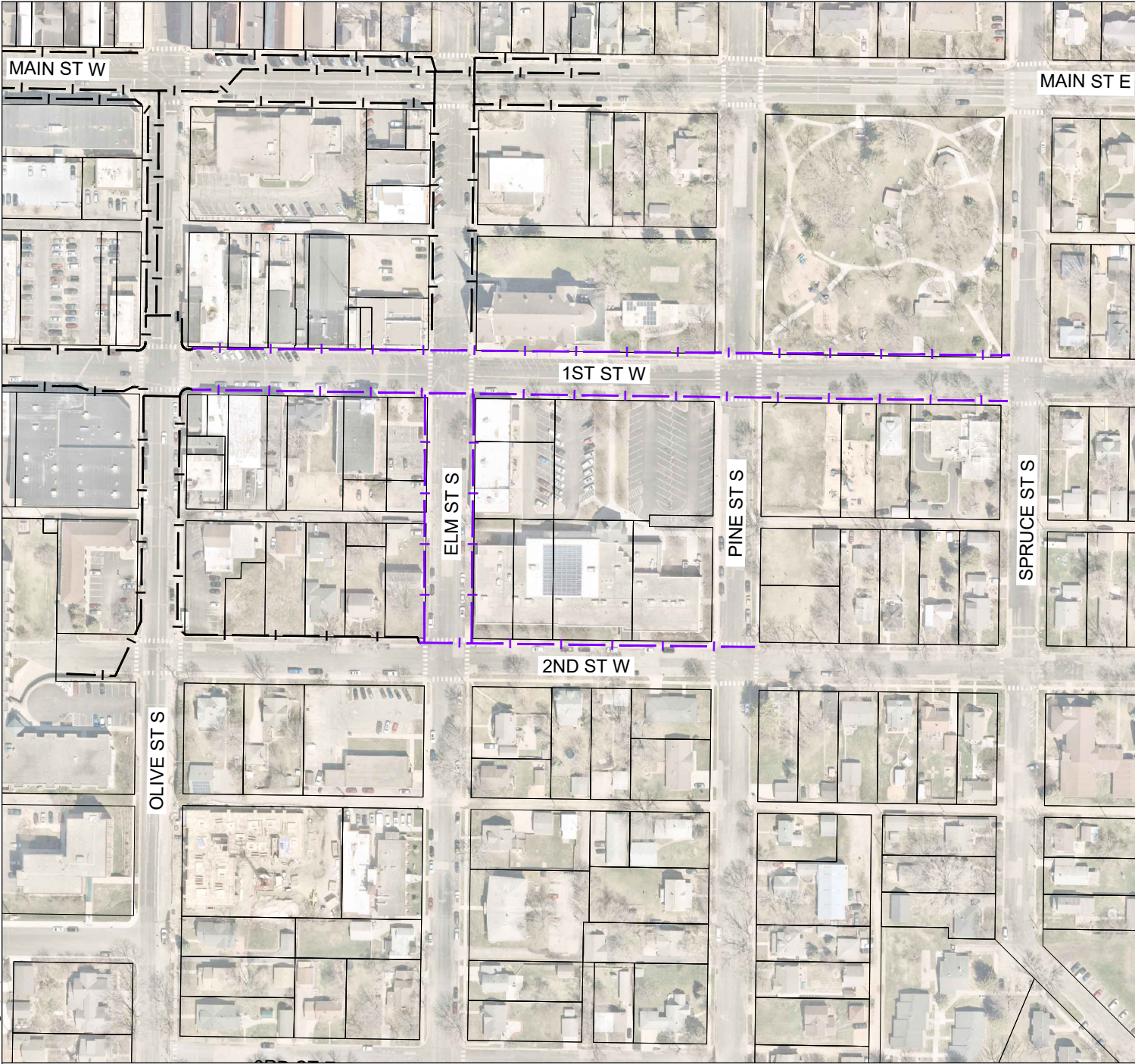




LEGEND

-  EXISTING WATERMAIN
-  EXISTING WATER SERVICE
-  EXISTING WATER STRUCTURES
-  REPLACE WATERMAIN
-  REPLACE WATER SERVICE
-  HYDRANTS AND VALVES





LEGEND

EXISTING IRRIGATION SYSTEM

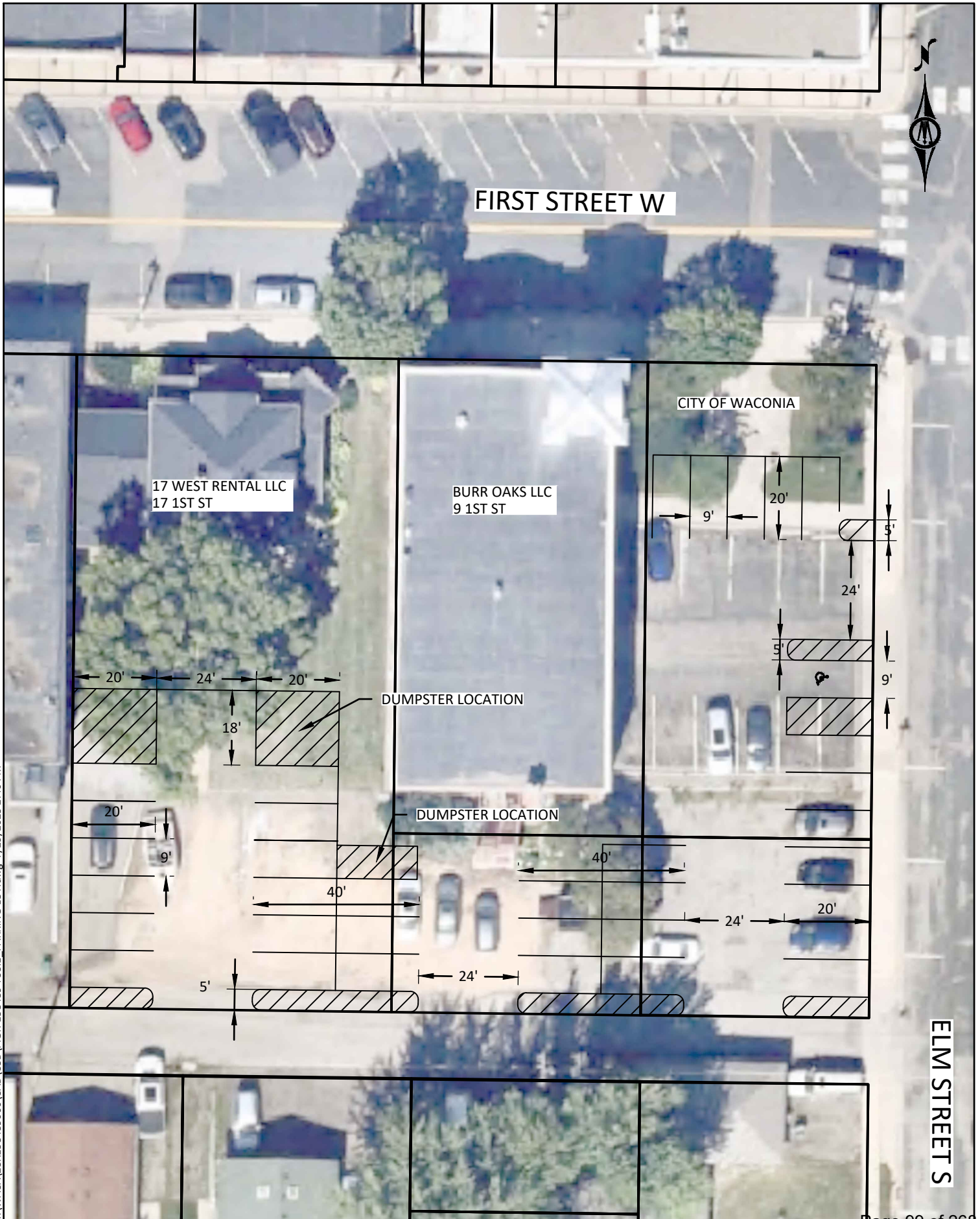
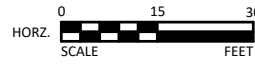
1" IRRIGATION PIPE



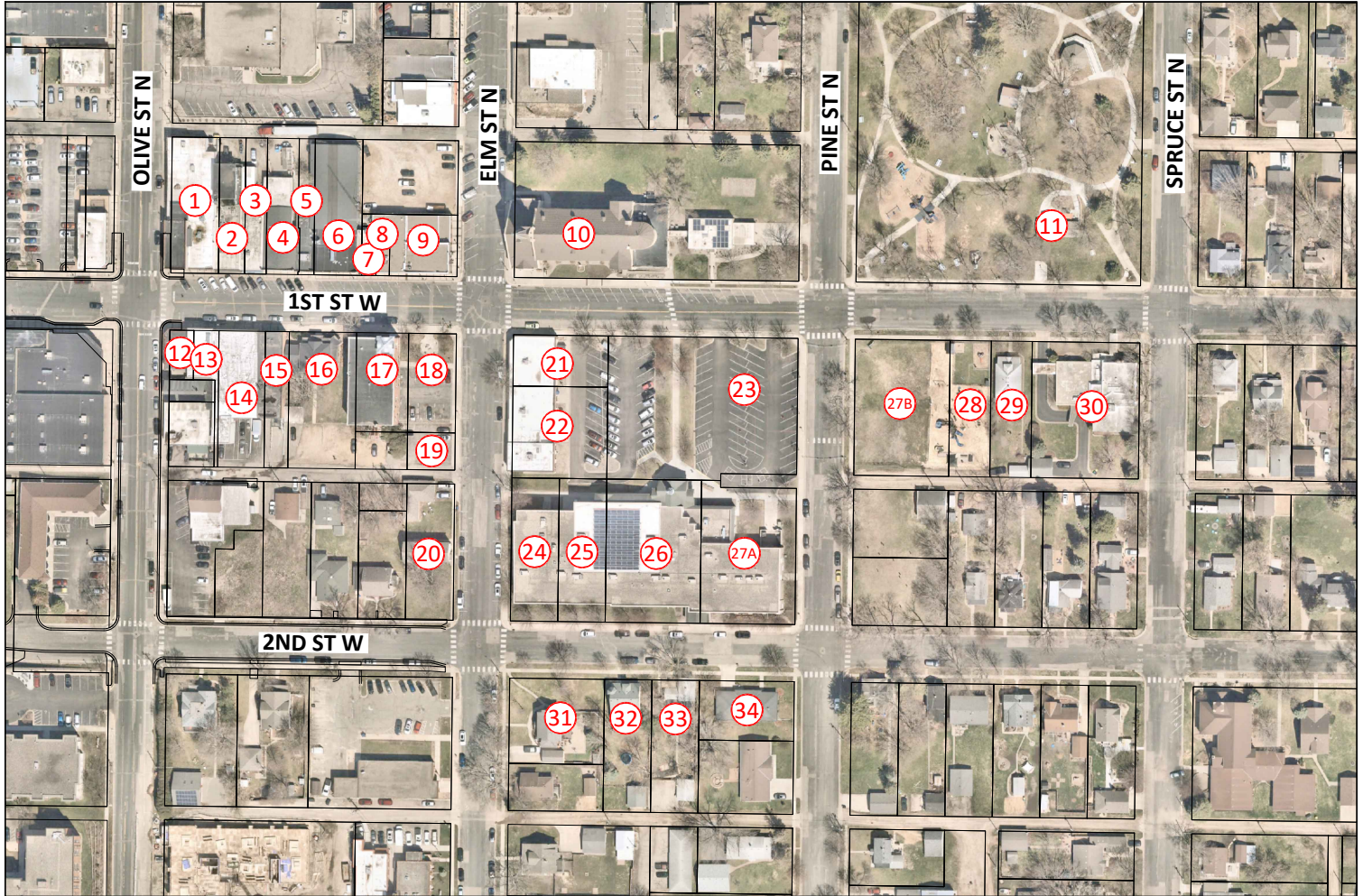


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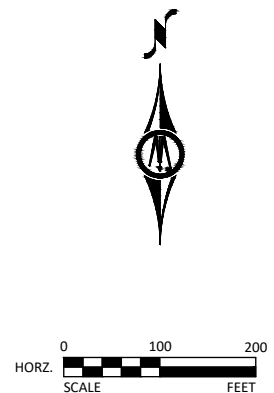
Page 98 of 268



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PROP. NO.	P.I.D.	OWNER	PROPERTY ADDRESS
1	750502700	44W FIRST ST LLC	44 1ST ST W
2	750502690	WILLE FAMILY TRUST	36 1ST ST W
3	750502680	INDEPENDENT PROPERTIES LLC	32 1ST ST W
4	750502670	WACONIA LODGE NUMBER 326 AF AND AM INC	24 1ST ST W
5 - 6	750502660/750502650	MADSEN HOLDINGS LLC	16 1ST ST W
7	750502620	LAKETOWN CREAMERY LLC	8 1ST ST W
8	750502610	EMBARQ CORP	NA
9	750502640	EMBARQ CORP	40 ELM ST S
10	750502550	CHURCH OF ST JOSEPH	32 1ST ST E
11	750502540	WACONIA CITY	101 MAIN ST E
12	750501520	JANE M EVESLAGE TRUST	41 1ST ST W
13	750501550	LIFT MANAGEMENT SERVICES	37 1ST ST W
14	750501570	YETZER PROPERTIES I LLC	33 1ST ST W
15	750501580	DENNIS D GEZEL	25 1ST ST W
16	750501590	17 WEST RENTAL LLC	17 1ST ST W
17	750501611	BURR OAKS LLC	9 1ST ST W
18	750501630	WACONIA CITY	NA
19	750501620	BURR OAKS LLC	NA
20	753320010	OLIVE AND SECOND HOLDING, LLC	135 OLIVE ST
21 - 22	750501680/750501690	WROLSON HOLDINGS LLC	109 ELM ST S
23	750501700	CHURCH OF ST JOSEPH	41 1ST ST E
24 - 27A	750501670/750501660 / 750501650/750501770	CHURCH OF ST JOSEPH	141 ELM ST S / 8 2ND ST E / 16 2ND ST E
27B	750501770	CHURCH OF ST JOSEPH	NA
28	750501780	CHURCH OF ST JOSEPH	117 1ST ST E
29	750501790	SARA CARLSON EARLEY	125 1ST ST E
30	750501800	TODD JOHNSON PROPERTIES LLC	141 1ST ST E
31	750500510	JOSEPH PAUL BRAUNSHAUSEN	209 ELM ST S
32	750500520	GREGG ALAN MALSBARY	17 2ND ST E
33	750500530	SPRING MARIE PEDEN	25 2ND ST E
34	750500550	JARED G BUESGENS	33 2ND ST E



APPENDIX B

ITEMIZED COST ESTIMATES

**ESTIMATED PROJECT COST
FOR
Downtown Reconstruction Phase 4
8/12/2025**

STREET RECONSTRUCTION (ASSESSABLE)

ITEM NO.	BID ITEM	UNIT	EST QTY	UNIT PRICE	TOTAL
1	MOBILIZATION	LUMP SUM	1	\$48,000.00	\$48,000.00
2	REMOVE CONCRETE CURB & GUTTER	LIN FT	4,405	\$6.30	\$27,751.50
3	REMOVE BITUMINOUS PAVEMENT	SQ YD	7,725	\$6.83	\$52,723.13
4	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ FT	2,700	\$3.15	\$8,505.00
5	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ FT	165	\$1.31	\$216.56
6	REMOVE DRAINAGE STRUCTURE	EACH	8	\$388.50	\$3,108.00
7	REMOVE DRAINAGE PIPE	LIN FT	590	\$16.80	\$9,912.00
8	COMMON EXCAVATION (EV)	CU YD	4,500	\$31.50	\$141,750.00
9	GEOTEXTILE FABRIC	SQ YD	8,100	\$1.79	\$14,458.50
10	AGGREGATE BASE CLASS 5 (CV) - 8" DEPTH	TON	4,095	\$48.30	\$197,788.50
11	CONCRETE CURB & GUTTER (B618)	LIN FT	3,815	\$23.10	\$88,126.50
12	BITUMINOUS NON-WEAR COURSE - 3.0" DEPTH	TON	1,450	\$89.25	\$129,412.50
13	BITUMINOUS WEAR COURSE - 1.5" DEPTH	TON	725	\$103.95	\$75,363.75
14	3" BITUMINOUS DRIVEWAY	SQ FT	165	\$5.62	\$926.89
15	6" CONCRETE DRIVEWAY	SQ FT	2,200	\$11.81	\$25,987.50
16	CONSTRUCT DRAINAGE STRUC. DES 2'X3'	EACH	4	\$2,100.00	\$8,400.00
17	CONSTRUCT DRAINAGE STRUC. DES 4020-48	EACH	7	\$7,350.00	\$51,450.00
18	CONSTRUCT DRAINAGE STRUC. DES 4022-48	EACH	1	\$7,350.00	\$7,350.00
19	15" RC PIPE SEWER DES 3006 CL V	LIN FT	300	\$73.50	\$22,050.00
20	18" RC PIPE SEWER DES 3006 CL V	LIN FT	400	\$74.55	\$29,820.00
21	21" RC PIPE SEWER DES 3006 CL V	LIN FT	100	\$94.50	\$9,450.00
22	CASTING ASSEMBLY (STORM)	EACH	12	\$1,155.00	\$13,860.00
23	ADJUST CASTING (STORM)	EACH	13	\$714.00	\$9,282.00
24	CONNECT TO EXISTING STORM SEWER	EACH	4	\$2,100.00	\$8,400.00
25	LANDSCAPING	ALLOWANCE	1	\$10,000.00	\$10,000.00
26	IRRIGATION & DOG FENCE REPAIR	ALLOWANCE	1	\$7,500.00	\$7,500.00

SUBTOTAL: \$1,001,592.33
CONTINGENCIES (10%): \$100,159.23
ESTIMATED CONSTRUCTION COST: \$1,101,751.56
ADMINISTRATION, ENGINEERING, SURVEYING, INSPECTION (30%): \$330,525.47
TOTAL ESTIMATED PROJECT COST: **\$1,432,277.02**

**ESTIMATED PROJECT COST
FOR
Downtown Reconstruction Phase 4
8/12/2025**

STREET RECONSTRUCTION (EXTRA SECTION - NON-ASSESSABLE)

ITEM NO.	BID ITEM	UNIT	EST QTY	UNIT PRICE	TOTAL
1	MOBILIZATION	LUMP SUM	1	\$94,000.00	\$94,000.00
2	TRAFFIC CONTROL	LUMP SUM	1	\$56,000.00	\$56,000.00
3	CLEAR & GRUB TREE	EACH	22	\$945.00	\$20,790.00
4	REMOVE BITUMINOUS PAVEMENT	SQ YD	4,620	\$6.83	\$31,531.50
5	REMOVE SIGN	EACH	39	\$409.50	\$15,970.50
6	COMMON EXCAVATION (EV)	CU YD	3,265	\$31.50	\$102,847.50
7	SUBGRADE EXCAVATION (EV)	CU YD	405	\$21.00	\$8,505.00
8	GEOTEXTILE FABRIC	SQ YD	3,990	\$1.79	\$7,122.15
9	AGGREGATE BASE CLASS 5 (CV) - 12" DEPTH	TON	2,515	\$50.72	\$127,548.23
10	AGGREGATE BASE CLASS 5 (CV) - 8" DEPTH	TON	345	\$50.72	\$17,496.68
11	AGGREGATE BASE CLASS 5 (CV) - 4" DEPTH	TON	840	\$50.72	\$42,600.60
12	STABILIZING AGGREGATE (CV)	CU YD	405	\$32.55	\$13,182.75
13	SELECT GRANULAR BORROW (CV) - 12" DEPTH	CU YD	4,030	\$35.00	\$141,050.00
14	BITUMINOUS NON-WEAR COURSE - 3.0" DEPTH	TON	585	\$89.25	\$52,211.25
15	BITUMINOUS WEAR COURSE - 1.5" DEPTH	TON	40	\$103.95	\$4,158.00
16	BITUMINOUS WEAR COURSE - 2.0" DEPTH	TON	735	\$101.85	\$74,859.75
17	BITUMINOUS WEAR COURSE - 3.5" DEPTH	TON	600	\$103.95	\$62,370.00
18	4" SOLID DOUBLE YELLOW LINE	LIN FT	3,250	\$1.95	\$6,347.25
19	4" SOLID LINE WHITE	LIN FT	5,325	\$1.31	\$6,989.06
20	PAVEMENT MARKINGS	EACH	3	\$288.75	\$866.25
21	SUMP PUMP SERVICE CONNECTION	EACH	5	\$330.75	\$1,653.75
22	CONSTRUCT WEIR STRUCTURE	EACH	1	\$12,600.00	\$12,600.00
23	CASTING ASSEMBLY (STORM)	EACH	1	\$1,155.00	\$1,155.00
24	4" PERFORATED EDGE DRAIN	LIN FT	3,815	\$17.96	\$68,498.33
25	4" HDPE DRAIN TILE CLEANOUT	EACH	16	\$315.00	\$5,040.00
26	ROCK CONSTRUCTION ENTRANCE	EACH	5	\$2,100.00	\$10,500.00
27	SOD TYPE LAWN	SQ YD	4,500	\$14.49	\$65,205.00
28	TOPSOIL BORROW (LV)	CU YD	500	\$66.15	\$33,075.00
29	FURNISH & INSTALL SIGN	EACH	38	\$577.50	\$21,945.00
30	BUSINESS SIGNAGE	ALLOWANCE	1	\$15,000.00	\$15,000.00
31	REPAIR EXTERIOR BUILDING FAÇADE	ALLOWANCE	1	\$20,000.00	\$20,000.00
32	STREET LIGHTING & BANNER POLES	LUMP SUM	1	\$550,000.00	\$550,000.00
33	CITY PARK LIGHTING	LUMP SUM	1	\$270,000.00	\$270,000.00
34	WAYFINDING SIGNAGE	LUMP SUM	1	\$25,000.00	\$25,000.00
35	CONSTRUCTION TRAILER MOBILIZATION & SETUP	LUMP SUM	1	\$4,000.00	\$4,000.00
36	TEMPORARY PARKING LOT ACCESS	LUMP SUM	1	\$10,000.00	\$10,000.00
37	LANDSCAPING	ALLOWANCE	1	\$10,000.00	\$10,000.00

SUBTOTAL:	\$2,010,118.54
CONTINGENCIES (10%):	\$201,011.85
ESTIMATED CONSTRUCTION COST:	\$2,211,130.39
ADMINISTRATION, ENGINEERING, SURVEYING, INSPECTION (30%):	\$663,339.12
TOTAL ESTIMATED PROJECT COST:	\$2,874,469.51

**ESTIMATED PROJECT COST
FOR
Downtown Reconstruction Phase 4
8/12/2025**

PARKING LOT RECONSTRUCTION (NON-ASSESSABLE)

ITEM NO.	BID ITEM	UNIT	EST QTY	UNIT PRICE	TOTAL
1	MOBILIZATION	LUMP SUM	1	\$11,000.00	\$11,000.00
2	TRAFFIC CONTROL	LUMP SUM	1	\$2,000.00	\$2,000.00
3	ROCK CONSTRUCTION ENTRANCE	EACH	1	\$2,100.00	\$2,100.00
4	REMOVE CONCRETE CURB & GUTTER	LIN FT	123	\$6.30	\$774.90
5	CLEAR & GRUB TREE	EACH	4	\$945.00	\$3,780.00
6	REMOVE BITUMINOUS PAVEMENT	SQ YD	1,313	\$6.83	\$8,961.23
7	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ FT	1,927	\$3.15	\$6,070.05
8	COMMON EXCAVATION (EV)	CU YD	867	\$31.50	\$27,310.50
9	SUBGRADE EXCAVATION (EV)	CU YD	73	\$21.00	\$1,533.00
10	GEOTEXTILE FABRIC	SQ YD	2,198	\$1.79	\$3,923.43
11	AGGREGATE BASE CLASS 5 (CV) - 9" DEPTH	TON	877	\$50.72	\$44,477.06
12	STABILIZING AGGREGATE (CV)	CU YD	73	\$32.55	\$2,376.15
13	BITUMINOUS NON-WEAR COURSE - 3.0" DEPTH	TON	391	\$89.25	\$34,896.75
14	BITUMINOUS WEAR COURSE - 1.5" DEPTH	TON	197	\$103.95	\$20,478.15
15	CONSTRUCT DRAINAGE STRUC. DES G	EACH	1	\$2,100.00	\$2,100.00
16	CONSTRUCT DRAINAGE STRUC. DES 2'X3'	EACH	1	\$3,937.50	\$3,937.50
17	15" RC PIPE SEWER DES 3006 CL V	LIN FT	150	\$73.50	\$11,025.00
18	CASTING ASSEMBLY (STORM)	EACH	3	\$1,155.00	\$3,465.00
19	CONNECT TO EXISTING ROOF DRAIN	EACH	2	\$1,000.00	\$2,000.00
20	STORM DRAIN INLET PROTECTION	EACH	8	\$178.50	\$1,428.00
21	BIOROLL	LIN FT	330	\$3.94	\$1,299.38
22	6" CONCRETE DRIVEWAY	SQ FT	163	\$11.81	\$1,925.44
23	4" SOLID LINE WHITE	LIN FT	3,589	\$1.31	\$4,710.56
24	PAVEMENT MARKINGS	EACH	3	\$288.75	\$866.25
25	SOD TYPE LAWN	SQ YD	128	\$14.49	\$1,854.72
26	TOPSOIL BORROW (LV)	CU YD	17	\$66.15	\$1,124.55
27	REPAIR EXTERIOR BUILDING FAÇADE	ALLOWANCE	1	\$5,000.00	\$5,000.00
28	LANDSCAPING	ALLOWANCE	1	\$5,000.00	\$5,000.00

SUBTOTAL:	\$215,417.61
CONTINGENCIES (10%):	\$21,541.76
ESTIMATED CONSTRUCTION COST:	\$236,959.37
ADMINISTRATION, ENGINEERING, SURVEYING, INSPECTION (30%):	\$71,087.81
TOTAL ESTIMATED PROJECT COST:	\$308,047.18

**ESTIMATED PROJECT COST
FOR
Downtown Reconstruction Phase 4
8/12/2025**

SIDEWALK (NON-ASSESSABLE)

ITEM NO.	BID ITEM	UNIT	EST QTY	UNIT PRICE	TOTAL
1	REMOVE CONCRETE WALK	SQ FT	27,710	\$1.94	\$53,826.68
2	4" CONCRETE WALK (w/ AGG. CL 5 BASE)	SQ FT	30,215	\$7.88	\$237,943.13
3	BUSINESS ENTRANCE MODIFICATIONS	ALLOWANCE	1	\$7,500.00	\$7,500.00
4	PEDESTRIAN RAMP	EACH	25	\$3,675.00	\$91,875.00
5	CROSSWALK EXPOXY	SQ FT	2,900	\$3.15	\$9,135.00

SUBTOTAL:	\$400,279.80
CONTINGENCIES (10%):	\$40,027.98
ESTIMATED CONSTRUCTION COST:	\$440,307.78
ADMINISTRATION, ENGINEERING, SURVEYING, INSPECTION (30%):	\$132,092.33
TOTAL ESTIMATED PROJECT COST:	\$572,400.11

**ESTIMATED PROJECT COST
FOR
Downtown Reconstruction Phase 4
8/12/2025**

SANITARY SEWER RECONSTRUCTION (ASSESSABLE)

ITEM NO.	BID ITEM	UNIT	EST QTY	UNIT PRICE	TOTAL
1	MOBILIZATION	LUMP SUM	1	\$14,000.00	\$14,000.00
2	REMOVE SANITARY MANHOLE	EACH	5	\$840.00	\$4,200.00
3	REMOVE SANITARY PIPE	LIN FT	1,735	\$7.35	\$12,752.25
4	REMOVE SANITARY SERVICE PIPE	LIN FT	1,035	\$5.25	\$5,433.75
5	EXTERNAL CHIMNEY SEAL	EACH	5	\$315.00	\$1,575.00
6	8" PVC PIPE SEWER SDR 35	LIN FT	1,740	\$60.17	\$104,687.10
7	6" PVC PIPE SEWER SERVICE SDR 26	LIN FT	1,135	\$46.20	\$52,437.00
8	8" X 6" SERVICE WYE	EACH	22	\$735.00	\$16,170.00
9	CONSTRUCT SANITARY MANHOLE (48")	LIN FT	70	\$540.75	\$37,852.50
10	CASTING ASSEMBLY (SANITARY)	EACH	5	\$1,470.00	\$7,350.00
11	CONNECT TO EXISTING SANITARY SEWER PIPE	EACH	5	\$1,680.00	\$8,400.00
12	CONNECT TO EXISTING SANITARY SERVICE	EACH	20	\$682.50	\$13,650.00

	<i>SUBTOTAL:</i>	\$278,507.60
	<i>CONTINGENCIES (10%)</i>	\$27,850.76
	<i>ESTIMATED CONSTRUCTION COST:</i>	\$306,358.36
<i>ADMINISTRATION, ENGINEERING, SURVEYING, INSPECTION (30%):</i>		\$91,907.51
<i>TOTAL ESTIMATED PROJECT COST:</i>		<i>\$398,265.87</i>

**ESTIMATED PROJECT COST
FOR
Downtown Reconstruction Phase 4
8/12/2025**

SANITARY SEWER RECONSTRUCTION (NON-ASSESSABLE)

ITEM NO.	BID ITEM	UNIT	EST QTY	UNIT PRICE	TOTAL
1	MOBILIZATION	LUMP SUM	1	\$2,000.00	\$2,000.00
2	BYPASS PUMPING	LUMP SUM	2	\$8,400.00	\$16,800.00
3	VIBRATION MONITORING	LUMP SUM	1	\$18,385.00	\$18,385.00

	<i>SUBTOTAL:</i>	\$37,185.00
	<i>CONTINGENCIES (10%):</i>	\$3,718.50
	<i>ESTIMATED CONSTRUCTION COST:</i>	\$40,903.50
<i>ADMINISTRATION, ENGINEERING, SURVEYING, INSPECTION (30%):</i>		\$12,271.05
	<i>TOTAL ESTIMATED PROJECT COST:</i>	<i>\$53,174.55</i>

**ESTIMATED PROJECT COST
FOR
Downtown Reconstruction Phase 4
8/12/2025**

WATERMAIN RECONSTRUCTION (ASSESSABLE)

ITEM NO.	BID ITEM	UNIT	EST QTY	UNIT PRICE	TOTAL
1	MOBILIZATION	LUMP SUM	1	\$24,000.00	\$24,000.00
2	REMOVE WATERMAIN	LIN FT	2,395	\$6.83	\$16,345.88
3	REMOVE WATERMAIN SERVICE	LIN FT	930	\$2.63	\$2,441.25
4	REMOVE GATE VALVE & BOX	EACH	11	\$357.00	\$3,927.00
5	REMOVE HYDRANT	EACH	3	\$288.75	\$866.25
6	6" DIP WATERMAIN	LIN FT	115	\$73.50	\$8,452.50
7	8" PVC WATERMAIN	LIN FT	410	\$78.75	\$32,287.50
8	10" PVC WATERMAIN	LIN FT	1,200	\$88.20	\$105,840.00
9	3 LB ANODE	EACH	9	\$210.00	\$1,890.00
10	9 LB ANODE	EACH	4	\$304.50	\$1,218.00
11	WATERMAIN FITTINGS	POUND	2,310	\$17.85	\$41,233.50
12	6" GATE VALVE & BOX	EACH	7	\$2,730.00	\$19,110.00
13	8" GATE VALVE & BOX	EACH	5	\$3,780.00	\$18,900.00
14	10" GATE VALVE & BOX	EACH	4	\$5,355.00	\$21,420.00
15	1" CORPORATION STOP	EACH	21	\$1,260.00	\$26,460.00
16	1" CURB STOP & BOX	EACH	21	\$651.00	\$13,671.00
17	1" SERVICE PIPE (OPEN CUT)	LIN FT	800	\$32.55	\$26,040.00
18	1" SERVICE PIPE (PULLED)	LIN FT	200	\$139.65	\$27,930.00
19	HYDRANT	EACH	3	\$8,400.00	\$25,200.00
20	WATER SERVICE CASTING ASSEMBLY	EACH	21	\$399.00	\$8,379.00
21	TRACER WIRE ACCESS BOX	EACH	21	\$336.00	\$7,056.00
22	TEMPORARY WATER SYSTEM	LUMP SUM	1	\$31,500.00	\$31,500.00
23	CONNECT TO EXISTING WATER SERVICE	EACH	19	\$546.00	\$10,374.00
24	CONNECT TO EXISTING WATERMAIN	EACH	5	\$3,360.00	\$16,800.00

	SUBTOTAL:	\$491,341.88
	CONTINGENCIES (10%):	\$49,134.19
	ESTIMATED CONSTRUCTION COST:	\$540,476.06
ADMINISTRATION, ENGINEERING, SURVEYING, INSPECTION (30%):		\$162,142.82
	TOTAL ESTIMATED PROJECT COST:	\$702,618.88

**ESTIMATED PROJECT COST
FOR
Downtown Reconstruction Phase 4
8/12/2025**

WATERMAIN RECONSTRUCTION (NON-ASSESSABLE)

ITEM NO.	BID ITEM	UNIT	EST QTY	UNIT PRICE	TOTAL
1	MOBILIZATION	LUMP SUM	1	\$14,000.00	\$14,000.00
2	REMOVE WATERMAIN	LIN FT	840	\$6.83	\$5,733.00
3	REMOVE GATE VALVE & BOX	EACH	4	\$358.00	\$1,432.00
4	6" DIP WATERMAIN	LIN FT	60	\$73.50	\$4,410.00
5	8" PVC WATERMAIN	LIN FT	550	\$78.75	\$43,312.50
6	3 LB ANODE	EACH	6	\$210.00	\$1,260.00
7	9 LB ANODE	EACH	1	\$304.50	\$304.50
8	WATERMAIN FITTINGS	POUND	205	\$17.85	\$3,659.25
9	6" GATE VALVE & BOX	EACH	2	\$2,730.00	\$5,460.00
10	8" GATE VALVE & BOX	EACH	4	\$3,780.00	\$15,120.00
11	HYDRANT	EACH	1	\$8,400.00	\$8,400.00
12	CONNECT TO EXISTING WATERMAIN	EACH	3	\$3,360.00	\$10,080.00
13	BORE FOUNDATION WALL/REMOVE & REPLACE FLOOR	EACH	19	\$546.00	\$10,374.00
14	RESET WATER METER & ADJUST PIPING	EACH	19	\$546.00	\$10,374.00
15	MOVE ELECTRICAL GROUND FROM WATER SERVICE	EACH	19	\$441.00	\$8,379.00
16	HAND EXCAVATION TO CONNECT WATER SERVICE (IN CRAWL SPACE)	EACH	19	\$567.00	\$10,773.00
17	CATHODIC PROTECTION TEST STATION	EACH	19	\$2,100.00	\$39,900.00
18	VIBRATION MONITORING	LUMP SUM	1	\$18,375.00	\$18,375.00
19	1" IRRIGATION MAIN HDD	LIN FT	3,405	\$12.00	\$40,860.00
20	CONNECT TO EXISTING IRRIGATION PIPE	EACH	3	\$1,500.00	\$4,500.00
21	IRRIGATION BLOWOFF STRUCTURE CASTING	EACH	7	\$1,250.00	\$8,750.00
22	IRRIG. CONNECTOR IN PRECAST CONC. HANDHOLE	EACH	32	\$1,800.00	\$57,600.00
23	BLOWOFF IN PRECAST CONCRETE HANDHOLE (60")	EACH	7	\$7,500.00	\$52,500.00

SUBTOTAL: \$375,556.25
CONTINGENCIES (10%): \$37,555.63
ESTIMATED CONSTRUCTION COST: \$413,111.88
ADMINISTRATION, ENGINEERING, SURVEYING, INSPECTION (30%): \$123,933.56
TOTAL ESTIMATED PROJECT COST: \$537,045.44

APPENDIX C

CITY ASSESSMENT POLICY

Section Extracted from City of Waconia Financial Policy & Guidelines
Last Amended June 19, 2017

Special Assessments

The financing for reconstruction projects is through the sale of General Obligation 429 Improvement Bonds. Minnesota State Statute requires a minimum assessed percentage of 20% for projects financed with 429 bonds.

With each reconstruction project, a feasibility study is completed and approved by the City Council. Once a draft of the feasibility study is complete, City staff will share the information with a qualified appraiser to determine the special benefit to each property in the reconstruction area. The City Council will use this appraisal information as a basis for finalizing the special assessments due by property owners for reconstruction projects.

Assessment Policy Summary:

- The portion of the project costs assessed to the abutting property owner shall be based on a linear front footage basis of the parcel or unit basis.
- The City pays 50% of the total project cost of a standard local street section and 100% of the cost of extra width and extra depth above the city standard local street section.
- Storm sewer costs are to be included in the total project cost of a city standard local street, assessed 50% (and City pays 50%), in accordance with the Street Assessment Policy.
- All or some of the following improvements may be incorporated in a reconstruction project. Costs for these improvements will be included in the overall project cost, with a contribution from the City: storm water ponding, street lights, relocation of overhead power lines, street signs, sidewalks and trails, and boulevard trees.
- Corner lots and parcels with multiple frontages shall be assessed 50% of the front footage on each side.
- A minimum assessment shall be levied to parcels identified within the project area having neither direct primary nor non-primary access to affected streets. The assessment shall be equal to 75% of the typical front footage identified within the project area. Parcels abutting county roads are exempt from this provision.
- Assessments will not be levied for seal coat and overlay operations.
- Assessments may be pre-paid to the City by benefiting properties
- Assessments will be billed to the benefiting property owner by the City; typically over a ten (10) year period, at an interest rate of one percent (1%) over the bond interest rate. Other terms of the assessment receivable may be available to the benefiting property owners.
 - For any project, where all the benefiting property owner(s) are governmental entities (school district, county, state, etc.), the City will assess the benefiting property owner(s) the actual bond interest rate, typically over a ten (10) year period.
- In the case where a benefiting property owner is delinquent in their assessment payment, assessments may be certified to real estate taxes over a ten (10) year period, at an interest rate one percent (1%) over the bond interest rate.
- Partial pre-payments for assessments exceeding \$100,000.00 may be accepted by the City.

Infrastructure Improvement Cost Breakdown & Methodology

Improvement	Type of Construction	Method
Curb & Gutter	New Development	100% of the cost assessed to abutting property owner on linear front footage OR unit basis.
	Reconstruction (Complete)	The portion of the project costs assessed to the abutting property owner shall be based on a linear front footage basis of the parcel.
	Reconstruction (Spot repair)	100% of cost to be included in overall cost of project prior to assessment apportionment in accordance with policy.
Local Street	New Development	100% of the cost assessed to abutting property owner on linear front footage OR per unit basis.
	Reconstruction	50% of the cost to be assessed to abutting property owner on linear front footage OR per unit basis. 50% of the cost to be paid by City.
	Maintenance (Seat coat & overlay)	100% Paid with City funds.
Collector Street as defined by the City's Transportation Plan	New Development	100% of the construction cost of a city standard local street assessed to abutting property owner based on linear front footage OR per unit basis.
	Reconstruction	The portion of the project costs assessed to the abutting property owner shall be based on a linear front footage OR per unit basis. City pays 50% of the cost of the construction of city standard local street and 100% of the cost of construction above a city standard local street.
	Maintenance (Seat coat & overlay)	100% Paid with City funds.
Intersection	New Development	100% of the cost to be included as part of street project and apportioned according to appropriate street construction category.
	Reconstruction	100% of cost to be included in overall cost of project prior to assessment apportionment in accordance with policy.
Multiple Fronted Parcels - Corner Lot - Double Fronted Lot - Large Parcels - Etc.	Reconstruction	Front footage to be used in assessment methods described herein shall be calculated as follows: - 50% of the front footage on all sides of the parcel. 50% of the cost to be paid with City funds.

Table continues on next page

Improvement	Type of Construction	Method
Parcels with no driveway access to primary and non-primary streets.	Reconstruction	A minimum assessment shall be levied to parcels identified within the project area having no direct driveway access to neither primary nor non-primary streets, i.e. alley access. The assessment shall be equal to 75% of the typical front footage identified within the project area. Parcels abutting county roads are exempt from this provision.
Alley	New Development	100% of the cost assessed to abutting property owner on linear front footage OR per unit basis.
	Reconstruction	50% of the cost to be assessed to abutting property owner on linear front footage OR per unit basis. 50% of the cost to be paid with City funds.
Sanitary Sewer Trunk/Lateral	New Development	100% of the cost assessed to benefited area on unit basis.
	Reconstruction	50% of the cost assessed to benefited area on unit basis. 50% of the cost to be paid with City funds.
	Maintenance	100% of the cost to be paid with City funds.
Sanitary Sewer Service	New Development	100% of cost assessed to property owner.
	Reconstruction (Including main)	50% of the cost assessed to benefited area on a unit basis. 50% of the cost to be paid with City funds.
	Reconstruction (Stand alone service replacement)	100% of cost assessed to property owner.
Sanitary Sewer Oversizing	New Development	100% paid with City funds. (Materials cost above 8-inch pipe plus 20% for handling and installation.)
	Reconstruction	100% paid with City funds. (Materials cost above 8-inch pipe plus 20% for handling and installation.)
Lift Station	New Development	100% of the cost assessed to benefited area on a per unit basis.
Water Trunk/Lateral	New Development	100% of the cost assessed to benefited area on unit basis.
	Reconstruction	50% of the cost assessed to benefited area on unit basis. 50% of cost to be paid with City funds.
	Maintenance	100% of the cost to be paid with City funds.
Water Service	New Development	100% of cost assessed to property owner.
	Reconstruction (Including main)	50% of the cost assessed to benefited area on a unit basis. 50% of the cost to be paid with City funds.
	Reconstruction (Stand alone service replacement)	100% of cost assessed to property owner.
Water Oversizing	New Development	100% paid with City funds. (Materials cost above 8-inch pipe plus 20% for handling and installation.)
	Reconstruction	100% paid with City funds. (Materials cost above 8-inch pipe plus 20% for handling and installation.)
Storm Sewer Trunk/Lateral	New Development	100% of the cost assessed to benefited area on unit basis.
	Reconstruction	50% of the cost to be assessed to abutting property owner on linear front footage OR per unit basis. 50% of the cost to be paid with City funds.
	Maintenance	100% of the cost to be paid with City funds.
Storm Water Ponding	New Development	100% assessed to development.
	Reconstruction	Cost to be included in overall cost of project prior to assessment apportionment in accordance with policy. City makes contribution to the project.
	Maintenance	100% of the cost to be paid with City funds.

Table continues on next page

Improvement	Type of Construction	Method
Overhead Power Lines	Relocation	Cost to be included in overall cost of project prior to assessment apportionment in accordance with policy. City makes contribution to the project.
Street Lights	New Development	100% of material and installation cost on a unit basis paid by developer.
	Reconstruction	Cost to be included in overall cost of project prior to assessment apportionment in accordance with policy. City makes contribution to the project.
	Maintenance	100% of the cost to be paid with City funds.
Street Signs	New Development	100% of material and installation cost on a unit basis paid by developer.
	Reconstruction	Cost to be included in overall cost of project prior to assessment apportionment in accordance with policy. City makes contribution to the project.
	Maintenance	100% of the cost to be paid with City funds.
Sidewalks & Trails	New Development	100% of cost assessed on a unit basis to development.
	Reconstruction	Cost to be included in overall cost of project prior to assessment apportionment in accordance with policy. City makes contribution to the project.
	Maintenance	100% of the cost to be paid with City funds.
Boulevard Trees	New Development	100% of cost paid by developer.
	Reconstruction	Cost to be included in overall cost of project prior to assessment apportionment in accordance with policy. City makes contribution to the project.
	Maintenance	100% of the cost to be paid with City funds.

Deferred Special Assessments

Hardship Assessment Deferral for Senior Citizens, People with Disabilities, or Members of the National Guard or other Reserves Ordered to Active Military Service.

Pursuant to the authority for deferring special assessments as provided in Minnesota State Statute Section 435.193 through 435.195, the City Council may, in its discretion, defer the payment of special assessments for any homestead property owned by a person 65 years of age or older, one retired by virtue of a permanent and total disability, or a member of the National Guard or other reserves ordered to active military service for whom it would be a hardship to make the payments.

Eligibility

Any person 65 years of age or older, permanently and totally disabled (as determined by the Social Security Administrator), or a member of the National Guard or other reserve ordered to active military service may request deferment of special assessments levied against real property for public improvements if the following conditions are met.

1. **Ownership.** The applicant must be the fee simple owner of the property or must be a contract vendee for fee simple ownership. An applicant must provide either a recorded deed or contract for deed with the application to establish a qualified ownership interest as required here.
2. **Homestead.** The property must be the applicant's principal place of domicile and classified on the City's and County's real estate tax rolls as the applicant's homestead.

3. Income. The income threshold for eligibility of those applicants 65 years of age and older or disabled be established by the most recent U.S. Census Bureau Poverty Threshold compilations. Income eligibility would be determined by the submittal of the most recent federal tax filing form.

Interest on Deferred Assessment

Interest on the deferred assessment shall be forgiven until December 31st of the year before the first installment is payable.

Deferment Period

The deferment shall be granted for as long a period of time as the hardship exists and the conditions aforementioned have been met. However, it shall be the duty of the applicant to notify the City Administrator of any change in status that would affect eligibility or deferment.

The entire amount of deferred special assessments shall be due within sixty (60) days after loss of eligibility by the applicant. If the special assessment is not paid within the sixty (60) days, the City Administrator shall add thereto interest at a per annum interest rate of one percent (1%) above the bond interest rate and the total amount of principal and interest shall be certified to the County Auditor for collection with taxes the following year. Should the applicant demonstrate to the satisfaction of the City Council that full repayment of the deferred special assessment would cause the applicant particular undue financial hardship, the Council may order that the applicant pay within sixty (60) days a sum equal to the number of installments of deferred special assessments outstanding and unpaid to date, including principal and interest, with the balance thereafter paid according to the terms and conditions of the original special assessments.

Termination of Deferral Status

The option to defer the payment of special assessment shall terminate and all amounts accumulated plus applicable interest shall become due upon the occurrence of any one of the following events:

1. Sale of Property. The subject is sold, transferred, or subdivided in whole or in part.
2. Death of Owner. The death of the fee owner qualified for deferral status unless a surviving joint tenant, tenant in common, or contract vendee is eligible for the deferral benefit provided hereunder.
3. Nonhomestead Property. The subject property loses its homestead status for any reason.
4. No Hardship. The City Council determines that there would be no hardship to require an immediate or partial payment of the deferred special assessment.

Filing for Federal Status/Fee

An eligible applicant must file an application not later than thirty (30) days after the assessment is adopted by the City Council.

All deferral applications must be made on forms approved by the City and submitted to the City Administrator. The applicant will be charged an administrative filing fee, based on the current fee schedule.

Nothing herein shall be construed to prohibit the determination of hardship on the basis of exceptional and unusual circumstances not covered by the above noted requirements where the determination is made in a nondiscriminatory manner and does not give the applicant an unreasonable preference or advantage over other applicants.

Deferred Assessment Procedures

- Deferred Assessment Application form is provided to applicant/property owner by the City Administrator's Office.
- Applicant fills out the application form and provides the relevant information to document qualification for deferred assessment. Applicant then returns form to City Administrator's Office.
- City Administrator forwards the application to the Finance Director for review of qualifications. Finance Director makes recommendation to City Council to approve or deny the application.
- An approved application may be forwarded to the Carver County Recorder's office for recording and to the Carver County Taxpayer Services Division.
- The deferral information is entered into the City's property records data base.
- At such time the property no longer qualifies for the deferred assessment (upon a transfer of the property, loss of homestead status, or death, no hardship as determined by the Council), the County Auditor/Recorder's office will notify the City of the termination of the deferral status, and direct the party to the City Administrator's office to pay balance on the outstanding deferred assessment amount.

7. That my social security number is _____ Spouse _____
8. That on January 2, 20____ or December 1, 20____ I owned and occupied the above property as my homestead and such occupancy began on _____.
9. That the payments for improvements on the special assessments duly adopted by the City of Waconia as of _____ which have been allocated against the subject property would create undue personal hardship on my behalf and I respectfully request that payment be delayed and that such payments be so deferred for the years 20____ to 20____.

Owner Signature

Owner Signature

=====

I, _____, City Clerk of the City of Waconia, Carver County, State of Minnesota, do hereby certify that the application of _____, above named, has been duly reviewed and that in accordance with the minutes of official record was duly
 _____ **APPROVED** _____ **DENIED** as of _____, 20____.

That in accordance with approval granted, that the payment for special assessments on the applicant's subject property in the amount of \$_____ for the year (s) _____ should be so deferred with interest at the annual rate of _____%, until such time as it is deemed the applicant no longer qualifies or the property loses its eligibility.

Dated _____ 20____

City Clerk

10/2/2008

APPENDIX D

GEOTECHNICAL REPORT

July 23, 2024

Project Number: 21-0538

Mr. Colton Lee, P.E.
Bolton & Menk, Inc
2638 Shadow Lane, Suite 200
Chaska, MN 55318

RE: Geotechnical Exploration Report, City of Waconia Downtown Reconstruction Phase 3 and 4, Waconia, Minnesota

Dear Mr. Lee:

We have completed the geotechnical exploration report for the City of Waconia Downtown Reconstruction Phase 3 and 4 project. Very briefly; we advanced 9 soil borings along the various roadways to characterize subsurface soil and groundwater conditions. Below the pavement section the soil borings generally encountered varying thicknesses of Fill and/or buried topsoil underlain predominantly by clayey glacial till soils that extended to the termination depths of the borings. Portions of the Fill and the buried topsoil were organic in composition and are poor quality soils for utility and pavement support.

Groundwater was not encountered in the borings while drilling and sampling or after removing the augers from the boreholes. We generally do not anticipate groundwater will be encountered during utility installation and/or pavement construction.

Specific details regarding our procedures, results and recommendations follow in the attached geotechnical exploration report.

Thank you for the opportunity to assist you on this project. If you have any questions or need additional information, please contact Paul Gionfriddo at 612-729-2959.

Sincerely,

Haugo GeoTechnical Services



Lucas Mol
Project Manager



Paul Gionfriddo, P.E.
Senior Engineer

GEOTECHNICAL EXPLORATION REPORT

PROJECT:

City of Waconia
Downtown Reconstruction Phase 3 and 4
Waconia, Minnesota

PREPARED FOR:

Bolton & Menk, Inc
2638 Shadow Lane, Suite 200
Chaska, MN 55318

PREPARED BY:

Haugo GeoTechnical Services LLC
2825 Cedar Avenue South
Minneapolis, Minnesota 55407

Haugo GeoTechnical Services Project: 24-0344

July 23, 2024

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.



Paul Gionfriddo, P.E.
Senior Engineer
License Number: 23093



Table of Contents

TABLE OF CONTENTS	3
1.0 INTRODUCTION	4
1.1 Project Description	4
1.2 Purpose	4
1.3 Site Description	4
1.4 Scope of Services	4
1.5 Documents Provided	5
1.6 Locations and Elevations	5
2.0 FIELD PROCEDURES	5
3.0 RESULTS	6
3.1 Soil Conditions	6
3.2 Groundwater	7
3.3 Laboratory Testing	7
3.4 OSHA Soil Classification	8
4.0 DISCUSSION AND RECOMMENDATIONS	9
4.1 Proposed Construction	9
4.2 Discussion	9
4.3 Utility and Pavement Subgrade Preparation	10
4.4 Pavement Recommendations	11
5.0 CONSTRUCTION CONSIDERATIONS	13
5.1 Excavation	13
5.2 Observations	13
5.3 Backfill and Fills	13
5.4 Testing	13
5.5 Winter Construction	13
6.0 PROCEDURES	14
6.1 Soil Classification	14
6.2 Groundwater Observations	14
7.0 GENERAL	14
7.1 Subsurface Variations	14
7.2 Review of Design	14
7.3 Groundwater Fluctuations	15
7.4 Use of Report	15
7.5 Level of Care	15
APPENDIX	
Soil Boring Location Sketch Figure 1	
Soil Boring Logs SB-1 thru SB-9	
Descriptive Terminology	
Previously Completed Soil Borings	

1.0 INTRODUCTION

1.1 Project Description

Bolton & Menk, Inc. is preparing design and construction documents for the City of Waconia Downtown Reconstruction Phase 3 (2025) and 4 (2026) projects

To aid in their design, Bolton & Menk, Inc. solicited bids to complete a geotechnical exploration for the projects. Haugo GeoTechnical Services, LLC (HGTS), the successful bidder was retained to advance 9 soil borings along the streets slated for improvements to characterize subsurface soil and groundwater conditions.

1.2 Purpose

The purpose of this geotechnical exploration was to characterize subsurface soil and groundwater conditions and provide recommendations for utility and street construction or reconstruction.

1.3 Site Description

Nine (9) soil borings were completed for the project and were taken along downtown business and residential streets. Each street consisted of a 2-lane bituminous paved surface. The streets slated for reconstruction and the soil boring locations are shown on the Revised Soil Boring Map that was prepared and provided by Bolton and Menk. These streets are summarized in Table 1.

Table 1. Downtown Street Reconstruction

Phase 3 - 2025	
Street	Between Streets
1 st Street W	Maple Street S to Olive Street S
Olive Street S	1 st Street W to 2 nd Street W
2 nd Street W	Library to Elm Street S
Phase 4 - 2026	
1 st Street W	Olive Street S to Spruce Street S
Elm Street S	1 st Street W to 2 nd Street W
Pine Street S	1 st Street W to 2 nd Street W
2 nd Street W	Elm Street S to Pine Street S

1.4 Scope of Services

Our services were performed in accordance with the HGTS proposal 21-0538 dated May 27, 2021. Our scope of services was performed under the terms of our General Conditions and limited to the following tasks:

- Calling the Gopher State One Call system to locate existing underground public utilities.
- Completing one (1) standard penetration soil borings extending to a nominal depth of 10 feet.
- Completing six (6) standard penetration soil borings extending to a nominal depth of 20 feet.

- Completing two (2) standard penetration soil borings extending to a nominal depth of 25 feet.
- Sealing the borings in accordance with MDH Regulations, including bituminous patching.
- Obtaining GPS coordinates and ground surface elevations at the soil boring locations. Elevations were subsequently provided by Bolton & Menk.
- Visually classifying samples recovered from the soil borings.
- Performing up to ten moisture content tests and ten P-200 content tests on selected samples.
- Preparing soil boring logs describing the soil types/classifications, N-Value determinations and results of water level measurements.
- Preparing an engineering report summarizing soil and groundwater conditions and providing recommendations for utility and roadway construction.

1.5 Documents Provided

We were provided with a map titled; "Downtown Reconstruction - Soil Boring Map" that was prepared by Bolton & Menk and dated April 2024. The map showed the streets and proposed boring locations superimposed onto an aerial photograph of the area. The locations of soil borings completed for previous street improvement projects near this project were also shown on the map.

The April 2024 Soil Boring Map showed the locations of 10 borings. The number of borings was reduced to 9 and we were subsequently provided a Revised Soil Boring Map that was dated May 2024.

Soil borings were completed in this general area of the city in 2013, 2014, 2020 and 2021 by HGTS and by American Engineering Testing (AET). Log of boring sheets and sketches showing the locations of those borings are included in the Appendix for informational purposes.

1.6 Locations and Elevations

The boring locations were selected and staked in the field by Bolton & Menk. The approximate locations of the soil borings are shown on Revised Soil Boring Map provided by Bolton and Menk.

Ground surface elevations at the boring locations were provided by Bolton & Menk.

2.0 FIELD PROCEDURES

The Standard Penetration Test (SPT) borings were advanced on June 6, 2024 by HGTS with a rotary drilling rig, using continuous flight augers to advance the boreholes. Representative samples were obtained from the borings, using the split-barrel sampling procedures in general accordance with ASTM Specification D-1586. In the split-barrel sampling procedure, a 2-inch O.D. split-barrel spoon is driven into the ground with a 140-pound hammer falling 30 inches. The number of blows required to drive the sampling spoon the last 12 inches of an 18-inch penetration is recorded as the standard penetration resistance value, or "N" value. The results of the standard penetration tests are indicated on the boring log. The samples were sealed in containers and provided to the HGTS office for testing and soil classification.

A field log of each boring was prepared by the HGTS drill crew. The logs contained visual classifications of the soil materials encountered during drilling, as well as the driller's interpretation of the subsurface conditions between samples and water observation notes. The final boring logs included with this report represent an interpretation of the field logs and include modifications based on visual/manual method observation of the samples.

The soil boring logs, general terminology for soil description and identification, and classification of soils for engineering purposes are also included in the appendix. The soil boring logs identify and describe the materials encountered, the relative density or consistency based on the Standard Penetration resistance (N-value, "blows per foot") and groundwater observations.

The strata changes were inferred from the changes in the samples and auger cuttings. The depths shown as changes between strata are only approximate. The changes are likely transitions, variations can occur beyond the location of the boring.

3.0 RESULTS

3.1 Soil Conditions

The soil borings generally encountered 4 main stratigraphic units that included; 1) a pavement section, 2) Fill, 3) buried topsoil, and 4) native glacial till. A brief description of each stratigraphic unit is described below.

Pavement Section Each of the soil borings encountered a pavement section at the surface that consisted of varying thicknesses of bituminous pavement over varying thickness of aggregate base. The bituminous thickness ranged from about 2 ¼ to 7 inches thick with the aggregate base ranging from about 1 to 12 inches thick. The pavement section at boring SB-5 consisted of about 5 inches of bituminous over an approximate 2-inch layer of aggregate over an approximate 2-inch layer bituminous. The pavement section thickness at the boring locations is summarized in Table 2.

Table 2. Summary of Existing Roadway Section

Boring Number	Approximate Bituminous Thickness (inches)	Approximate Aggregate Base Thickness (inches)	Subgrade Soil Type (ASTM)
Phase 3 (2025)			
SB-1	7	8	Buried Topsoil
SB-2	6	6	Buried Topsoil
SB-6	6	12	Buried Topsoil
SB-7	2 ¼	1 ¾	Sandy Lean Clay (CL)
Phase 4 (2026)			
SB-3	6 ½	6	Buried Topsoil & Fill
SB-4	6 ½	1 ¼	Sandy Silt (ML)
SB-5	5	2 & 2 " bituminous	Sandy Lean Clay (CL)
SB-8	5	< 1	Sandy Lean Clay (CL)
SB-9	6	< 1	Fill (CL)

Buried Topsoil Soil borings SB-1, SB-2, SB-3 and SB-6 encountered buried topsoil below the pavement section. The buried topsoil was composed of sandy lean clay that was black to dark grey in color. Organic content tests of the buried topsoil indicated that it was slightly organic with organic contents ranging from about 3 ½ to 4 ½ percent. The buried topsoil extended to depth ranging from about 2 to 4 ½ feet below the pavement surface.

Fill Soil borings SB-3 and SB-9 encountered Fill below the pavement section of the buried topsoil. The Fill was composed of sandy lean clay that extended to depths ranging from about 2 to 4 ½ feet below the pavement surface. The Fill varied from brown to greyish brown to black in color.

The penetration resistance values (N-Values), shown as blows per foot (bpf) on the boring logs, within the clayey Fill soils was 5 bpf. Indicating the Fill had a rather soft consistency.

Glacial Till Below the pavements section, Fill, or buried topsoil the borings encountered glacial till deposits that were composed predominantly of sandy lean clay that extended to the termination depths of the borings.

The exceptions were soil borings SB-4 and SB-5. Soil boring SB-4 encountered sandy silt below the pavement that extend to a depth of about 4 ½ feet. Both boring SB-4 and SB-5 encountered relatively thin layer of sand (poorly graded sand with silt) at about 7 and 9 ½ feet, respectively. The sand layer was estimated to be less than a foot thick at boring SB-4 and was estimated to be about 2 feet thick at boring SB-5.

The N-Values within the native clayey glacial till soils ranged from 3 to 17 bpf. These values indicate the clayey glacial till had a soft to very stiff consistency but was mostly medium to rather stiff. N-Values within the sandy silt poorly graded sand with silt ranged from 9 to 32 bpf, indicating a loose to dense relative density.

3.2 Groundwater

Groundwater was not encountered in the soil borings while drilling and sampling or after removing the augers from the boreholes. Groundwater appears to be below the depths explored by our borings.

Water levels were measured on the dates as noted on the boring logs and the period of water level observations was relatively short. Given the cohesive nature of the soils encountered, it is possible that insufficient time was available for groundwater to seep into the borings and rise to its hydrostatic level. Groundwater monitoring wells or piezometers would be required to more accurately determine water levels. Seasonal and annual fluctuations in the groundwater levels should be expected.

3.3 Laboratory Testing

Laboratory moisture content, organic content, and grain size analyses (gradations) were performed on selected samples recovered from the soil borings. Table 3 summarizes the results of the laboratory moisture content and organic content tests along with the P-200 portion of the grain size analyses. These results are also shown on the boring logs adjacent to the sample tested. The full grain size analyses are included in the Appendix.

Table 3. Summary of Laboratory Analysis

Boring Number	Sample	Depth (feet)	Moisture Content (%) *	P-200 Content (%) *	Organic Content (%) *
SB-1	AU-43	Agg Base	-	9	-
SB-1	SS-44	2 ½	27	-	3 ½
SB-1	SS-46	7 ½	20 ½	-	-
SB-2	AU-51	Agg Base	-	10 ½	-
SB-2	SS-52	2 ½	22	-	-
SB-2	SS-55	10	19	-	-
SB-3	AU-35	Agg Base	-	5	-
SB-3	SS-36	2 ½	25	-	-
SB-3	SS-38	7 ½	19 ½	-	-
SB-4	SS-28	2 ½	16	-	-
SB-4	SS-31	10	20 ½	-	-
SB-5	SS-65	2 ½	15 ½	-	-
SB-5	SS-68	10	7	-	-
SB-6	AU-59	Agg Base	-	11	-
SB-6	SS-60	2 ½	20	-	4 ½
SB-6	SS-61	5	19	-	-
SB-7	SS-21	5	30 ½	-	-
SB-7	SS-23	10	19 ½	-	-
SB-8	SS-11	2 ½	22 ½	-	-
SB-8	SS-13	7 ½	19	-	-
SB-9	SS-4	7 ½	19	-	-
SB-9	SS-7	15	19 ½	-	-

*Moisture content, P-200 and organic content tests were rounded to the nearest ½ percent.

3.4 OSHA Soil Classification

The soils encountered in the borings at the anticipated excavation depths consisted predominantly of sandy lean clay with lesser amounts of sandy silt and poorly graded sand with silt corresponding to the ASTM Classifications of CL, ML, and SP-SM, respectively. The clayey soils (CL) will generally be Type B soils under Department of Labor Occupational Safety and Health Administration (OSHA) guidelines. The sandier soils (ML and SP-SM) will generally be a Type C soil under OSHA guidelines.

An OSHA-approved qualified person should review the soil classification in the field. Excavations must comply with the requirements of OSHA 29 CFR, Part 1926, Subpart P, "Excavations and Trenches." This document states excavation safety is the responsibility of the contractor. The project specifications should reference these OSHA requirements.

4.0 DISCUSSION AND RECOMMENDATIONS

4.1 Proposed Construction

We understand that street improvements will include removing and replacing underground watermain, storm sewer and sanitary sewer utilities and reconstructing the roadways.

Based on correspondence with Bolton & Menk we understand that the watermain and sanitary sewer will consist of non-corrosive pipe materials and the storm sewer will likely be reinforced concrete pipe. Sanitary sewer and watermain invert depths are anticipated to range from about 7 to 18 feet below the ground surface. Pipe burial depths for the storm sewer are anticipated to be within about 5 feet of the ground surface. We anticipate that site grading will consist of earthwork necessary for utility installations and roadway reconstruction and we do not anticipate any significant changes in the roadway alignment or roadway grades. Cuts or fills involving permanent grade change, if any, are assumed to be less than 2 feet.

Changes in the nature, design, or location of all or parts of this project may occur. If the proposed grades differ by more than 2 feet from the assumed values or if the design or location of the proposed improvements change, we should be informed. Additional analyses and revised recommendations may be necessary.

4.2 Discussion

General

The laboratory moisture contents of the clayey subgrade soils ranged from about 15 ½ to 30 ½ percent with most of the moisture contents between about 19 and 25 percent. These values indicate the soils were likely above their assumed optimum soil moisture content. Soil that will be reused as fill or backfill will likely require some drying to meet the recommended compaction levels. Summer months are typically more favorable for drying wet soils.

Buried Topsoil

Buried topsoil was encountered in borings SB-1, SB-2, SB-3 and SB-6. Laboratory tests indicated the buried topsoil was slightly organic. Organic soils or soils contain organic materials are generally compressible and are poor quality soils for utility and/or pavement support. We anticipate that these materials will be excavated incidental to utility installation and further anticipate that it will be desired to reuse the excavated materials to the greatest extent possible but given the organic nature of the materials we recommend they be replaced with suitable non-organic mineral soils.

Glacial Till

The sandy lean clay glacial till encountered in the borings, in our opinion, are suitable for roadway and pipe support. However, portions of the clay had a soft consistency and are not suitable for pipe support. Soft clays may need to be removed and replaced with suitable pipe bedding materials or excavated, dried and recompacted.

We anticipate that it will be desired to reuse the clayey soils as fill and backfill to the greatest extent possible. As noted above the clayey were likely above their assumed optimum soil moisture content. Soil that will be reused as fill or backfill will likely require some drying to meet the recommended compaction levels. Soils that cannot be dried and recompacted may need to be replaced with suitable compacted engineered fill.

Sandy silt (ML) was encountered in boring SB-4 that extended to about 4 ½ feet below the ground surface. The sandy silt is a moisture sensitive material and can easily become disturbed and loose strength due to construction activities, especially in the presence of excess moisture. These soils can also be difficult to compact. Silty soils that cannot be compacted to project requirements may need to be removed and replaced with suitable compacted engineered fill.

Groundwater Groundwater was not encountered in the soil borings while drilling and sampling or after removing the augers from the boreholes. We do not anticipate groundwater will be encountered during construction and do not anticipate that dewatering will be required.

4.3 Utility and Pavement Subgrade Preparation

Excavations We recommend that all pavements, organic soils, buried topsoil, Fill, and any soft or otherwise unsuitable soil materials, if encountered, be removed from below the proposed utilities, pavement and oversize areas. Table 4 summarizes the anticipated excavation depths to remove the pavements and buried topsoil. Excavation depths for pipe installation will likely be deeper. We anticipate that the utilities will be supported on the native glacial till soils which in our opinion are suitable for pipe support.

Table 4. Anticipated Excavation Depths

Boring Number	Measured Surface Elevation (feet)	Anticipated Excavation Depth (feet)*	Anticipated Excavation Elevation (feet)*	Anticipated Groundwater Elevation (feet)*
Phase 3 (2025)				
SB-1	1015.7	4 ½	1011	NE
SB-2	1024.6	2	1022 ½	NE
SB-6	1027.3	4 ½	1023	NE
SB-7	1028.9	½	1028 ½	NE
Phase 4 (2026)				
SB-3	1036.7	2	1034 ½	NE
SB-4	1043.5	½	1043	NE
SB-5	1049.5	1	1048 ½	NE
SB-8	1044.1	½	1043 ½	NE
SB-9	1045.9	2	1044	NE

* = Excavation elevations were rounded to nearest ½ foot. NE - Not Encountered

Oversizing In areas where the excavations extend below the proposed pavement or utility elevations, the excavation requires oversizing. We recommend the perimeter of the excavation be extended a foot outside the proposed footprint for every foot below finish grade (1H:1V oversizing). The purpose of the oversizing is to provide lateral support of the pavement or utility.

Backfilling We recommend bedding material be thoroughly compacted around the pipes. We recommend that engineered fill placed to establish pavement grades be compacted to a minimum of 95 percent of its standard Proctor density (ASTM D 698), the exception being within 3 feet of the proposed pavement subgrade, where 100 percent of standard Proctor density is required. In landscaped areas we recommend a minimum compaction of 90 percent.

Granular fill classified as SP or SP-SM should be placed within 65 percent to 105 percent of its optimum moisture content as determined by the standard Proctor. Other fill soils should be placed within 3 percentage points above and 1 percentage point below its optimum moisture content as determined by the standard Proctor. All fill should be placed in thin lifts and be compacted with a large self-propelled vibratory compactor operating in vibratory mode.

We anticipate that the soil removed for utility construction will be re-used as fill and backfill to the greatest extent possible. However, we do not recommend reusing the buried topsoil or other organic soils or other soils that are black in color as fill or backfill.

It is our opinion that glacial till soils excavated for utility installation are generally suitable for re-use as fill and backfill provided it is free of topsoil, organic soils or other unsuitable materials.

Moisture contents of the on-site soil materials ranged from about 15 ½ to 30 ½ percent with most of the moisture contents between 19 and 25 percent. These values indicate the soils were likely above their assumed optimum soil moisture content. Soil that will be reused as fill or backfill will likely require some drying to meet the recommended compaction levels. Summer months are typically more favorable for drying wet soils.

Additional backfill, if needed, to attain pavement subgrade elevation can consist of any mineral soil provided it is free of organic material or other deleterious materials.

Dewatering Groundwater was not encountered in the soil borings while drilling and sampling or after removing the augers from the boreholes. We do not anticipate groundwater will be encountered during construction and do not anticipate that dewatering will be required.

4.4 Pavement Recommendations

We anticipate the pavements will be designed in accordance with City of Waconia standard plates.

We were not provided any information regarding traffic volumes, such as Average Annual Daily Traffic (AADT) or vehicle distribution. Since the streets are generally located near “downtown” Waconia we anticipate that the streets will be used a variety of vehicles including; automobiles, light trucks, school buses, garbage trucks and delivery vans (FEDEX, UPS etc.). 1st Street, Olive Street and Elm Street are truck routs and may see some larger delivery vehicles. Based on the assumed traffic types we estimate the roadways will be subjected to Equivalent Single Axle Loads (ESAL’s) ranging from about 50,000 to 75,000 over a 20-year design life. This does not account for any future growth.

We recommend the subgrade soil be backfilled and compacted as described in Section 4.3 above.

Prior to placing the aggregate base (Class 5) we recommend the subgrade be test rolled with a loaded tandem truck to identify soft, weak, loose or unstable areas that may require additional subcuts.

R-Values Laboratory tests to determine the soils Hveem Stabilometer R-Value (R-Value) was beyond the scope of this project. Based on the soil borings we anticipate we anticipate the pavement subgrade will consist of sandy lean clay meeting the ASTM classification CL. Information provided in the State of Minnesota Department of Transportation, Geotechnical & Pavement Manual, Part II, indicates that R-Values for sandy lean clay materials meeting the ASTM Classification CL can range from 6 to 18. Since the borings were spaced fairly far apart and to account for potential variations in subgrade soil conditions it is our opinion that an R-Value of 12 can be used for pavement design.

Pavement Section We understand that the pavements will be constructed to meet City of Waconia standard street sections. These city standard street sections are presented below. However, we understand that the City of Waconia and/or Bolton & Menk may evaluate alternate pavement section thicknesses and select an appropriate pavement section. Alternate pavement sections can be provided if requested.

Residential Street We recommend the pavement section consist of a minimum of 4 ½ inches of bituminous (2 inches of wear course and 2 ½ inches of base course) underlain by a minimum of 8 inches of aggregate base and a minimum of 12 inches of select granular subbase. We recommend placing a layer of geotextile separator fabric between the subgrade soils and select granular subbase. We recommend installing along with drain tile. Drain tile should be routed to the storm sewer system or other suitable disposal area.

Truck Routes We recommend the pavement section consist of a minimum of 6 ½ inches of bituminous underlain by a minimum of 12 inches of aggregate base and a minimum of 12 inches of select granular subbase. We recommend placing a layer of geotextile separator fabric between the subgrade soils and select granular subbase. We recommend installing along with drain tile. Drain tile should be routed to the storm sewer system or other suitable disposal area.

Geotextile Materials Geotextile fabric should meet MN/DOT Specification 3733. Based on 2020 MN/DOT specifications we recommend a Category 2, Type 9 geotextile, or equivalent.

Pavement Materials We recommend that the bituminous wear and base courses meet the requirement of Mn/DOT specification 2360. We recommend compacting the SPNW bituminous pavements to at least 93% of the maximum theoretical density and compacting SPWE bituminous pavements to at least 92% of the maximum theoretical density.

We recommend aggregate base meeting Mn/DOT specification 3138 for Class 5 aggregate base. We recommend the aggregate base be compacted to 100 percent of its maximum standard Proctor dry density.

The new pavement areas will likely include concrete curb and gutter. We recommend specifying concrete that has a minimum 28-day compressive strength of 3,900 psi. We recommend specifying 5 to 8 percent entrained air for exposed concrete to provide resistance to freeze-thaw deterioration. We recommend slump, air content and compressive strength tests of Portland cement concrete.

5.0 CONSTRUCTION CONSIDERATIONS

5.1 Excavation

The soils encountered in the borings at the anticipated excavation depths consisted predominantly of sandy lean clay with lesser amounts of sandy silt and poorly graded sand with silt corresponding to the ASTM Classifications of CL, ML, and SP-SM, respectively. The clayey soils (CL) will generally be Type B soils under Department of Labor Occupational Safety and Health Administration (OSHA) guidelines. The sandier soils (ML and SP-SM) will generally be a Type C soil under OSHA guidelines.

Temporary excavations in Type B soils should be constructed at a minimum of 1 foot horizontal to every 1-foot vertical within excavations. Temporary excavations in Type C soils should be constructed at a minimum of 1 ½ foot horizontal to every 1-foot vertical within excavations. Slopes constructed in this manner may still exhibit surface sloughing. If site constraints do not allow the construction of slopes with these dimensions, temporary shoring may be required.

5.2 Observations

A geotechnical engineer or qualified engineering technician should observe the excavation subgrade to evaluate if the subgrade soils are similar to those encountered in the borings and adequate to support the proposed construction.

5.3 Backfill and Fills

Site soils that will be excavated and reused as backfill and fill appear to be above their assumed optimum moisture content. We anticipate it may be necessary to moisture condition (dry) portions of these soils to achieve the recommended compaction. We recommend that fill and backfill be placed in lifts not exceeding 4 to 12 inches, depending on the size of the compactor and materials used.

5.4 Testing

We recommend density tests of backfill and fills placed during utility and pavement construction. Samples of the proposed materials should be submitted to our laboratory prior to placement for evaluation of their suitability and to determine their optimum moisture content and maximum dry density (Standard Proctor).

5.5 Winter Construction

If site grading and construction is anticipated to proceed during cold weather, all snow and ice should be removed from cut and fill areas prior to additional grading and placement of fill. No fill should be placed on frozen soil and no frozen soil should be used as fill or backfill.

Concrete delivered to the site should meet the temperature requirements of ASTM and/or ACI. Concrete should not be placed on frozen soil. Concrete should be protected from freezing until the necessary strength is obtained.

6.0 PROCEDURES

6.1 Soil Classification

The drill crew chief visually and manually classified the soils encountered in the borings in general accordance with ASTM D 2488, "Description and Identification of Soils (Visual-Manual Procedure)". Soil terminology notes are included in the Appendix. The samples were returned to our laboratory for review of the field classification by a geotechnical engineer. Samples will be retained for a period of 30 days.

6.2 Groundwater Observations

Immediately after taking the final samples in the bottom of the borings, the hole was checked for the presence of groundwater. Again, at the end of the drilling day, the borings were re-checked for the presence of groundwater with the levels and time delay being noted on the boring logs.

7.0 GENERAL

7.1 Subsurface Variations

The analyses and recommendations presented in this report are based on data obtained from a limited number of soil borings. Variations can occur away from the borings, the nature of which may not become apparent until additional exploration work is completed or construction is conducted. A reevaluation of the recommendations in this report should be made after performing on-site observations during construction to note the characteristics of any variations. The variations may result in additional excavation costs and it is suggested that a contingency be provided for this purpose.

It is recommended that we be retained to perform the observation and testing program during construction to evaluate whether the design is as expected, if any design changes have affected the validity of our recommendations, and if our recommendations have been correctly interpreted and implemented in the designs, specifications and construction methods. This will allow correlation of the soil conditions encountered during construction to the soil borings and will provide continuity of professional responsibility.

7.2 Review of Design

This report is based on the design of the proposed structures as related to us for preparation of this report. It is recommended that we be retained to review the geotechnical aspects of the design and specifications. With the review we will evaluate whether any changes have affected the validity of the recommendations and whether our recommendations have been correctly interpreted and implemented in the design and specifications.

7.3 Groundwater Fluctuations

We made water level measurements in the borings at the times and under the conditions stated on the boring logs. The data was interpreted in the text of this report. The period of observation was relatively short and fluctuations in the groundwater level may occur due to rainfall, flooding, irrigation, spring thaw, drainage, and other seasonal and annual factors not evident at the time the observations were made. Design drawings and specifications and construction planning should recognize the possibility of fluctuations.

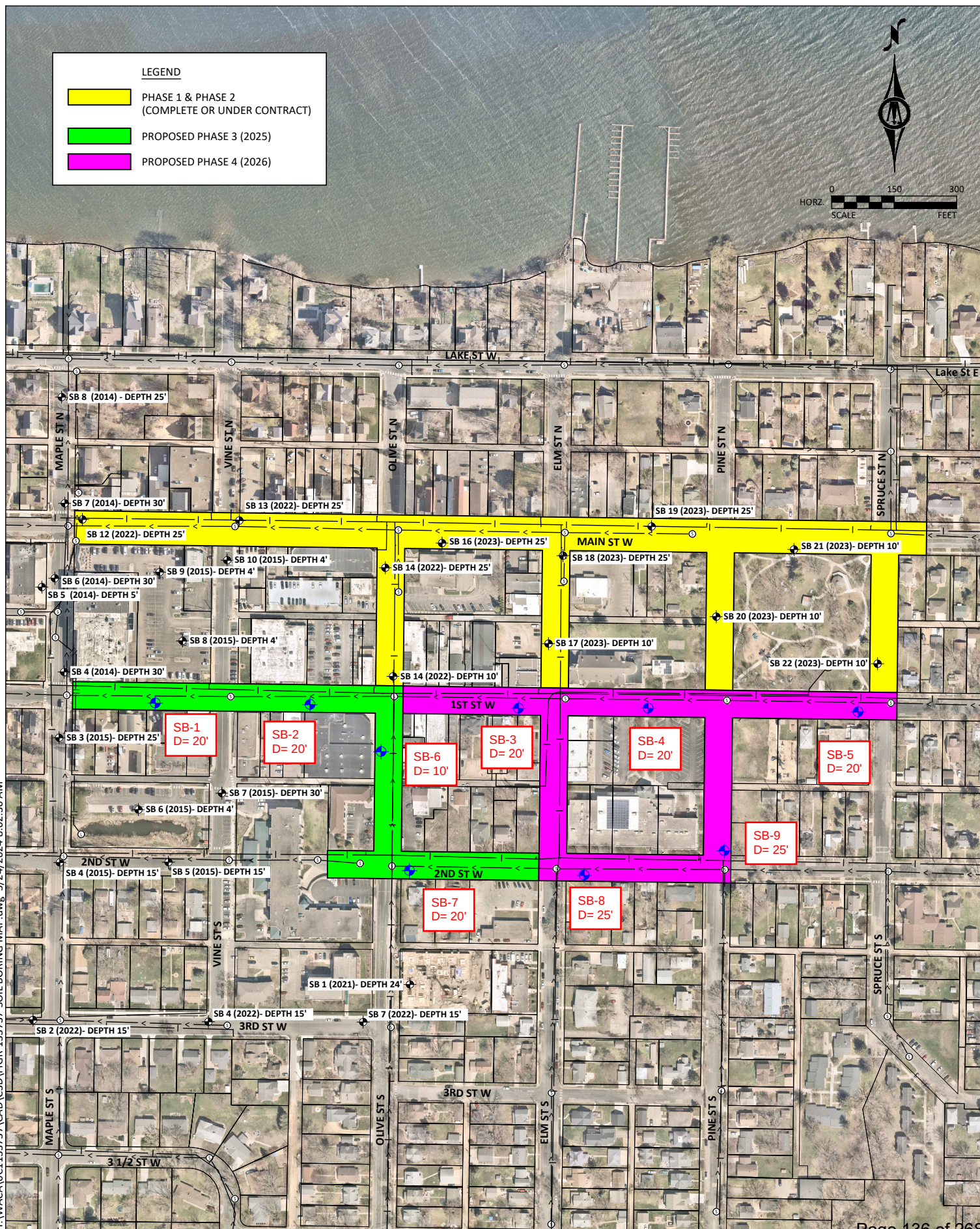
7.4 Use of Report

This report is for the exclusive use of Bolton & Menk and their design team to use to design the proposed structures and prepare construction documents. In the absence of our written approval, we make no representation and assume no responsibility to other parties regarding this report. The data, analysis and recommendations may not be appropriate for other structures or purposes. We recommend that parties contemplating other structures or purposes contact us.

7.5 Level of Care

Haugo GeoTechnical Services, LLC has used the degree of skill and care ordinarily exercised under similar circumstance by members of the profession currently practicing in this locality. No warranty expressed or implied is made.

APPENDIX



H:\WACA\01133737\CAD\C3D\FGR-133737-SOIL BORING MAP.dwg 5/24/2024 8:02:30 AM

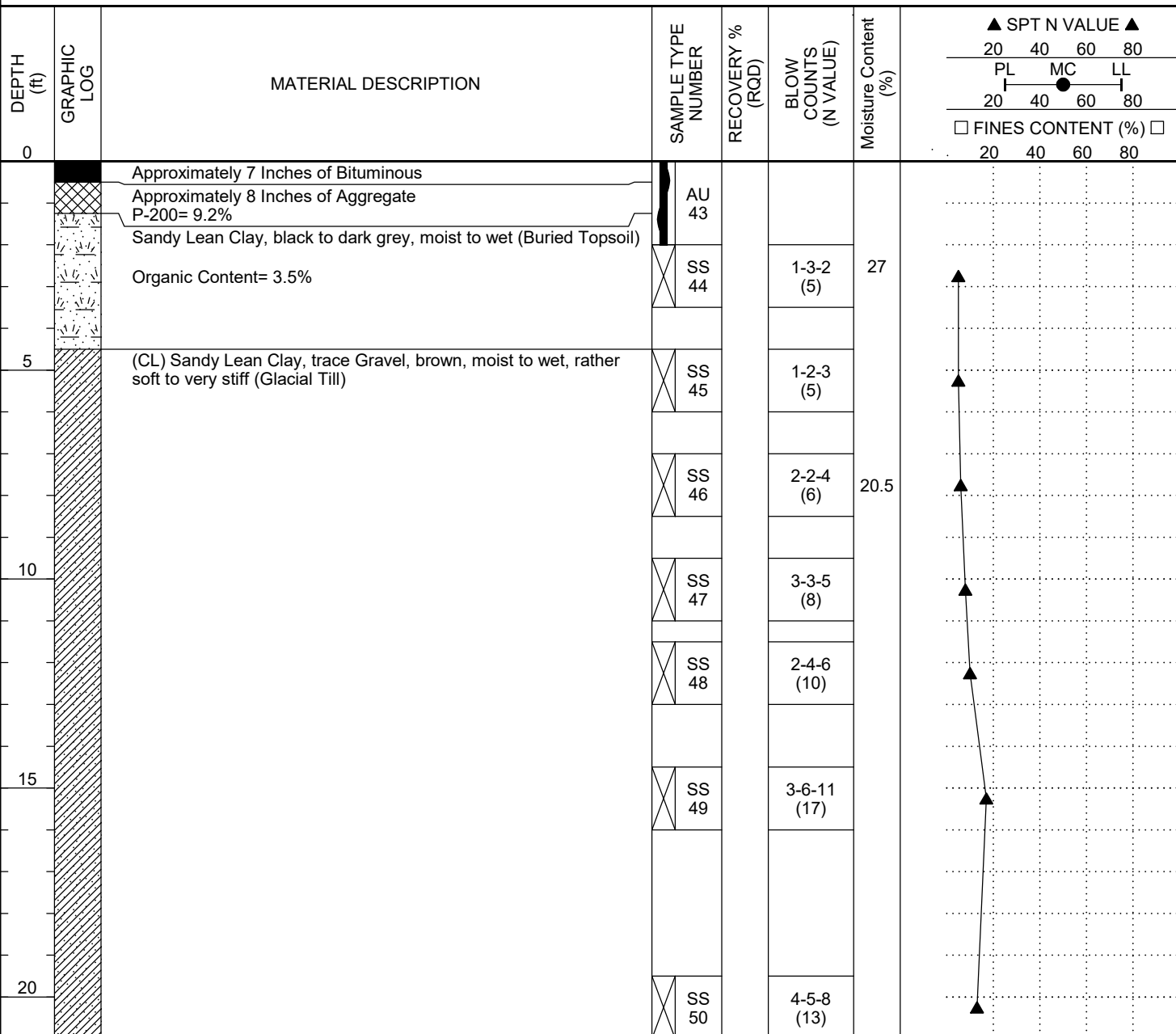


Haugo GeoTechnical Services
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Minneapolis, MN, 55407
Telephone: 612-729-2959
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BORING NUMBER SB-1

PAGE 1 OF 1

CLIENT	City of Waconia	PROJECT NAME	Downtown Reconstruction Phase 3 & 4
PROJECT NUMBER	24-0344	PROJECT LOCATION	Waconia, MN
DATE STARTED	6/6/24	COMPLETED	6/6/24
DRILLING CONTRACTOR	HGTS- 45	GROUND ELEVATION	1015.7 ft
DRILLING METHOD	Hollow Stem Auger/Split Spoon	HOLE SIZE	3 1/4 inches
LOGGED BY	NC/MS	CHECKED BY	PG
NOTES			
		GROUND WATER LEVELS:	
		AT TIME OF DRILLING	--- Not Encountered
		AT END OF DRILLING	--- Not Encountered
		AFTER DRILLING	--- Not Encountered



Bottom of borehole at 21.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 7/23/24 11:32 - C:\USERS\ALICE HAUGO\HGTS DROPBOX\LAB HAUGO\HAUGO GEOTECHNICAL SERVICES\GINT PROJECT BACKUP\PROJECTS\24-0344 BORING LOG DRAFT.GPJ

CLIENT City of Waconia

PROJECT NAME Downtown Reconstruction Phase 3 & 4

PROJECT NUMBER 24-0344

PROJECT LOCATION Waconia, MN

DATE STARTED 6/6/24 **COMPLETED** 6/6/24

GROUND ELEVATION 1024.6 ft **HOLE SIZE** 3 1/4 inches

DRILLING CONTRACTOR HGTS- 45

GROUND WATER LEVELS:

DRILLING METHOD Hollow Stem Auger/Split Spoon

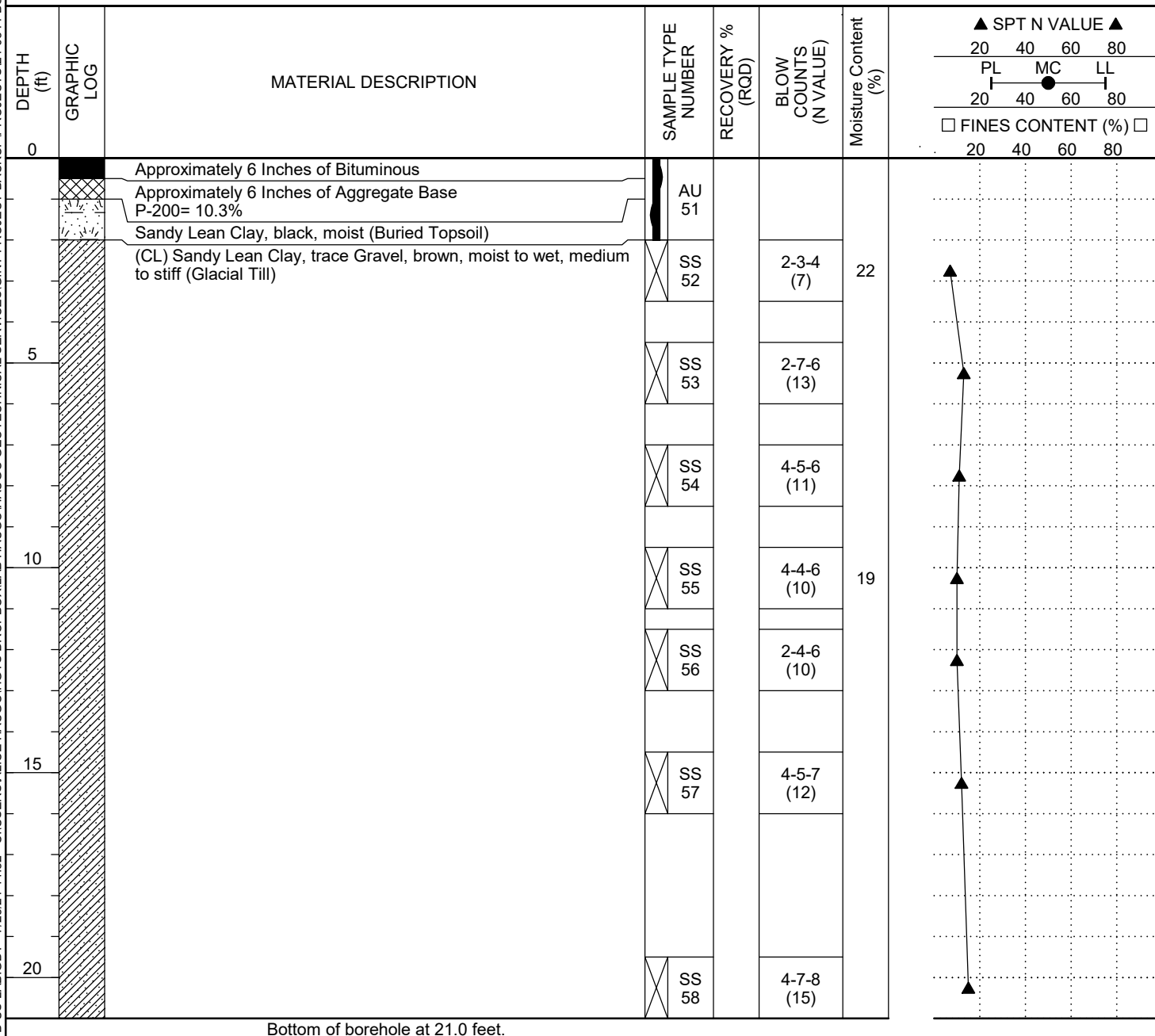
AT TIME OF DRILLING --- Not Encountered

LOGGED BY NC/MS **CHECKED BY** PG

AT END OF DRILLING --- Not Encountered

NOTES

AFTER DRILLING --- Not Encountered



Bottom of borehole at 21.0 feet.



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BORING NUMBER SB-3

PAGE 1 OF 1

CLIENT City of Waconia

PROJECT NAME Downtown Reconstruction Phase 3 & 4

PROJECT NUMBER 24-0344

PROJECT LOCATION Waconia, MN

DATE STARTED 6/6/24 COMPLETED 6/6/24

GROUND ELEVATION 1036.7 ft HOLE SIZE 3 1/4 inches

DRILLING CONTRACTOR HGTS- 45

GROUND WATER LEVELS:

DRILLING METHOD Hollow Stem Auger/Split Spoon

AT TIME OF DRILLING --- Not Encountered

LOGGED BY NC/MS CHECKED BY PG

AT END OF DRILLING --- Not Encountered

NOTES _____

AFTER DRILLING --- Not Encountered

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	Moisture Content (%)	▲ SPT N VALUE ▲			
							20	40	60	80
0							PL	MC	LL	
							20	40	60	80
							□ FINES CONTENT (%) □			
							20	40	60	80
		Approximately 6.5 Inches of Bituminous	AU							
		Approximately 6 Inches of Aggregate Base	35							
		P-200=4.9%								
		Sandy Lean Clay, trace Gravel, black, moist (Fill/Buried Topsoil)	SS		2-2-3	25				
		Sandy Lean Clay, trace Gravel, brown, moist to wet, rather soft to	36		(5)					
		stiff (Fill)								
5		(CL) Sandy Lean Clay, trace Gravel, brown, moist to wet, rather	SS		2-2-2					
		soft to stiff (Glacial Till)	37		(4)					
			SS		2-3-4	19.5				
			38		(7)					
10			SS		3-5-6					
			39		(11)					
			SS		2-4-5					
			40		(9)					
15			SS		3-4-6					
			41		(10)					
20		(CL) Sandy Lean Clay, trace Gravel, grey, moist to wet, stiff	SS		4-6-9					
		(Glacial Till)	42		(15)					

Bottom of borehole at 21.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB GDT - 7/23/24 11:32 - C:\USERS\ALICE HAUGO\HGTS DROPBOX\LAB HAUGO\HAUGO GEOTECHNICAL SERVICES\GINT PROJECT BACKUP\PROJECTS\24-0344 BORING LOG DRAFT.GPJ



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2825 Cedar Ave South
Minneapolis, MN, 55407
Telephone: 612-729-2959
Fax: 763-445-2238

BORING NUMBER SB-4

PAGE 1 OF 1

CLIENT City of Waconia

PROJECT NAME Downtown Reconstruction Phase 3 & 4

PROJECT NUMBER 24-0344

PROJECT LOCATION Waconia, MN

DATE STARTED 6/6/24 COMPLETED 6/6/24

GROUND ELEVATION 1043.5 ft HOLE SIZE 3 1/4 inches

DRILLING CONTRACTOR HGTS- 45

GROUND WATER LEVELS:

DRILLING METHOD Hollow Stem Auger/Split Spoon

AT TIME OF DRILLING --- Not Encountered

LOGGED BY NC/MS CHECKED BY PG

AT END OF DRILLING --- Not Encountered

NOTES _____

AFTER DRILLING --- Not Encountered

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	Moisture Content (%)	▲ SPT N VALUE ▲				
							20	40	60	80	
							PL	MC	LL		
							20	40	60	80	
							□ FINES CONTENT (%) □	20	40	60	80
0		Approximately 6.5 Inches of Bituminous Approximately 1.25 Inches of Bituminous (ML) Sandy Silt, brown, moist, loose (Glacial Till)	AU 27								
			SS 28		2-3-6 (9)	16					
5		(CL) Sandy Lean Clay, trace Gravel, brown, moist to wet, medium (Glacial Till)	SS 29		2-3-5 (8)						
		(SP-SM) Poorly Graded Sand with Silt, fine to medium grained, trace Gravel, brown, moist, medium dense (Glacial Till) (CL) Sandy Lean Clay, trace Gravel, brown, moist to wet, medium to rather stiff (Glacial Till)	SS 30		6-10-9 (19)						
10			SS 31		2-4-5 (9)	20.5					
			SS 32		2-3-5 (8)						
15			SS 33		2-3-6 (9)						
20			SS 34		3-4-7 (11)						

Bottom of borehole at 21.0 feet.

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BORING NUMBER SB-5

PAGE 1 OF 1

CLIENT City of Waconia
PROJECT NUMBER 24-0344
DATE STARTED 6/6/24 COMPLETED 6/6/24
DRILLING CONTRACTOR HGTS- 45
DRILLING METHOD Hollow Stem Auger/Split Spoon
LOGGED BY NC/MS CHECKED BY PG
NOTES _____

PROJECT NAME Downtown Reconstruction Phase 3 & 4
PROJECT LOCATION Waconia, MN
GROUND ELEVATION 1049.5 ft HOLE SIZE 3 1/4 inches
GROUND WATER LEVELS:
AT TIME OF DRILLING --- Not Encountered
AT END OF DRILLING --- Not Encountered
AFTER DRILLING --- Not Encountered

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	Moisture Content (%)	▲ SPT N VALUE ▲	
							20 40 60 80	20 40 60 80
0							PL	MC LL
							20 40 60 80	20 40 60 80
							□ FINES CONTENT (%) □	
							20 40 60 80	20 40 60 80
		Approximately 5 Inches of Bituminous	AU 64					
		Approximately 2 Inches of Aggregate Base						
		Approximately 2 Inches of Bituminous						
		(CL) Sandy Lean Clay, trace Gravel, brown, moist to wet, medium to stiff (Glacial Till)	SS 65		4-4-4 (8)	15.5		
5			SS 66		3-4-6 (10)			
			SS 67		3-5-9 (14)			
10		(SP-SM) Poorly Graded Sand with Silt, fine to coarse grained, with Gravel, brown, moist, dense (Glacial Till)	SS 68		3-14-18 (32)	7		
		(CL) Sandy Lean Clay, trace Gravel, brown, moist to wet, stiff to very stiff (Glacial Till)	SS 69		4-5-9 (14)			
15			SS 70		3-7-10 (17)			
20			SS 71		4-6-9 (15)			

Bottom of borehole at 21.0 feet.

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Fax: 763-445-2238

BORING NUMBER SB-6

PAGE 1 OF 1

CLIENT	City of Waconia	PROJECT NAME	Downtown Reconstruction Phase 3 & 4
PROJECT NUMBER	24-0344	PROJECT LOCATION	Waconia, MN
DATE STARTED	6/6/24	COMPLETED	6/6/24
DRILLING CONTRACTOR	HGTS- 45	GROUND ELEVATION	1027.3 ft
DRILLING METHOD	Hollow Stem Auger/Split Spoon	HOLE SIZE	3 1/4 inches
LOGGED BY	NC/MS	CHECKED BY	PG
NOTES			
		GROUND WATER LEVELS:	
		AT TIME OF DRILLING	--- Not Encountered
		AT END OF DRILLING	--- Not Encountered
		AFTER DRILLING	--- Not Encountered

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	Moisture Content (%)	▲ SPT N VALUE ▲			
							20	40	60	80
0							PL	MC	LL	
							20	40	60	80
							□ FINES CONTENT (%) □			
							20	40	60	80
0		Approximately 6 Inches of Bituminous	AU 59							
		Approximately 12 Inches of Aggregate Base P-200= 10.9%								
		Sandy Lean Clay, black to dark grey, moist (Buried Topsoil)	SS 60		6-4-6 (10)	20				
		Organic Content= 4.5%								
5		(CL) Sandy Lean Clay, dark brown, moist to wet, medium (Glacial Till)	SS 61		2-3-4 (7)	19				
		(CL) Sandy Lean Clay, trace Gravel, brown, moist to wet, rather stiff (Glacial Till)	SS 62		2-4-5 (9)					
10			SS 63		4-4-5 (9)					

Bottom of borehole at 11.0 feet.

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BORING NUMBER SB-7

PAGE 1 OF 1

CLIENT City of Waconia

PROJECT NAME Downtown Reconstruction Phase 3 & 4

PROJECT NUMBER 24-0344

PROJECT LOCATION Waconia, MN

DATE STARTED 6/5/24 COMPLETED 6/5/24

GROUND ELEVATION 1028.9 ft HOLE SIZE 3 1/4 inches

DRILLING CONTRACTOR HGTS- 45

GROUND WATER LEVELS:

DRILLING METHOD Hollow Stem Auger/Split Spoon

AT TIME OF DRILLING --- Not Encountered

LOGGED BY NC/MS CHECKED BY PG

AT END OF DRILLING --- Not Encountered

NOTES _____

AFTER DRILLING --- Not Encountered

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	Moisture Content (%)	▲ SPT N VALUE ▲			
							20	40	60	80
0							PL	MC	LL	
							20	40	60	80
							□ FINES CONTENT (%) □			
							20	40	60	80
		Approximately 2.25 Inches of Bituminous	AU 19							
		Approximately 1.75 Inches of Aggregate Base	SS 20		2-2-3 (5)					
5		(CL) Lean Clay, brown and light grey, moist to wet, rather soft (Glacial Till)	SS 21		3-2-3 (5)	30.5				
		(CL) Sandy Lean Clay, trace Gravel, brown, moist to wet, medium to rather stiff (Glacial Till)	SS 22		2-3-4 (7)					
10			SS 23		3-4-6 (10)	19.5				
			SS 24		4-4-5 (9)					
15		(CL) Sandy Lean Clay, trace Gravel, grey, moist to wet, rather stiff (Glacial Till)	SS 25		4-4-7 (11)					
20			SS 26		1-4-5 (9)					

Bottom of borehole at 21.0 feet.

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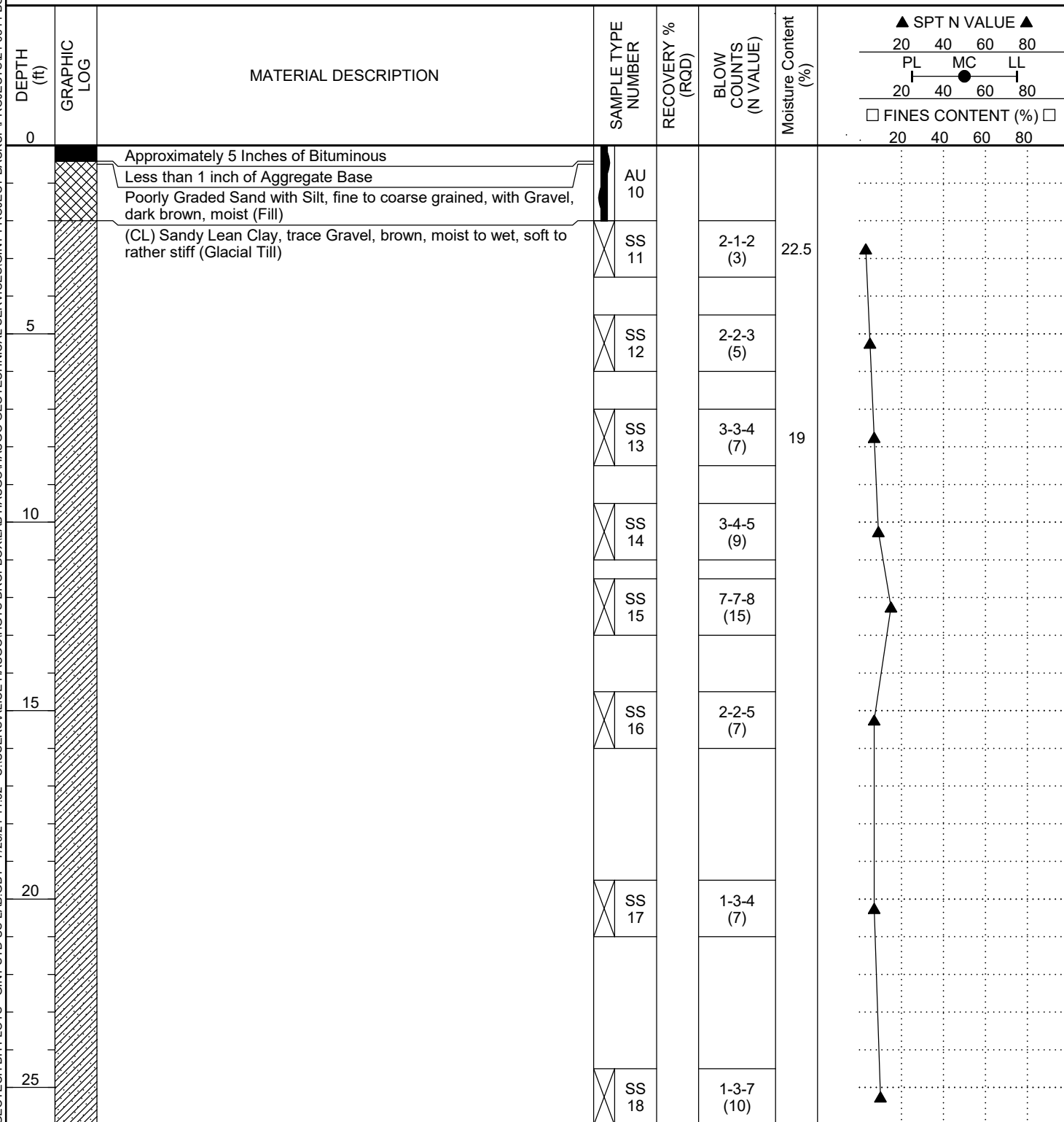
Haugo GeoTechnical Services
2825 Cedar Ave South
Minneapolis, MN, 55407
Telephone: 612-729-2959
Fax: 763-445-2238

BORING NUMBER SB-8

PAGE 1 OF 1

CLIENT	City of Waconia	PROJECT NAME	Downtown Reconstruction Phase 3 & 4
PROJECT NUMBER	24-0344	PROJECT LOCATION	Waconia, MN
DATE STARTED	6/5/24	COMPLETED	6/5/24
DRILLING CONTRACTOR	HGTS- 45	GROUND ELEVATION	1044.1 ft
DRILLING METHOD	Hollow Stem Auger/Split Spoon	HOLE SIZE	3 1/4 inches
LOGGED BY	NC/MS	CHECKED BY	PG
NOTES			
		GROUND WATER LEVELS:	
		AT TIME OF DRILLING	--- Not Encountered
		AT END OF DRILLING	--- Not Encountered
		AFTER DRILLING	--- Not Encountered

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Bottom of borehole at 26.0 feet.



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Fax: 763-445-2238

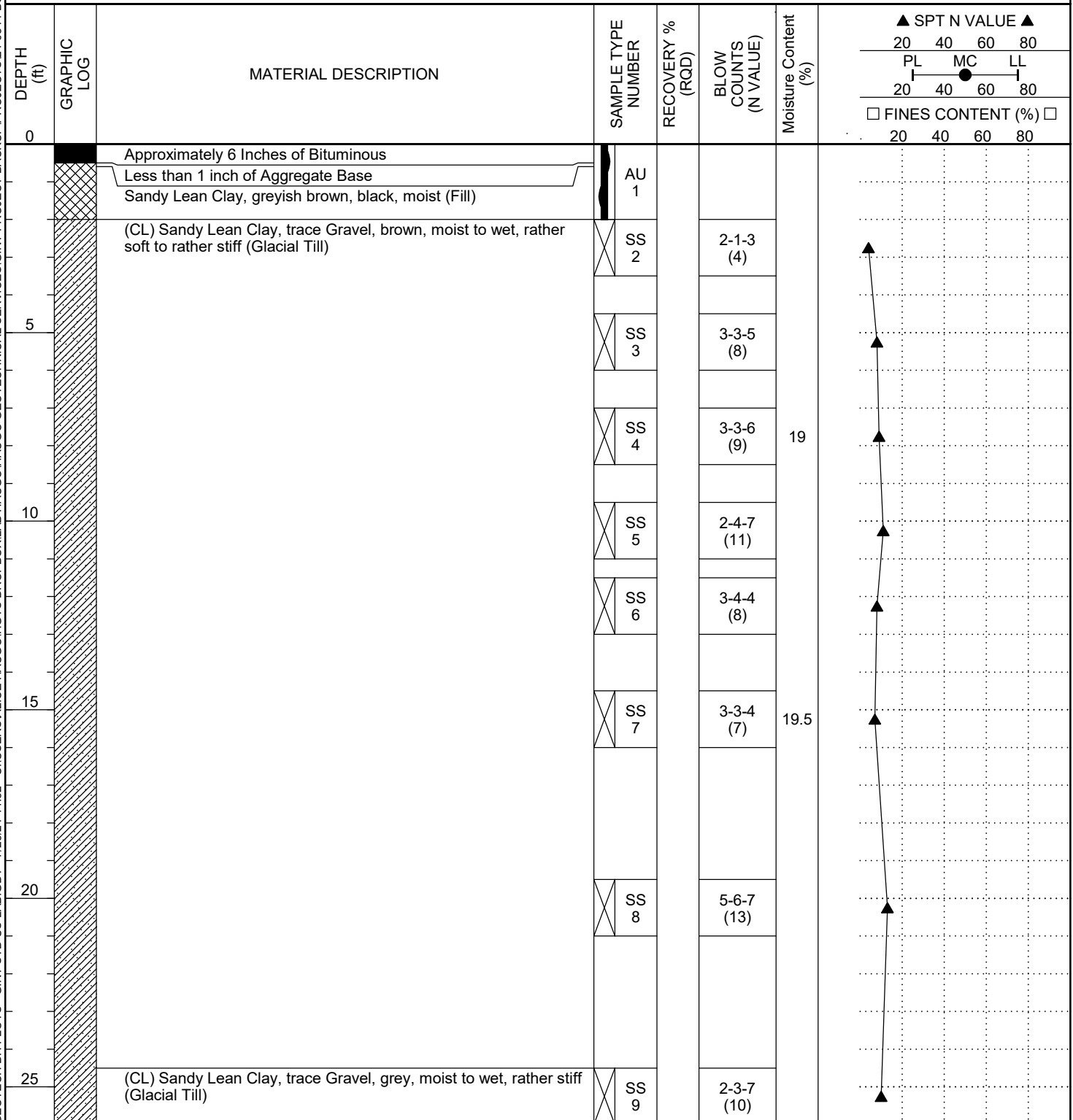
BORING NUMBER SB-9

PAGE 1 OF 1

CLIENT City of Waconia
PROJECT NUMBER 24-0344
DATE STARTED 6/5/24 COMPLETED 6/5/24
DRILLING CONTRACTOR HGTS- 45
DRILLING METHOD Hollow Stem Auger/Split Spoon
LOGGED BY NC/MS CHECKED BY PG
NOTES _____

PROJECT NAME Downtown Reconstruction Phase 3 & 4
PROJECT LOCATION Waconia, MN
GROUND ELEVATION 1045.9 ft HOLE SIZE 3 1/4 inches
GROUND WATER LEVELS:
AT TIME OF DRILLING --- Not Encountered
AT END OF DRILLING --- Not Encountered
AFTER DRILLING --- Not Encountered

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Bottom of borehole at 26.0 feet.

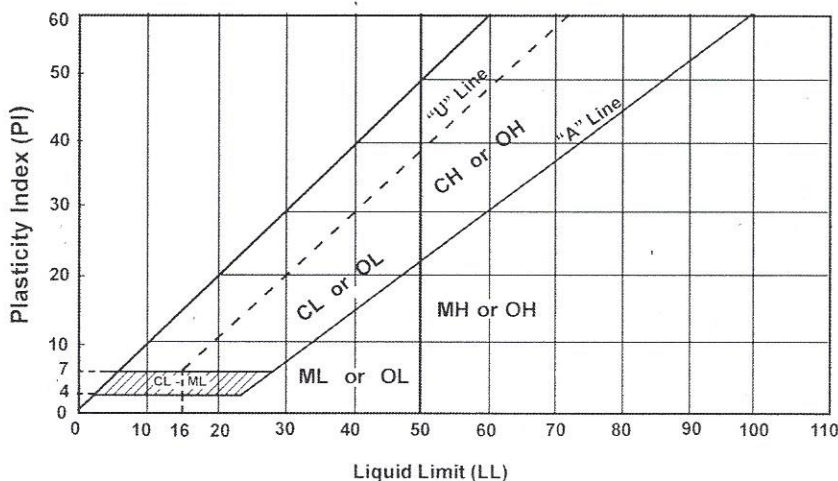


Standard D 2487 - 00

Classification of Soils for Engineering Purposes
(Unified Soil Classification System)

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests ^a				Soils Classification		
				Group Symbol	Group Name ^b	
Coarse-grained Soils No. 200 sieve more than 50% retained on	Gravels More than 50% of coarse- fraction retained on No. 4 sieve	Clean Gravels 5% or less fines ^e	$C_u \geq 4$ and $1 \leq C_c \leq 3^c$	GW	Well-graded gravel ^d	
			$C_u < 4$ and/or $1 > C_c > 3^c$	GP	Poorly graded gravel ^d	
		Gravels with Fines More than 12% fines ^e	Fines classify as ML or MH	GM	Silty gravel ^{d,f,g}	
			Fines classify as CL or CH	GC	Clayey gravel ^{d,f,g}	
	Sands 50% or more, of coarse fraction passes No. 4 sieve	Clean Sands 5% or less fines ⁱ	$C_u \geq 6$ and $1 \leq C_c \leq 3^c$	SW	Well-graded sand ^h	
			$C_u < 6$ and/or $1 > C_c > 3^c$	SP	Poorly graded sand ^h	
		Sands with Fines More than 12% ⁱ	Fines classify as ML or MH	SM	Silty sand ^{f,g,h}	
			Fines classify as CL or CH	SC	Clayey sand ^{f,g,h}	
Fine-grained Soils No. 200 sieve 50% or more passed the	Silts and Clays Liquid limit less than 50	Inorganic	PI > 7 and plots on or above "A" line ^j	CL	Lean clay ^{k,l,m}	
			PI < 4 or plots below "A" line ^j	ML	Silt ^{k,l,m}	
		Organic	Liquid limit - oven dried	< 0.75	OL	Organic clay ^{k,l,m,n}
			Liquid limit - not dried		OL	Organic silt ^{k,l,m,o}
	Silts and clays Liquid limit 50 or more	Inorganic	PI plots on or above "A" line	CH	Fat clay ^{k,l,m}	
			PI plots below "A" line	MH	Elastic silt ^{k,l,m}	
		Organic	Liquid limit - oven dried	< 0.75	OH	Organic clay ^{k,l,m,p}
			Liquid limit - not dried		OH	Organic silt ^{k,l,m,q}
Highly Organic Soils		Primarily organic matter, dark in color and organic odor		PT	Peat	

- a. Based on the material passing the 3-in (75mm) sieve.
b. If field sample contained cobbles or boulders, or both, add "with cobbles or boulders or both" to group name.
c. $C_u = D_{60}/D_{10}$ $C_c = (D_{30})^2 / (D_{10} \times D_{60})$
d. If soil contains $\geq 15\%$ sand, add "with sand" to group name.
e. Gravels with 5 to 12% fines require dual symbols:
GW-GM well-graded gravel with silt
GW-GC well-graded gravel with clay
GP-GM poorly graded gravel with silt
GP-GC poorly graded gravel with clay
f. If fines classify as CL-ML, use dual symbol GC-GM or SC-SM.
g. If fines are organic, add "with organic fines" to group name.
h. If soil contains $\geq 15\%$ gravel, add "with gravel" to group name.
i. Sands with 5 to 12% fines require dual symbols:
SW-SM well-graded sand with silt
SW-SC well-graded sand with clay
SP-SM poorly graded sand with silt
SP-SC poorly graded sand with clay
j. If Atterberg limits plot in hatched area, soil is a CL-ML, silty clay.
k. If soil contains 10 to 29% plus No. 200, add "with sand" or "with gravel" whichever is predominant.
l. If soil contains $\geq 30\%$ plus No. 200, predominantly sand, add "sandy" to group name.
m. If soil contains $\geq 30\%$ plus No. 200 predominantly gravel, add "gravelly" to group name.
n. PI ≥ 4 and plots on or above "A" line.
o. PI < 4 or plots below "A" line.
p. PI plots on or above "A" line.
q. PI plots below "A" line.



Laboratory Tests

DD	Dry density, pcf	OC	Organic content, %
WD	Wet density, pcf	S	Percent of saturation, %
MC	Natural moisture content, %	SG	Specific gravity
LL	Liquid limit, %	C	Cohesion, psf
PL	Plastic limit, %	ϕ	Angle of internal friction
PI	Plasticity index, %	qu	Unconfined compressive strength, psf
P200	% passing 200 sieve	qp	Pocket penetrometer strength, tsf

Particle Size Identification

Boulders	over 12"
Cobbles	3" to 12"
Gravel	
Coarse	3/4" to 3"
Fine	No. 4 to 3/4"
Sand	
Coarse	No. 4 to No. 10
Medium	No. 10 to No. 40
Fine	No. 40 to No. 200
Silt	< No. 200, PI < 4 or below "A" line
Clay	< No. 200, PI ≥ 4 and on or above "A" line

Relative Density of Cohesionless Soils

Very loose	0 to 4 BPF
Loose	5 to 10 BPF
Medium dense	11 to 30 BPF
Dense	31 to 50 BPF
Very dense	over 50 BPF

Consistency of Cohesive Soils

Very soft	0 to 1 BPF
Soft	2 to 3 BPF
Rather soft	4 to 5 BPF
Medium	6 to 8 BPF
Rather stiff	9 to 12 BPF
Stiff	13 to 16 BPF
Very stiff	17 to 30 BPF
Hard	over 30 BPF

Drilling Notes

Standard penetration test borings were advanced by 3 1/4" or 6 1/4" ID hollow-stem augers unless noted otherwise. Jetting water was used to clean out auger prior to sampling only where indicated on logs. Standard penetration test borings are designated by the prefix "ST" (Split Tube). All samples were taken with the standard 2" OD split-tube sampler, except where noted.

Power auger borings were advanced by 4" or 6" diameter continuous-flight, solid-stem augers. Soil classifications and strata depths were inferred from disturbed samples augered to the surface and are, therefore, somewhat approximate. Power auger borings are designated by the prefix "B."

Hand auger borings were advanced manually with a 1 1/2" or 3 1/4" diameter auger and were limited to the depth from which the auger could be manually withdrawn. Hand auger borings are indicated by the prefix "H."

BPF: Numbers indicate blows per foot recorded in standard penetration test, also known as "N" value. The sampler was set 6" into undisturbed soil below the hollow-stem auger. Driving resistances were then counted for second and third 6" increments and added to get BPF. Where they differed significantly, they are reported in the following form: 2/12 for the second and third 6" increments, respectively.

WH: WH indicates the sampler penetrated soil under weight of hammer and rods alone; driving not required.

WR: WR indicates the sampler penetrated soil under weight of rods alone; hammer weight and driving not required.

TW indicates thin-walled (undisturbed) tube sample.

Note: All tests were run in general accordance with applicable ASTM standards.

LEGEND



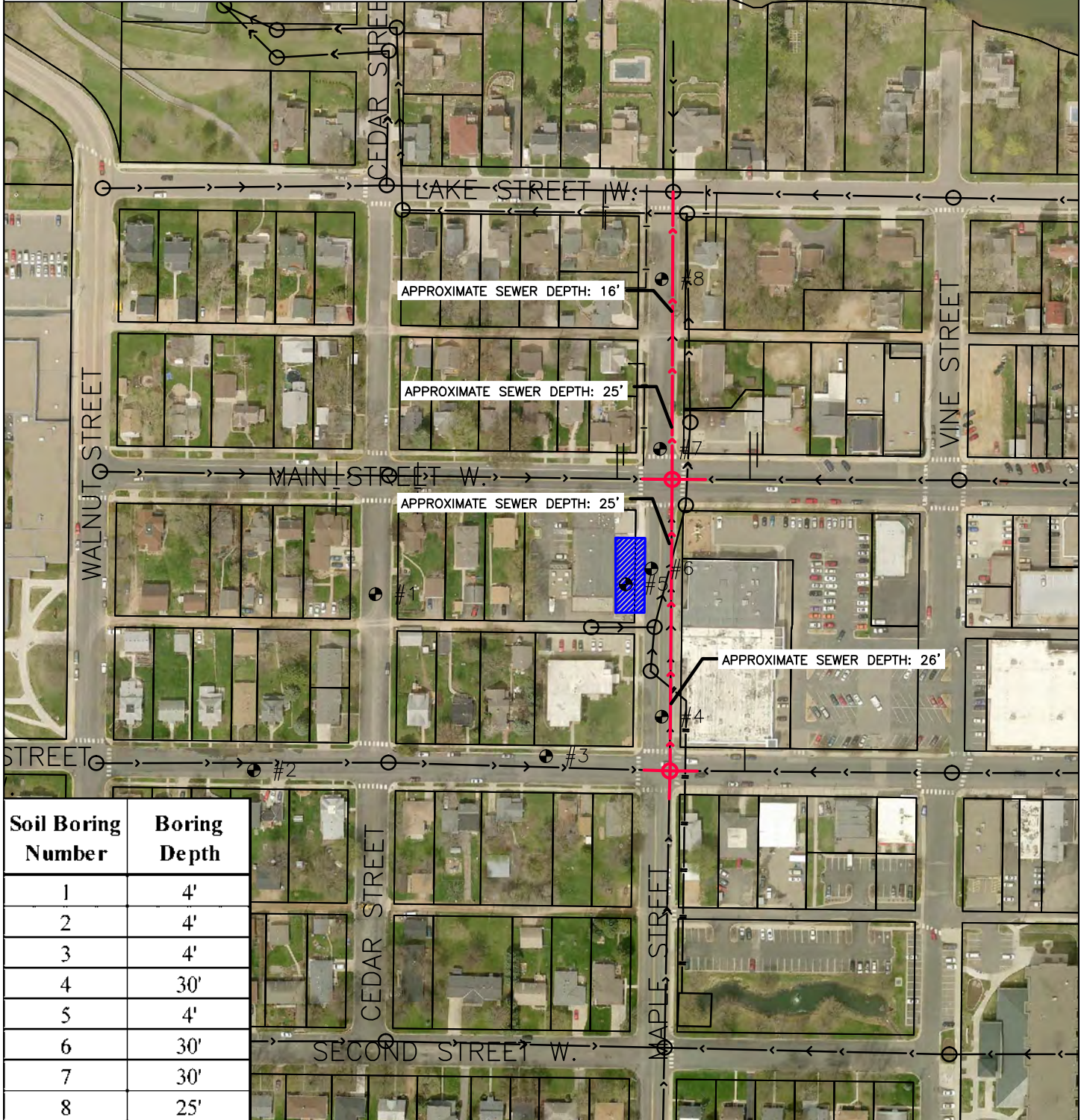
APPROXIMATE SOIL BORING LOCATION



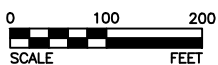
REPLACE SANITARY SEWER MAIN



REPLACE FIRE STATION APRON



Soil Boring Number	Boring Depth
1	4'
2	4'
3	4'
4	30'
5	4'
6	30'
7	30'
8	25'



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CITY OF WACONIA, MINNESOTA
2014 INFRASTRUCTURE IMPROVEMENTS
SOIL BORING LOCATIONS

10/28/2013

FIGURE NO. 1



AMERICAN
ENGINEERING
TESTING, INC.

SUBSURFACE BORING LOG

AET JOB NO: **22-02671**

LOG OF BORING NO.

B-4 (p. 1 of 2)

PROJECT: **2014 Infrastructure Improvements; Waconia, MN**

DEPTH IN FEET	SURFACE ELEVATION: _____ MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	R
1	4.5" Bituminous pavement	FILL		F							
1	FILL, mostly gravelly silty sand, brown, frozen (A-1-b)		50/4	F	SS	8	18				
2	FILL, mostly sandy lean clay, a little gravel, ash/cinders, pieces of concrete, glass, ceramic, wood and bituminous, dark brown and gray, frozen to 3', a lens of gravelly sand at 4.5' to 6' (A-6)		18	F	SS	16	21				
3											
4											
5			9	M	SS	5	14				
6											
7											
8			3	M	SS	6	22				900
9											
10			4	M	SS	10	27				
11											
12											
13			4	M	SS	6	24				
14											
15			16		SS	16	27				
16											
17	FILL, mostly lean clay with sand, a little gravel, brown, dark brown and light brown		5	W	SS	16	28				
18											
19	FILL, mostly gravelly sandy lean clay, pieces of wood, dark brown and gray		4	W	SS	5	31				
20											
21											
DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG		
0-29½' 3.25" HSA		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL			
		12/30/13	12:00	18.5	17.0	18.3		15.9			
		12/30/13	12:10	18.5	17.0	18.3		15.7			
BORING COMPLETED: 12/30/13		12/30/13	12:30	31.0	29.5	31.0		27.7			
DR: SS LG: MF Rig: 1C											

AET CORP 22-02671 GPJ AET-CPT-WELL GDT 1/13/14

03/2011

01-DHR-060

Page 148 of 268



SUBSURFACE BORING LOG

AET JOB NO: **22-02671**

LOG OF BORING NO. **B-4 (p. 2 of 2)**

PROJECT: **2014 Infrastructure Improvements; Waconia, MN**

DEPTH IN FEET	MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	R
23	FILL, mostly gravelly sandy lean clay, pieces of wood, dark brown and gray (<i>continued</i>)	FILL (<i>continued</i>)									
24	SANDY LEAN CLAY, a little gravel, gray, very stiff (CL) (A-6)	TILL									
25			27	M	SS	16	17				
26											
27											
28											
29											
30			18	M	SS	18	17				
31	END OF BORING										



AMERICAN
ENGINEERING
TESTING, INC.

SUBSURFACE BORING LOG

AET JOB NO: **22-02671**

LOG OF BORING NO. **B-5 (p. 1 of 1)**

PROJECT: **2014 Infrastructure Improvements; Waconia, MN**

DEPTH IN FEET	SURFACE ELEVATION: _____ MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	6.5" Concrete pavement	FILL	50/4	F							
	FILL, mostly silty sand, a little gravel and clayey sand, brown, frozen to 18" (A-2-4)			F							
2	FILL, mostly sandy lean clay, a little gravel, geotextile around 2', dark brown and brown (A-6)		26	M		12	23				
3	FILL, mostly silty sand, a little gravel and lean clay, brown (A-2-4)										
4	END OF BORING										

DEPTH:	DRILLING METHOD	WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
0-26"	FA	DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
		12/20/13	12:48	4.0	2.0	4.0		None	
BORING COMPLETED: 12/20/13									
DR: TK LG: SHS Rig: 85C									

AET CORP 22-02671.GPJ AET-CPT-WELL.GDT 1/13/14

03/2011



AMERICAN
ENGINEERING
TESTING, INC.

SUBSURFACE BORING LOG

AET JOB NO: **22-02671**

LOG OF BORING NO. **B-6 (p. 1 of 2)**

PROJECT: **2014 Infrastructure Improvements; Waconia, MN**

DEPTH IN FEET	SURFACE ELEVATION: _____ MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	R
	6.5" Bituminous pavement	FILL									
1	FILL, mostly gravelly silty sand, brown, frozen (A-1-b)						14				
2	FILL, mostly clayey sand, a little gravel, dark brown, frozen to 18" (A-2-6)		14	F	SS	12	14				
3											
4	FILL, mostly sandy lean clay, a little gravel and silty sand, ash/cinders, brown and dark brown (A-6)		13	M	SS	12	14				
5											
6											
7			7	M	SS	10	13				2700
8											
9											
10			14	M	SS	12	27				
11											
12											
13			8	M	SS	14	23				
14	FILL, mostly sandy lean clay, a little gravel, gray, dark brown and brown (A-6)		8	M	SS	12	20				
15											
16											
17											
18	SANDY LEAN CLAY, a little gravel, gray mottled, firm, laminations of silty sand (CL) (A-6)	TILL									
19											
20			6	M	SS	14	23				
21											

AET CORP 22-02671.GPJ AET+CPT+WELL.GDT 3/11/14

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-29½'	3.25" HSA	12/20/13	1:51	31.0	29.5	30.5		27.0	
BORING COMPLETED: 12/20/13									
DR: TK LG: SHS Rig: 85C									

03/2011

01-DHR-060
Page 151 of 268



AMERICAN
ENGINEERING
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SUBSURFACE BORING LOG

AET JOB NO: **22-02671**

LOG OF BORING NO. **B-6 (p. 2 of 2)**

PROJECT: **2014 Infrastructure Improvements; Waconia, MN**

DEPTH IN FEET	MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	R
23	SANDY LEAN CLAY, a little gravel, gray mottled, firm, laminations of silty sand (CL) (A-6) (continued)	TILL (continued)									
24											
25			7	M	SS	16	25				
26											
27											
28	SANDY LEAN CLAY, a little gravel, gray, stiff (CL) (A-6)										
29											
30			14	M	SS	14	19				
31											
	END OF BORING										



AMERICAN
ENGINEERING
TESTING, INC.

SUBSURFACE BORING LOG

AET JOB NO: **22-02671**

LOG OF BORING NO. **B-7 (p. 1 of 2)**

PROJECT: **2014 Infrastructure Improvements; Waconia, MN**

DEPTH IN FEET	SURFACE ELEVATION: _____ MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	5" Bituminous pavement	FILL		F							
1	FILL, mostly silty sand, a little gravel, dark brown (A-2-4)		70	F/M	SS	18	17				
2	FILL, mostly lean clay with sand, a little gravel, brown and dark brown, frozen to 2.5' (A-6)		7	M	SS	10	24				
3											
4											
5	FILL, mostly sandy lean clay, a little gravel and lean clay, dark brown and brown (A-6)		6	M	SS	6	13				
6											
7											
8			6	M	SS	6	18				
9		TOPSOIL OR FILL									
10	LEAN CLAY, black, firm (CL) (A-6) (possible fill)		8	M	SS	6	27				
11		TILL									
12	SANDY LEAN CLAY, a little gravel, brown, a little light brown, very stiff, laminations of lean clay (CL) (A-6)		15	M	SS	14	17				
13											
14											
15	SANDY LEAN CLAY, a little gravel, brown, a little dark brown and light gray, very stiff, laminations of sandy silt and silt (CL) (A-6)		29	M	SS	18	17				
16											
17											
18	SANDY LEAN CLAY, a little gravel, possible cobbles around 20' and 22', gray, very stiff (CL) (A-6)										
19											
20			17	M	SS	16	17				
21											
DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG		
0-29½' 3.25" HSA		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL			
		12/26/13	12:15	21.0	19.5	19.3		19.0			
		12/26/13	12:25	21.0	19.5	19.3		18.7			
BORING COMPLETED: 12/26/13		12/26/13	12:40	31.0	29.5	29.8		29.1			
DR: SS LG: CD/MFg: 1C											

AET CORP 22-02671 GPJ AET-CPT+WELL.GDT 1/13/14

03/2011

01-DHR-060



AMERICAN
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SUBSURFACE BORING LOG

AET JOB NO: **22-02671**

LOG OF BORING NO. **B-7 (p. 2 of 2)**

PROJECT: **2014 Infrastructure Improvements; Waconia, MN**

DEPTH IN FEET	MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
23	CLAYEY SAND, a little gravel, gray, very stiff, laminations of silty sand (SC) (A-6)	TILL (continued)	16	M	SS	18	18				
24											
25											
26											
27											
28					SS	18	16				
29											
30											
31	END OF BORING										

AET_CORP 22-02671.GPJ AET-CPT+WELL.GDT 1/13/14

03/2011

01-DHR-060

Page 154 of 268



SUBSURFACE BORING LOG

AET JOB NO: **22-02671**

LOG OF BORING NO.

B-8 (p. 1 of 2)

PROJECT: **2014 Infrastructure Improvements; Waconia, MN**

DEPTH IN FEET	SURFACE ELEVATION: _____ MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	2" Bituminous pavement	FILL									
1	FILL, mostly silty sand, a little gravel, brown, frozen (A-2-4)		50/5	F	SS	3	.12				
2	FILL, mostly clayey sand, a little gravel, brown and dark brown, frozen (A-6)										
3	SANDY LEAN CLAY, a little gravel, brown, a little gray and light brown, frozen to 2.5', laminations of sandy silt and silt (CL) (A-6)	TILL	14	F/M	SS	14	18				
4	SANDY LEAN CLAY, a little gravel, brown and brownish gray mottled to brown, stiff to very stiff, a lens of gravelly silty sand around 13' (CL) (A-6)		15	M	SS	16	17				
5											
6											
7											
8			18	M	SS	18	18				
9											
10			17	M	SS	18	19				
11											
12											
13			26	M	SS	18	20				
14	SANDY LEAN CLAY, a little gravel, brown, a little dark brown, very stiff (CL) (A-6)		28	M	SS	18	15				
15											
16											
17											
18	SANDY LEAN CLAY, a little gravel, brown, hard (CL) (A-6)										
19											
20			42	M	SS	2	16				
21											

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-24½'	3.25" HSA	12/26/13	1:50	26.0	24.5	24.1		23.0	
		12/26/13	1:55	26.0	24.5	24.1		22.5	
BORING COMPLETED: 12/26/13									
DR: SS LG: CD/MRg: 1C									

AET CORP 22-02671 GPJ AET-CPT-WELL.GDT 1/13/14



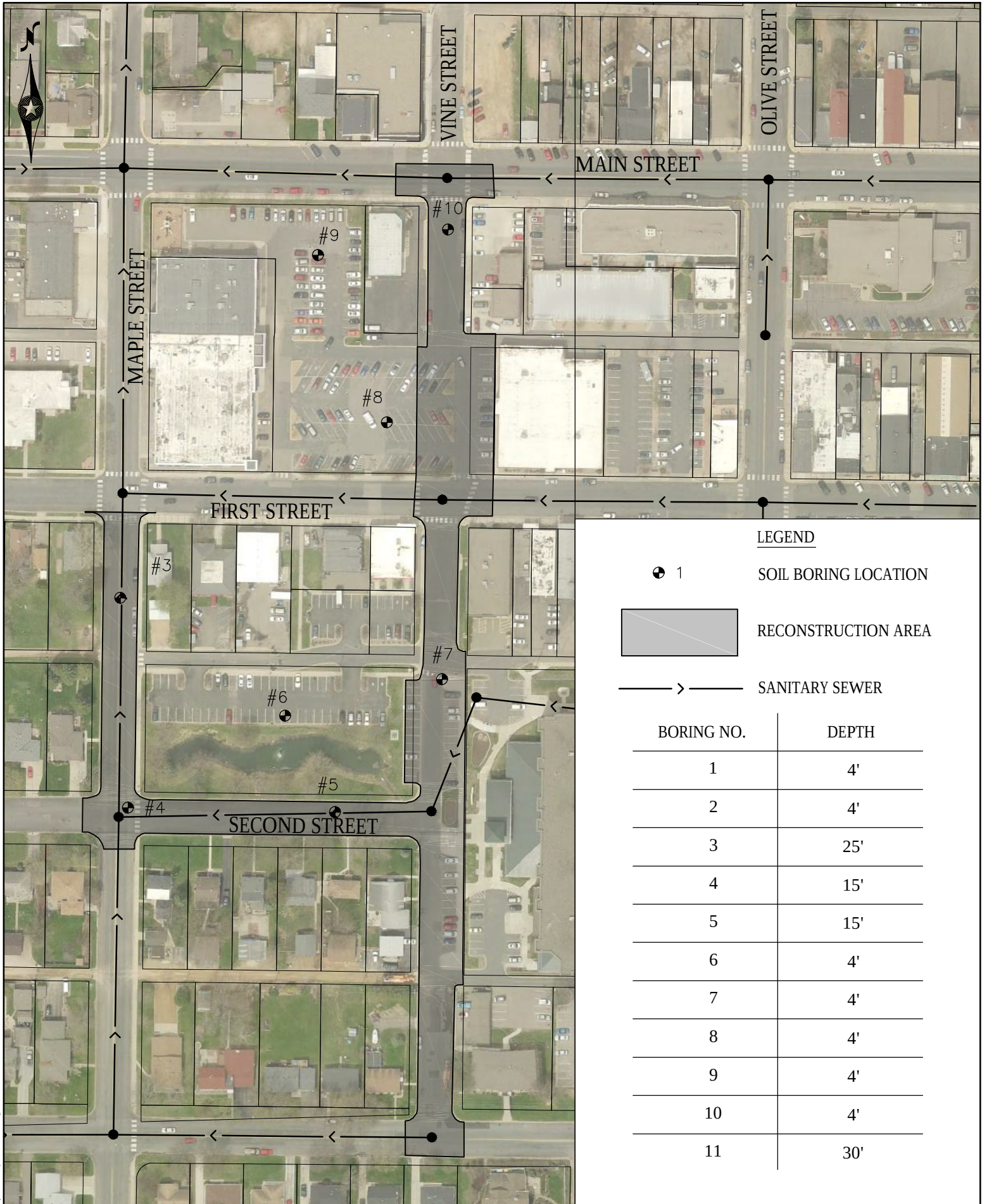
SUBSURFACE BORING LOG

AET JOB NO: **22-02671**

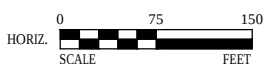
LOG OF BORING NO. **B-8 (p. 2 of 2)**

PROJECT: **2014 Infrastructure Improvements; Waconia, MN**

DEPTH IN FEET	MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
23	SANDY LEAN CLAY, a little gravel, brown, hard (CL) (A-6) (continued)	TILL (continued)									
24	SANDY LEAN CLAY, a little gravel, brownish gray, very stiff, laminations of sandy silt (CL) (A-6)										
25			28	M		16	17				
26	END OF BORING										



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CITY OF WACONIA, MINNESOTA

2015 INFRASTRUCTURE IMPROVEMENTS

SOIL BORING LOCATIONS



SUBSURFACE BORING LOG

AET JOB NO: **20-12298**

LOG OF BORING NO. **SB-3 (p. 1 of 2)**

PROJECT: **2015 Infrastructure Improvements; Waconia, MN**

DEPTH IN FEET	SURFACE ELEVATION: _____ MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
	7" Bituminous pavement	FILL				SU					
1	FILL, mostly sandy lean clay, a little gravel, brown and gray mottled, stiff (A-6)		12	M		SS	7	19			
2	SANDY LEAN CLAY, a little gravel, brown and gray mottled, firm, laminations of silt (CL) (A-6)	WEATHERED TILL									
3			7	M		SS	20	19			
4											
5	SANDY LEAN CLAY, a little gravel, brown and gray mottled to gray and brown mottled, stiff to very stiff, laminations of sandy silt (CL) (A-6)	TILL	13	M		SS	16	19			
6											
7											
8			12	M		SS	15	20			
9											
10											
11											
12											
13			13	M		SS	17	20			
14											
15											
16			13	M		SS	18	20			
17											
18	SANDY LEAN CLAY, a little gravel, gray, very stiff, laminations of sand (CL) (A-6)										
19											
20											
21			17	M		SS	16	17			

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-24½'	3.25" HSA	8/18/14	11:05	26.0	24.5	24.5		None	
BORING COMPLETED: 8/18/14									
DR: SG LG: SB Rig: 91C									

AET CORP 20-12298.GPJ AET+OPT+WELL.GDT 8/28/14

[illegible]



SUBSURFACE BORING LOG

AET JOB NO: **20-12298**

LOG OF BORING NO. **SB-4 (p. 1 of 1)**

PROJECT: **2015 Infrastructure Improvements; Waconia, MN**

DEPTH IN FEET	SURFACE ELEVATION: _____ MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	ohm-cm
	12.5" Bituminous pavement	FILL									
1	FILL, mostly lean clay, black and gray (A-7-6)		14	M	SU	8	21				
2	FILL, mostly clayey sand, a little gravel, gray, a little black (A-6)		9	M	SS	10	15				
3											
4	FILL, mostly organic clay, a little sand (A-8)		10	M	SS	8	42				
5											
6	FILL, mostly organic clay, a little sandy lean clay, black, a little gray (A-8)		4	M	SS	4	30				1100
7											
8											
9											
10	SANDY LEAN CLAY, a little gravel, brown and gray mottled, firm (CL) (A-6)	TILL	7	M	SS	14	41				
11							22				
12	CLAYEY SAND, a little gravel, gray, soft to firm (CL) (A-6)		4	M	SS	16	22				
13											
14											
15			6	M	SS	17	19				
16	END OF BORING										

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-14½'	3.25" HSA	8/18/14	12:00	16.0	14.5	14.5		None	
BORING COMPLETED: 8/18/14									
DR: SG LG: SB Rig: 91C									

AET CORP 20-12298.GPJ AET+OPT+WELL.GDT 8/28/14



SUBSURFACE BORING LOG

AET JOB NO: **20-12298**

LOG OF BORING NO. **SB-5 (p. 1 of 2)**

PROJECT: **2015 Infrastructure Improvements; Waconia, MN**

DEPTH IN FEET	SURFACE ELEVATION: _____ MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	6" Bituminous pavement	FILL			SU						
2	18" Crushed limestone, light brown (A-1-b)		13	M	SS	10					
3	FILL, mostly lean clay with sand, a little sand, black and gray (A-6)		7	M	SS	2	28				
4		SWAMP DEPOSIT			SU						
5	ORGANIC CLAY, black, soft to very soft (OH) (A-8)		2	W/M	SS	6	140				
6					SS						
7					SS						
8			1½	M	SS	18	140				
9					SS						
10	ORGANIC CLAY, trace shells and roots, black, very soft (OH) (A-8)		WH	M	SS	16	95				
11					SS						
12					SS						
13			WH	M	SS	18	164				
14					SS						
15	ORGANIC CLAY, trace shells and roots, black, a little brown and light gray, very soft, lenses and laminations of hemic peat (OH) (A-8)		WH	M	SS	18	197				
16					SS						
17	ORGANIC CLAY, trace roots, brown, very soft (OH) (A-8)		WH	M	SS	10	240				
18					SS						
19		TILL			SS						
20	CLAYEY SAND, a little gravel, gray, very soft to firm (SC) (A-6)		WH	W	SS	16	22				
21					SS						

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-24'	3.25" HSA	8/18/14	1:10	26.0	24.5	24.5		None	
BORING COMPLETED: 8/18/14									
DR: SG LG: SB Rig: 91C									

AET CORP 20-12298.GPJ AET+OPT+WELL.GDT 8/28/14



SUBSURFACE BORING LOG

AET JOB NO: **20-12298**

LOG OF BORING NO. **SB-5 (p. 2 of 2)**

PROJECT: **2015 Infrastructure Improvements; Waconia, MN**

DEPTH IN FEET	MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
23	CLAYEY SAND, a little gravel, gray, very soft to firm (SC) (A-6) <i>(continued)</i>	 TILL <i>(continued)</i>	6	M	 SS	18	24				
24											
25							21				
26	END OF BORING										



SUBSURFACE BORING LOG

AET JOB NO: **20-12298**

LOG OF BORING NO. **SB-6 (p. 1 of 1)**

PROJECT: **2015 Infrastructure Improvements; Waconia, MN**

DEPTH IN FEET	SURFACE ELEVATION: _____ MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	3.75" Bituminous pavement	FILL			SU						
2	10.25" Crushed limestone base, light brown (A-1-b)		25	M	SS	16					
3	FILL, mostly sand with silt, a little gravel, geotextile at 14", brown (A-1-b)		5	M	SS	5	21				55
4	FILL, mostly sandy lean clay, gray and black (A-6)	SWAMP DEPOSIT									
5	ORGANIC CLAY, black, soft (OH) (A-8)		4	M	SS	10	92				
6	ORGANIC CLAY, trace shells and roots, dark brown to black, soft to firm (OH) (A-8)		2	M	SS	16	107				
7											
8											
9	CLAYEY SAND, gray, firm (SC) (A-6)	TILL	5	M	SS	15	113 19				55
10	END OF BORING										

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-8'	3.25" HSA	8/18/14	1:50	10.0	8.0	8.0		None	
BORING COMPLETED: 8/18/14									
DR: SG LG: SB Rig: 91C									

AET CORP 20-12298.GPJ AET+OPT+WELL.GDT 8/28/14



SUBSURFACE BORING LOG

AET JOB NO: **20-12298**

LOG OF BORING NO. **SB-7 (p. 1 of 1)**

PROJECT: **2015 Infrastructure Improvements; Waconia, MN**

DEPTH IN FEET	SURFACE ELEVATION: _____ MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS					
							WC	DEN	LL	PL	%-#200	
1	6" Bituminous pavement		33	M		SU	16	35				
	FILL, mostly silty sand with gravel, light brown (A-2-4)					SS						
	FILL, mostly sand with silt, a little gravel, light brown (A-3)					SS						
3	ORGANIC CLAY, black, stiff (OH) (A-8)		9	M		SS	18					
4	SANDY LEAN CLAY, a little gravel, brown and gray mottled, soft to firm, laminations of sandy silt (CL) (A-6)		4	M		SS	2	26				
5						SS						
6						SS						
7						SS						
8						SS						
9	CLAYEY SAND, a little gravel, gray and brown mottled, firm, laminations of sand (SC) (A-6)		7	M		SS	15	23				
10						SS						
11	END OF BORING											

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-9½'	3.25" HSA	8/18/14	9:05	11.0	9.5	9.5		None	
BORING COMPLETED: 8/19/14									
DR: SG LG: SB Rig: 91C									



SUBSURFACE BORING LOG

AET JOB NO: **20-12298**

LOG OF BORING NO. **SB-8 (p. 1 of 1)**

PROJECT: **2015 Infrastructure Improvements; Waconia, MN**

DEPTH IN FEET	SURFACE ELEVATION: _____ MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	3" Bituminous pavement	FILL	6	M	SU SU SS	14	25				
2	8" Crushed limestone base, light brown (A-1-b)										
2	FILL, mostly sand with silt, a little gravel, brown (A-3)	FINE ALLUVIUM TILL	6	M	SS	17	21				
3	LEAN CLAY, slightly organic, black, firm (CL) (A-7-6)										
4	SANDY LEAN CLAY, brown, a little gray mottled, firm (CL) (A-6)										
4	END OF BORING										

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-2'	3.25" HSA	8/19/14	9:19	4.0	2.0	4.0		None	
BORING COMPLETED: 8/19/14									
DR: SG LG: SB Rig: 91C									

AET CORP 20-12298.GPJ AET+OPT+WELL.GDT 8/28/14



SUBSURFACE BORING LOG

AET JOB NO: **20-12298**

LOG OF BORING NO. **SB-9 (p. 1 of 1)**

PROJECT: **2015 Infrastructure Improvements; Waconia, MN**

DEPTH IN FEET	SURFACE ELEVATION: _____ MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	3" Bituminous pavement	FILL	9	M	SU SU SS	8	19				
	5" Crushed limestone base, light brown (A-1-b)										
2	FILL, mostly sandy lean clay, gray (A-6)	TILL	9	M	SS	22	18				
3	SANDY LEAN CLAY, a little gravel, brown and gray mottled, firm, laminations of sandy silt (CL) (A-6)										
4	END OF BORING										

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-2'	3.25" HSA	8/19/14	9:34	4.0	2.0	4.0		None	
BORING COMPLETED: 8/19/14									
DR: SG LG: SB Rig: 91C									

AET CORP 20-12298.GPJ AET+OPT+WELL.GDT 8/28/14



SUBSURFACE BORING LOG

AET JOB NO: **20-12298**

LOG OF BORING NO. **SB-10 (p. 1 of 1)**

PROJECT: **2015 Infrastructure Improvements; Waconia, MN**

DEPTH IN FEET	SURFACE ELEVATION: _____ MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	2" Bituminous pavement	FILL	16	M	SU SU SS	11	15				
	14" Crushed limestone base, light brown (A-1-b)										
2	FILL, mostly sandy lean clay with gravel, brown and gray	TILL OR FILL	13	M	SS	17	15				
3	CLAYEY SAND, a little gravel, brown, stiff, lenses of sand with silt (SC) (A-6) (possible fill)										
4	END OF BORING										

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-2'	3.25" HSA	8/19/14	9:55	4.0	2.0	4.0		None	
BORING COMPLETED: 8/19/14									
DR: SG LG: SB Rig: 91C									

AET CORP 20-12298.GPJ AET+OPT+WELL.GDT 8/28/14



 AMERICAN ENGINEERING TESTING	Project: Waconia Apartments Waconia, Minnesota		AET Report No.: P-0006217	
	Subject: Approximate Soil Boring Locations			Date: 11/8/2021
	Scale: Shown	Prepared By: AS	Checked By: JS	
	Figure 1			



SUBSURFACE BORING LOG

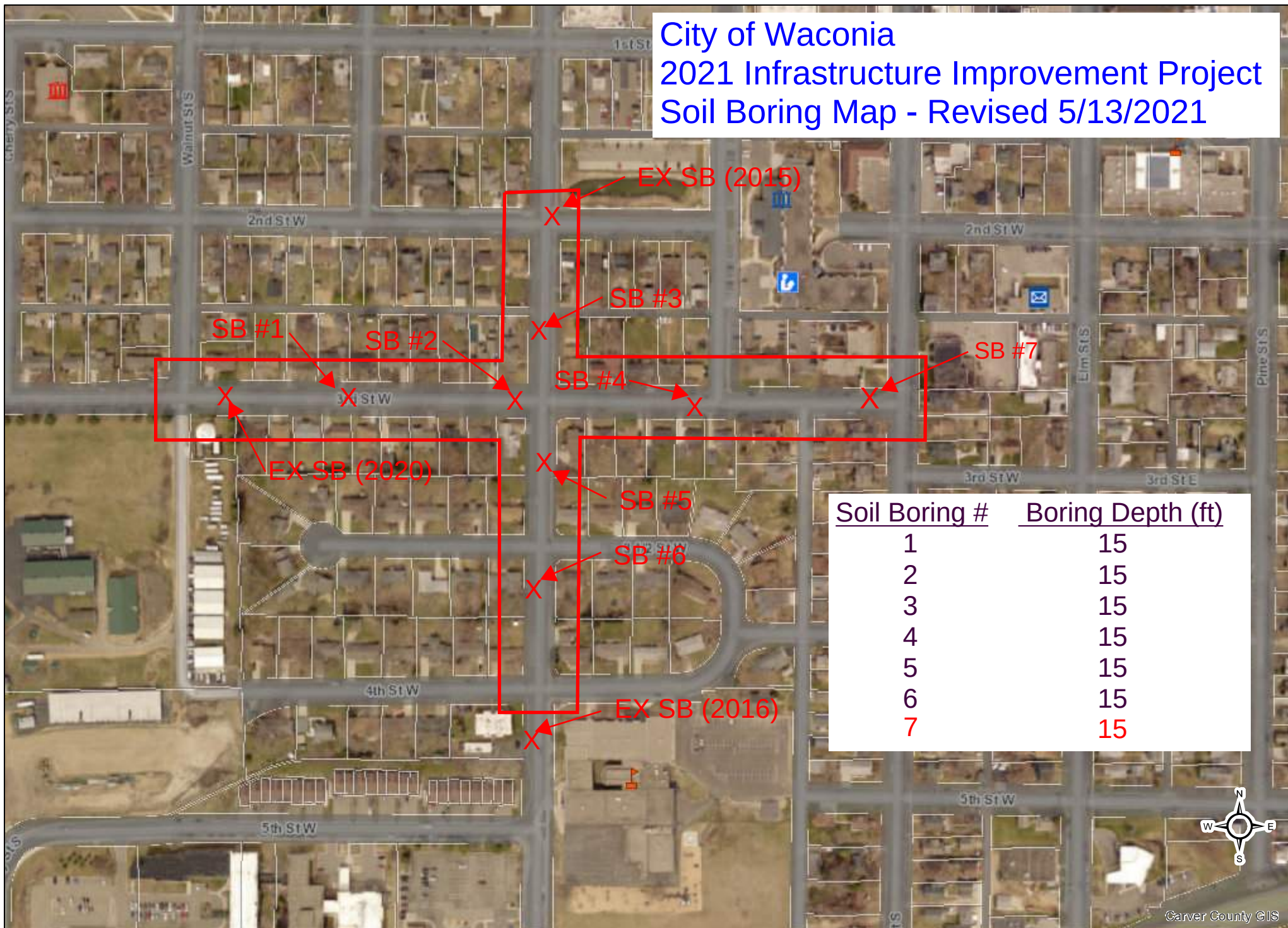
AET JOB NO: **P-0006217** LOG OF BORING NO. **B-1 (p. 1 of 1)**
 PROJECT: **Waconia Apartment Complex; Waconia, MN**
 SURFACE ELEVATION: **1040.4** LATITUDE: **44.84753** LONGITUDE: **-93.7875**

DEPTH IN FEET	MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	FILL, mostly clayey sand with organic fines, a little gravel, black (topsoil)	FILL	4	M	SS	10	18				
2	FILL, mostly gravelly sand with silt, brown										
3			15	M	SS	11					
4											
5	FILL, mixture of gravelly sand with silt and clayey sand, brown		14	M	SS	10					
6											
7	FILL, mostly gravelly sand with silt, brown										
8		COARSE ALLUVIUM	10	M	SS	7					
9											
10			12	M	SS	12					
11											
12	SAND WITH SILT WITH GRAVEL, medium grained, dark brown, waterbearing, loose to medium dense (SP-SM)		10	W	SS	15					
13											
14			13	W	SS	13					12
15											
16			16	W	SS	12					
17											
18											
19											
20											
21											
22											
23			17	W	SS	13					
24											
END OF BORING											

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-23'	3.25" HSA	10/21/21	12:43	14.0	12.0	15.0		12.5	
		10/21/21	12:59	24.5	23.0	24.0		12.9	
BORING COMPLETED: 10/21/21									
DR: GH LG: JJ Rig: 91C									

AET CORP W-LAT-LONG P-0006217.GPJ AET+OPT+WELL.GDT 11/15/21

City of Waconia 2021 Infrastructure Improvement Project Soil Boring Map - Revised 5/13/2021



This map was created using Carver County's Geographic Information Systems (GIS), it is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.



Haugo GeoTechnical Services
2825 Cedar Ave South
Minneapolis, MN 55407
Telephone: 612-729-2959
Fax: 763-445-2238

BORING NUMBER SB-2

PAGE 1 OF 1

CLIENT Bolton & Menk **PROJECT NAME** 2022 Waconia Infrastructure Improvements
PROJECT NUMBER 21-0538 **PROJECT LOCATION** Waconia, MN
DATE STARTED 6/29/21 **COMPLETED** 6/29/21 **GROUND ELEVATION** 1011.5 ft **HOLE SIZE** 3 1/4 inches
DRILLING CONTRACTOR HGTS - 120 **GROUND WATER LEVELS:**
DRILLING METHOD Hollow Stem Auger/Split Spoon **AT TIME OF DRILLING** --- Not Encountered
LOGGED BY GD **CHECKED BY** PG **AT END OF DRILLING** ---
NOTES --- **AFTER DRILLING** --- Not Encountered

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	MOISTURE CONT. (%)	NOTES	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
0.0								20	40	60	80
		Approximately 3 Inches of Bituminous Asphalt									
		Approximately 4 Inches of Aggregate Base									
		(SC) Clayey Sand, fine to medium grained, trace Gravel, brown, medium. (Glacial Till)	AU 29								
2.5		P-200 = 43.5	SS 30		3-3-3 (6)	18.5					
5.0			SS 31		2-3-3 (6)						
7.5		(CL) Sandy Lean Clay, trace Gravel, wet, soft to rather stiff. (Glacial Till)	SS 32		1-2-2 (4)	22					
10.0			SS 33		3-5-6 (11)						
12.5		(CL) Sandy Lean Clay, trace Gravel, gray, wet, rather stiff. (Glacial Till)	SS 34		3-5-7 (12)						
			SS 35		6-6-6 (12)						

Bottom of borehole at 14.5 feet.

GEOTECH BH PLOTS - GINT STD US LAB GDT - 8/12/21 16:22 - C:\USERS\HGTS 3\DROPBOX\HGTS\HAUGO GEOTECHNICAL SERVICES\GINT PROJECT BACKUP\PROJECTS\21-0538 2022 WACONIA INFRASTRUCTURE IMPROVEMENTS.GPJ



Haugo GeoTechnical Services
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BORING NUMBER SB-4

PAGE 1 OF 1

CLIENT	Bolton & Menk	PROJECT NAME	2022 Waconia Infrastructure Improvements
PROJECT NUMBER	21-0538	PROJECT LOCATION	Waconia, MN
DATE STARTED	6/29/21	COMPLETED	6/29/21
DRILLING CONTRACTOR	HGTS - 120	GROUND ELEVATION	1010.2 ft
DRILLING METHOD	Hollow Stem Auger/Split Spoon	HOLE SIZE	3 1/4 inches
LOGGED BY	GD	CHECKED BY	PG
NOTES			
		GROUND WATER LEVELS:	
		AT TIME OF DRILLING	--- Not Encountered
		AT END OF DRILLING	---
		AFTER DRILLING	--- Not Encountered

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	MOISTURE CONT. (%)	NOTES	▲ SPT N VALUE ▲			
								20	40	60	80
0.0		Approximately 3 Inches of Bituminous Asphalt									
		Approximately 4 Inches of Aggregate Base									
		P-200 = 7%									
		Sandy Lean Clay, gray and black, wet. (Fill)	AU 36			4					
2.5		Organic Content = 4%	SS 37		2-2-3 (5)	20.5					
5.0		Sandy Lean Clay, black, wet. (Fill)	SS 38		3-3-4 (7)	35					
		Organic Content = 10.5%									
7.5		(CL) Sandy Lean Clay, trace Gravel, brown, wet, medium to rather stiff. (Glacial Till)	SS 39		2-2-5 (7)						
10.0			SS 40		3-5-7 (12)						
12.5			SS 41		4-5-6 (11)						
		(CL) Sandy Lean Clay, trace Gravel, gray, wet, rather stiff. (Glacial Till)	SS 42		4-4-8 (12)						

Bottom of borehole at 14.5 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/12/21 16:22 - C:\USERS\HGTS 3\DROPBOX (HGTS)\HAUGO GEOTECHNICAL SERVICES\GINT PROJECT BACKUP\PROJECTS\21-0538 2022 WACONIA INFRASTRUCTURE IMPROVEMENTS.GPJ



Haugo GeoTechnical Services
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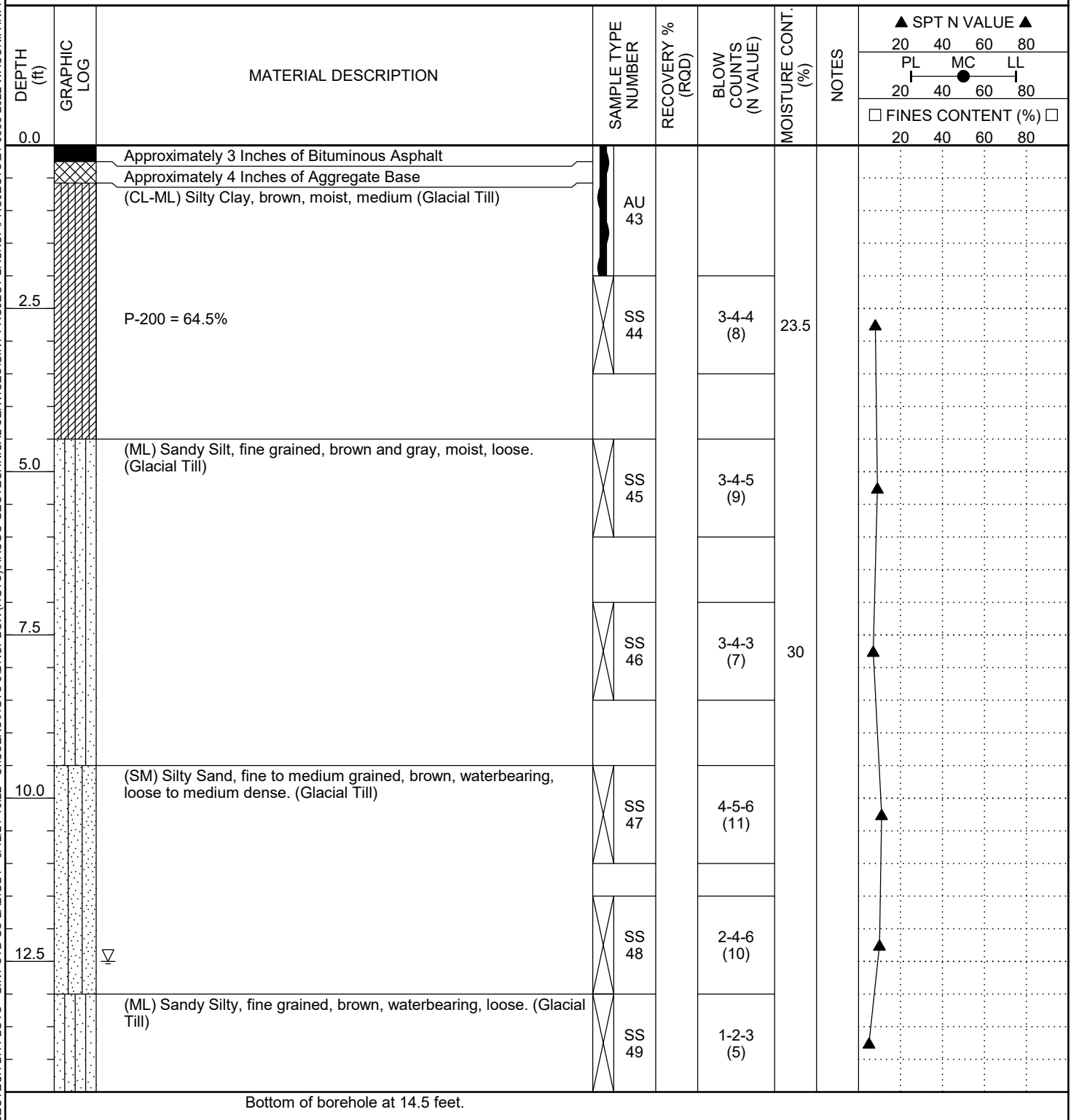
BORING NUMBER SB-7

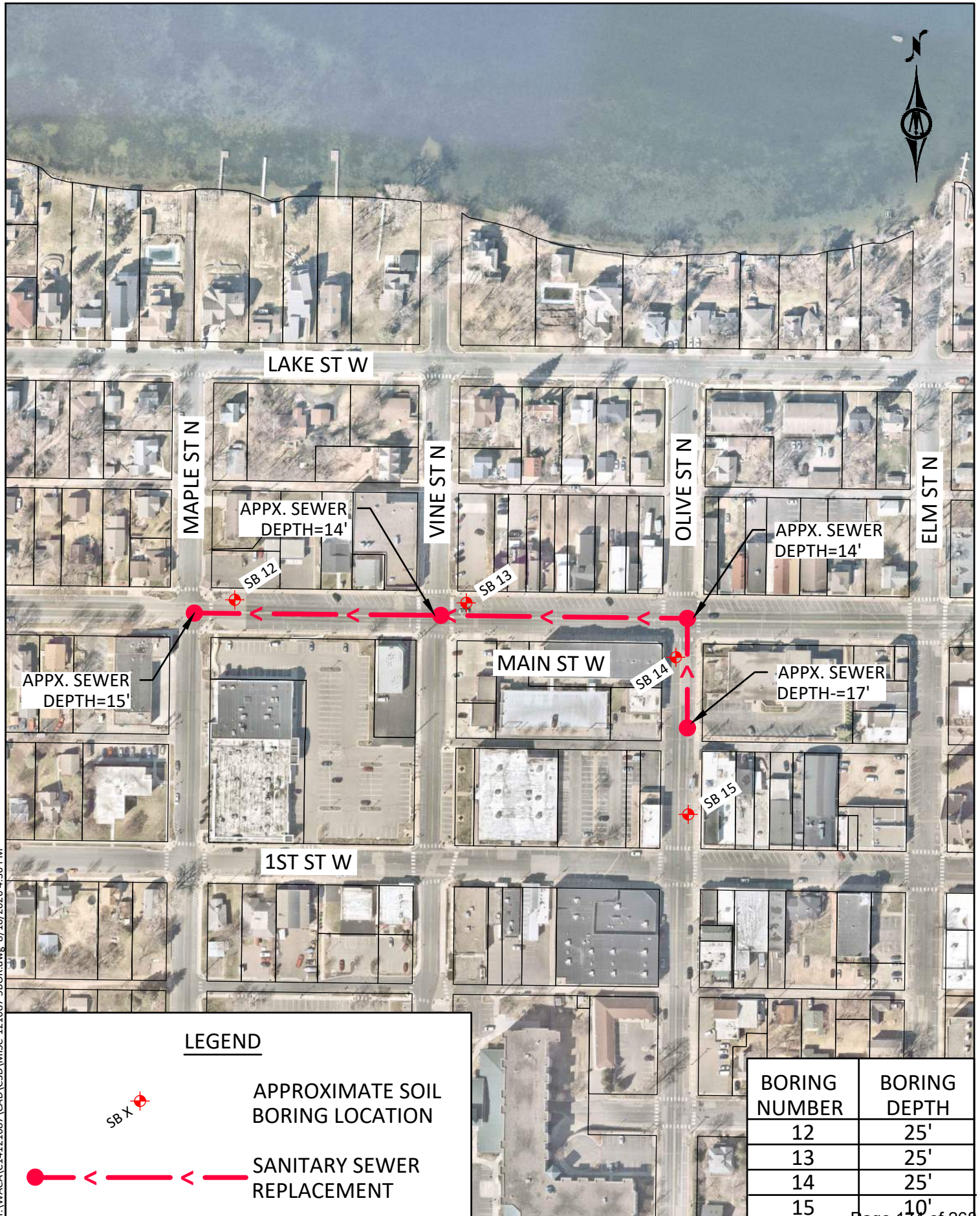
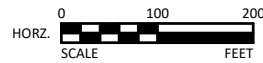
PAGE 1 OF 1

CLIENT Bolton & Menk
PROJECT NUMBER 21-0538
DATE STARTED 6/29/21 COMPLETED 6/29/21
DRILLING CONTRACTOR HGTS - 120
DRILLING METHOD Hollow Stem Auger/Split Spoon
LOGGED BY GD CHECKED BY PG
NOTES _____

PROJECT NAME 2022 Waconia Infrastructure Improvements
PROJECT LOCATION Waconia, MN
GROUND ELEVATION 1032.9 ft HOLE SIZE 3 1/4 inches
GROUND WATER LEVELS:
▽ AT TIME OF DRILLING 12.50 ft / Elev 1020.40 ft
AT END OF DRILLING ---
AFTER DRILLING --- Not Encountered

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/12/21 16:22 - C:\USERS\HGTS 3\DROPBOX (HGTS)\HAUGO GEOTECHNICAL SERVICES\GINT PROJECT BACKUP\PROJECTS\21-0538 2022 WACONIA INFRASTRUCTURE IMPROVEMENTS.GPJ





LEGEND

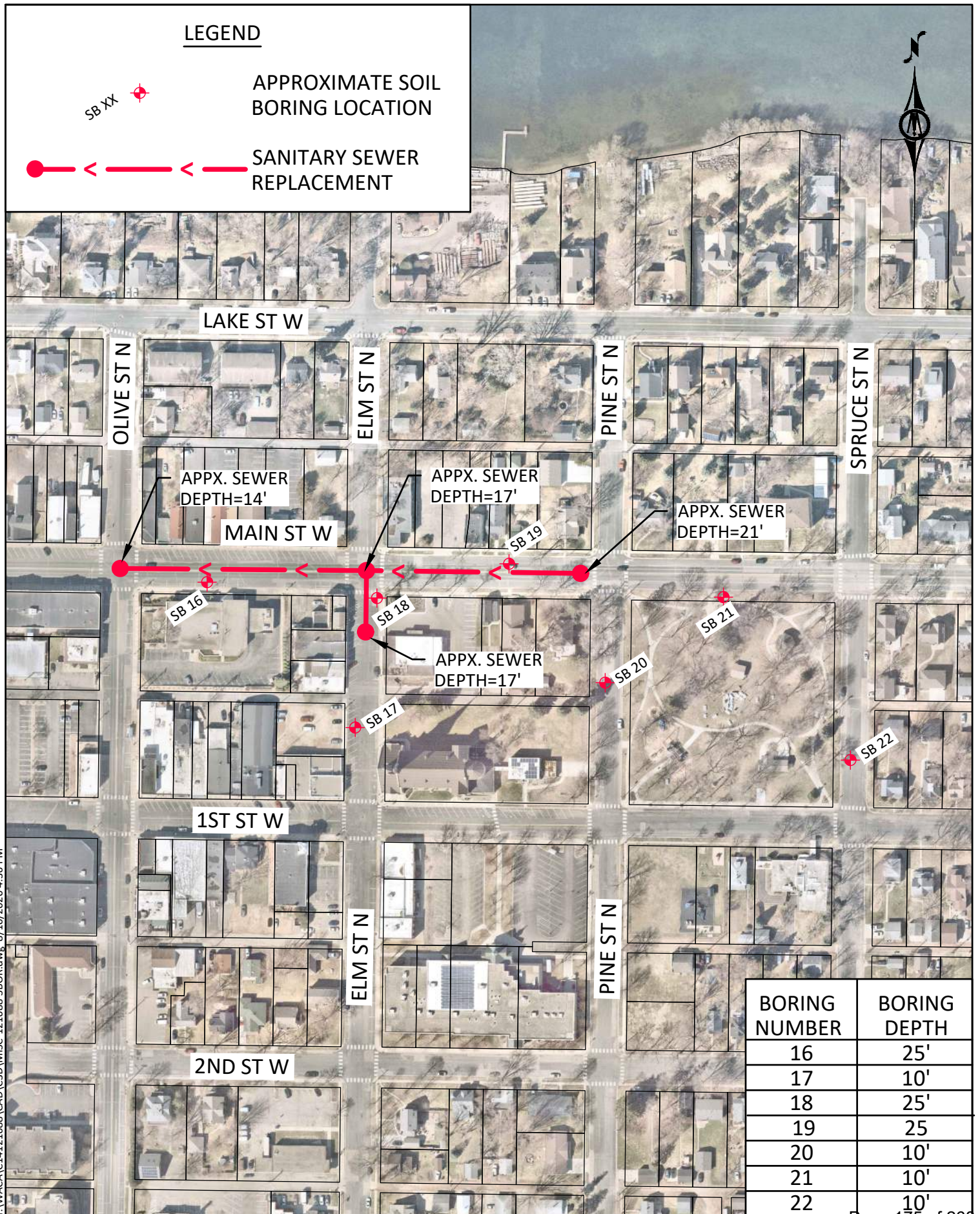
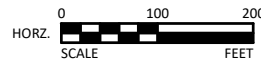


APPROXIMATE SOIL BORING LOCATION



SANITARY SEWER REPLACEMENT

BORING NUMBER	BORING DEPTH
12	25'
13	25'
14	25'
15	10'



LEGEND

SB xx

APPROXIMATE SOIL BORING LOCATION

SANITARY SEWER REPLACEMENT

BORING NUMBER	BORING DEPTH
16	25'
17	10'
18	25'
19	25
20	10'
21	10'
22	10'



SUBSURFACE BORING LOG

AET No: **20-23155** Log of Boring No. **B-12 (p. 1 of 1)**
Project: **2022 and 2023 Infrastructure Improvement Projects; Waconia, MN**

DEPTH IN FEET	Surface Elevation <u>1011.5</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	7½" Bituminous pavement	FILL									
2	FILL, mostly silty sand with gravel, pieces of concrete, geotextile, brown, A-1-b		75	M		3					
3	FILL, mostly silty sand with gravel, a little clayey sand and gravel, pieces of bituminous pavement, brown, A-1-b		28	M		22					
4											
5	FILL, mostly sandy lean clay, a little gravel, brown and dark brown, A-6		11	M		18	24				
6											
7											
8			2	M		4	23				
9											
10			5	M		10	21				
11											
12	ORGANIC CLAY, black, firm, A-8 (OL/OH)	SWAMP DEPOSIT									
13			8	M		12	26				
14		FINE ALLUVIUM									
15	SANDY LEAN CLAY, slightly organic, dark brown, grayish brown, firm, A-6 (CL)		7	M		22	24				
16		TILL									
17	SANDY LEAN CLAY, a little gravel, brown and gray mottled, a little light gray, stiff, laminations of silt, A-6 (CL)		14	M		15	14				
18											
19	CLAYEY SAND, a little gravel, brown and a little dark brown, very stiff, laminations of sandy silt, A-6 (SC)		22	M		13	18				
20											
21	CLAYEY SAND, a little gravel, brown, very stiff, laminations of silty sand, A-6 (SC)										
22											
23			24	M		17	20				
24	END OF BORING										

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-22½'	3.25" HSA								
		10/6/20	11:40	24.0	22.5	23.9		None	
		10/6/20	11:50	24.0	22.5	23.9		None	
BORING COMPLETED: 10/6/20									
DR: DS LG: SB Rig: 1C									

AET CORP 20-23155.GPJ AET-CPT+WELL 20181012 JG.GDT 12/15/20



SUBSURFACE BORING LOG

AET No: **20-23155** Log of Boring No. **B-13 (p. 1 of 1)**
Project: **2022 and 2023 Infrastructure Improvement Projects; Waconia, MN**

DEPTH IN FEET	Surface Elevation <u>1012.3</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	6½" Bituminous pavement	FILL	18	M	 SU	17					
2	8½" FILL, crushed limestone, light brown A-1-b				 SS						
3	FILL, mostly silty sand, a little clayey sand and gravel, brown, A-2-4				 SS						
4					 SS						
5	FILL, mostly gravelly sand with silt, brown, A-1-b				 SS						
6		FINE ALLUVIUM	6	M	 SS	18	29				
7	SANDY LEAN CLAY, brown, a little gray, firm, laminations of sand and silt, A-6 (CL)				 SS						
8					 SS						
9		TILL	5	M	 SS	24	18				
10	SANDY LEAN CLAY, a little gravel, brown, firm, laminations of silty sand, A-6 (CL)				 SS						
11					 SS						
12					 SS						
13	SANDY LEAN CLAY, a little gravel, gray, very stiff to stiff, A-6 (CL)				 SS						
14			14	M	 SS	18	18				56
15					 SS						
16					 SS						
17					 SS						
18					 SS						
19	CLAYEY SAND, a little gravel, gray, a little brown, hard, laminations of silty sand, A-6 (SC)		47	M	 SS	18	15				
20					 SS						
21					 SS						
22	CLAYEY SAND, a little gravel, gray, a little light gray, hard, laminations of sand (SC)				 SS						
23					 SS						
24	END OF BORING										

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
0-22½'	3.25" HSA	DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
		10/6/20	10:10	24.0	22.5	23.8		None	
		10/6/20	10:20	24.0	22.5	23.8		None	
BORING COMPLETED: 10/6/20									
DR: DS LG: SB Rig: 1C									

AET CORP 20-23155.GPJ AET-CPT+WELL 20181012 JG GDT 12/15/20



SUBSURFACE BORING LOG

AET No: 20-23155		Log of Boring No. B-14 (p. 1 of 1)									
Project: 2022 and 2023 Infrastructure Improvement Projects; Waconia, MN											
DEPTH IN FEET	Surface Elevation <u>1017.4</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	6¾" Bituminous pavement	FILL				SU					
2	FILL, mostly silty sand with gravel, brown, A-1-b		11	M		SS	15	11			
3	FILL, mostly clayey sand, a little silty sand and gravel, brown, A-6		7	M		SS	7	11			
4											
5											
6							4	14			
7											
8	FILL, mostly sandy lean clay, a little gravel, brown, A-6	TILL	1	M		SS	12	22			
9											
10	SANDY LEAN CLAY, a little gravel, brown to brown and dark brown mottled, firm to very stiff, A-6 (CL)		7	M		SS	18	19			
11											
12											
13			18			SS	22	18			
14											
15	SANDY LEAN CLAY, a little gravel, grayish brown, stiff to very stiff, A-6 (CL)		15	M		SS	18	19			
16											
17											
18											
19											
20			18	M		SS	18	21			
21											
22											
23			16	M		SS	18	22			
24	END OF BORING										

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
0-22½'	3.25" HSA	DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
		10/6/20	1:10	24.0	22.5	24.0		19.6	
		10/6/20	1:30	24.0	22.5	23.9		13.7	
BORING COMPLETED: 10/6/20									
DR: DS LG: SB Rig: 1C									

AET CORP 20-23155.GPJ AET-CPT+WELL 20181012 JG.GDT 12/15/20



SUBSURFACE BORING LOG

AET No: 20-23155		Log of Boring No. B-15 (p. 1 of 1)									
Project: 2022 and 2023 Infrastructure Improvement Projects; Waconia, MN											
DEPTH IN FEET	Surface Elevation <u>1025.6</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	6½" Bituminous pavement	FILL	16	M		SU	14				
2	FILL, mostly silty sand with gravel, pieces of bituminous pavement at 3', brown and black, A-1-b										
3											
4											
5	FILL, mostly sandy lean clay, a little silty sand and gravel (apparent boulder at 5'), brown, a little light tan, A-6	55/6	M		SS	6	17				
6											
7											
8	SANDY LEAN CLAY, a little gravel, grayish brown and brown mottled, a little light gray, stiff, laminations of silt and sandy silt, stiff, A-6 (CL)		TILL	12	M		SS	24	20		
9											
END OF BORING											

DEPTH: 0-7½'		DRILLING METHOD: 3.25" HSA		WATER LEVEL MEASUREMENTS					NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
		10/6/20	1:50	9.5	7.5	9.4		None	
BORING COMPLETED: 10/6/20									
DR: DS LG: SB Rig: 1C									

AET CORP 20-23155.GPJ AET-CPT+WELL 20181012 JG.GDT 1/29/21



SUBSURFACE BORING LOG

AET No: 20-23155		Log of Boring No. B-16 (p. 1 of 1)									
Project: 2022 and 2023 Infrastructure Improvement Projects; Waconia, MN											
DEPTH IN FEET	Surface Elevation <u>1019.7</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	5¾" Bituminous pavement	FILL				SU					
2	FILL, mostly silty sand, a little gravel, brown, A-2-4		27	M		SS	17				
3	FILL, mostly clayey sand, a little silty sand, gravel and bituminous pavement, brown, A-6		17	M		SS	18	15			
4											
5	SANDY LEAN CLAY, a little gravel, brown, a little gray mottled to brown, stiff to very stiff, A-6 (CL)	TILL	11	M		SS	22	19			
6											
7											
8				13	M		SS	24	20		
9											
10				15	M		SS	24	20		
11											
12											
13				17	M		SS	24	18		
14											
15				15	M		SS	24	19		
16											
17											
18											
19											
20			16	M		SS	18	19			
21											
22	CLAYEY SAND, a little gravel, brown, hard, lens of silty sand, A-6 (SC)										
23			39	M/W		SS	18	16			
24	END OF BORING										

DEPTH: 0-22½'	DRILLING METHOD: 3.25" HSA	WATER LEVEL MEASUREMENTS						NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG	
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL		WATER LEVEL
		10/7/20	9:40	24.0	22.5	24.0			23.0
		10/7/20	9:50	24.0	22.5	24.0			21.4
BORING COMPLETED: 10/7/20									
DR: DS LG: SB Rig: 1C									

AET CORP 20-23155.GPJ AET-CPT+WELL 20181012 JG.GDT 1/29/21



SUBSURFACE BORING LOG

AET No: 20-23155		Log of Boring No. B-17 (p. 1 of 1)										
Project: 2022 and 2023 Infrastructure Improvement Projects; Waconia, MN												
DEPTH IN FEET	Surface Elevation <u>1039.3</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS					
							WC	DEN	LL	PL	%-#200	
1	4¾" Bituminous pavement	FILL										
2	FILL, mixture of crushed limestone and silty sand, brown, A-1-b		9	M		10	21					
3	FILL, mostly clayey sand, a little gravel, brown, A-6	TILL										
4	CLAYEY SAND, a little gravel, brown, stiff, A-6 (SC)		10	M		16	20					
5												
6			11	M		24	18					
7												
8												
9			12	M		24	20					
END OF BORING												
DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS						NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG				
0-7½' 3.25" HSA		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL					WATER LEVEL
		10/7/20	2:05	9.5	7.5	9.5						None
BORING COMPLETED: 10/7/20												
DR: DS LG: SB Rig: 1C												

AET CORP 20-23155.GPJ AET-CPT+WELL 20181012 JG.GDT 12/15/20



SUBSURFACE BORING LOG

AET No: **20-23155** Log of Boring No. **B-18 (p. 1 of 1)**
Project: **2022 and 2023 Infrastructure Improvement Projects; Waconia, MN**

DEPTH IN FEET	Surface Elevation 1032.1	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS						
	MATERIAL DESCRIPTION						WC	DEN	LL	PL	%-#200		
1	5½" Bituminous pavement	FILL	28	M		SU	15						
	FILL, mostly gravelly silty sand, brown, A-1-b					SS							
2	FILL, mostly gravelly clayey sand, brown, A-2-6		6	M		SS	19	12					
3						SS							
4				SS	8	18							
5	FILL, mostly clayey sand, a little gravel, brown, A-6		6	M							SS		
6	SANDY LEAN CLAY, a little gravel, brown, firm to very stiff, A-6 (CL)	TILL	7	M		SS	20	18					
7						SS							
8			12	M		SS	24	20					
9						SS							
10			19	M		SS	24	19					
11						SS							
12			20	M		SS	18	20					
13						SS							
14						SS							
15						SS							
16						SS							
17						SS							
18						SS							
19						SS							
20			15	M		SS	18	20				56	
21								SS					
22								SS					
23						SS							
24						SS						18	19
	END OF BORING												

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-23'	3.25" HSA	10/7/20	11:30	24.5	23.0	24.3		None	
		10/7/20	11:40	24.5	23.0	24.3		None	
BORING COMPLETED: 10/7/20									
DR: DS LG: SB Rig: 1C									

AET CORP 20-23155.GPJ AET-CPT+WELL 20181012 JG.GDT 12/15/20



SUBSURFACE BORING LOG

AET No: **20-23155** Log of Boring No. **B-19 (p. 1 of 1)**
Project: **2022 and 2023 Infrastructure Improvement Projects; Waconia, MN**

DEPTH IN FEET	Surface Elevation <u>1039.6</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	7 1/4" Bituminous pavement	FILL									
2	FILL, mostly silty sand, a little gravel, brown, A-2-4		19	M		15					
3	FILL, mixture of clayey sand and silty sand with cinders, a little gravel, brown and dark brown. A-2-4 and A-6		11	M		19	15				
4											
5	SANDY LEAN CLAY, a little gravel, brown to brown with a little gray mottled, stiff, A-6 (CL)	TILL	13	M		22	18				
6											
7											
8			14	M		20	20				
9											
10			12	M		24	21				
11											
12			13	M		24	22				
13											
14			13	M		18	21				
15											
16			15	M		18	20				
17											
18											
19											
20			12	M		18	21				57
21											
22											
23											
24											
END OF BORING											

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
0-23'	3.25" HSA	DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
		10/7/20	1:10	24.5	23.0	24.0		None	
		10/7/20	1:20	24.5	23.0	24.0		None	
BORING COMPLETED: 10/7/20									
DR: DS LG: SB Rig: 1C									

AET CORP 20-23155.GPJ AET-CPT+WELL 20181012 JG.GDT 12/15/20



SUBSURFACE BORING LOG

AET No: **20-23155** Log of Boring No. **B-20 (p. 1 of 1)**
Project: **2022 and 2023 Infrastructure Improvement Projects; Waconia, MN**

DEPTH IN FEET	Surface Elevation <u>1047.1</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	2½" Bituminous pavement	FILL					7				
2	FILL, mixture of clayey sand and silty sand, a little gravel, dark brown, A-2-6	TOPSOIL OR FILL	2	M		6	28				
3	LEAN CLAY with sand, slightly organic, dark grayish brown, A-6 (possible fill) (CL)	TILL	12	M		10	22				
4	SANDY LEAN CLAY, a little gravel, brown, stiff, A-6 (CL)										
5	SANDY LEAN CLAY, a little gravel, brown, a little gray and light brown, stiff, laminations of sandy silt, A-6 (CL)		11	M		20	22				
6											
7											
8	LEAN CLAY, brown, a little gray, stiff, laminations of silt, A-6 (CL)	FINE ALLUVIUM	11	M		24	33				
9											
END OF BORING											

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-7½'	3.25" HSA	10/8/20	10:50	9.5	7.5	9.5		None	
BORING COMPLETED: 10/8/20									
DR: DS LG: SB Rig: 1C									



SUBSURFACE BORING LOG

AET No: 20-23155		Log of Boring No. B-21 (p. 1 of 1)									
Project: 2022 and 2023 Infrastructure Improvement Projects; Waconia, MN											
DEPTH IN FEET	Surface Elevation <u>1043.2</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	5" Bituminous pavement	FILL	25	M		SU	17				
	FILL, mostly silty sand, a little gravel, brown, A-2-4										
2	FILL, mostly silty sand with gravel, pieces of bituminous, dark brown, A-1-b										
3		TILL	11	M		SS	19	23			
4	SANDY LEAN CLAY, a little gravel, brown, stiff, A-6 (CL)										
5	SANDY LEAN CLAY, a little gravel, brown, a little light brown, stiff, laminations of sandy silt, A-6 (CL)										
6											
7											
8	SANDY LEAN CLAY, a little gravel, brown mottled, very stiff, A-6 (CL)		11	M		SS	22	22			
9											
18			18	M		SS	18	19			
END OF BORING											

DEPTH: 0-7½'		DRILLING METHOD: 3.25" HSA		WATER LEVEL MEASUREMENTS					NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
		10/8/20	9:35	9.5	7.5	9.5		None	
BORING COMPLETED: 10/8/20									
DR: DS LG: SB Rig: 1C									

AET CORP 20-23155.GPJ AET-CPT+WELL 20181012 JG.GDT 12/15/20



SUBSURFACE BORING LOG

AET No: 20-23155		Log of Boring No. B-22 (p. 1 of 1)									
Project: 2022 and 2023 Infrastructure Improvement Projects; Waconia, MN											
DEPTH IN FEET	Surface Elevation <u>1047.8</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	2 1/4" Bituminous pavement	FILL			SU						
2	FILL, mostly silty sand with gravel, brown, A-1-b		15	M	SS	17	26				
3	FILL, mixutre of lean clay, slightly organic, and silty sand, a little gravel, pieces of bituminous, dark brown and black, A-6	FINE ALLUVIUM	17	M	SS	14	30				
4	LEAN CLAY, brown, a little gray, very stiff, A-7-6										
5	SILTY SAND, a little gravel, brown, medium dense, laminations of clayey sand, A-2-4 (SM)	TILL	11	M	SS	20	10				
6	SANDY LEAN CLAY, a little gravel, brown and gray mottled, a little light brown, stiff to very stiff, laminations of sandy silt and silty sand, A-6 (CL)										
7											
8											
9			23	M	SS	22	19				
END OF BORING											
DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG		
0-7 1/2' 3.25" HSA		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL			
		10/8/20	10:20	9.5	7.5	9.5		None			
BORING COMPLETED: 10/8/20											
DR: DS LG: SB Rig: 1C											

AET CORP 20-23155.GPJ AET-CPT+WELL 20181012 JG.GDT 12/15/20



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 18, 2025
Item Name:	9.2. Site Plan & Design Review - 830 Marketplace Drive
Originating Dept:	Community Development
Presented By:	Lane Braaten
Previous Council Action:	None
Item Type:	Regular Session

RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Adopt Resolution No. 2025-204 approving the Site Plan & Design Review application for the proposed 10,600 square foot automotive tire store and repair shop proposed to be located at 830 Marketplace Drive.

EXPLANATION OF AGENDA ITEM:

BACKGROUND

Applicant: Java Companies

Owner: ILEX Group, Inc.

Address: 830 Marketplace Drive

PID#: 755040040

Zoning: B-1, Highway Business District

Design District: Highway District

REQUEST

The applicant, Java Companies, has submitted an application for Site Plan & Design Review to construct a 10,600 square foot automotive tire store and repair building on the subject property identified above.

APPLICABLE ORDINANCE PROVISIONS:

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

SITE PLAN REVIEW

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

ZONING

The property is zoned B-1, Highway Business District which allows automobile service and repair as a permitted use.

LOT REQUIREMENTS

The subject properties are 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.

Table 1-1.	B-1 – Lot Requirements	Proposed/Existing
Lot Area	17,500 sq. ft. min.	54,804 sq. ft.
Lot Width	100 ft. min.	Conforming
Maximum Hardcover Surface	80% max.	73%
Maximum Principal Structure Height	35 ft. max.	27 ft. 4 inches
Front Yard Setback	25 ft. min.	130.10 ft.
Side Yard Setback – Interior	15 ft. min.	30 ft.
Side Yard Setback – Street	20 ft. min.	20 ft.
Rear Yard Setback	20 ft. min.	35 ft.

The structure setbacks, building height, and hardcover surface requirements stated above have been satisfied based on a review of the Site Plan– C201 dated July 1st, 2025 and the Exterior Elevations – P2 dated May 2nd, 2025.

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

SCREENING OF EQUIPMENT

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

OFF-STREET PARKING

The off-street parking requirements for motor vehicle service establishments are as follows: Four (4) spaces for each 1,000 square feet of gross floor space, less storage space.

The off-street parking requirements for business offices are as follows: One (1) space per two hundred (200) square feet of gross floor area but at least three (3) parking spaces.

The applicant is proposing 38 total parking spaces, which exceeds City Code requirements.

LANDSCAPING

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

The site perimeter is greater than the total building floor area calculation, which requires 19 trees. In addition the City Code requires additional plantings for properties located on Highway 5. The standard is stated below and this is in addition to the typical requirements.

Additional plantings shall be required for properties fronting on State Highway #5. The following will be required for every 40 feet of frontage along Highway #5:

- a. One (1) three-inch minimum deciduous tree, or
- b. One (1) eight-foot minimum coniferous tree

The plans accurately reflect the required number of trees with the correct Highway 5 oversizing stated above, which is 6 additional trees under this standard. The total number of trees required to be planted is 25. The applicant is proposing 30 trees, which conforms to City landscape requirements.

The complement of trees fulfilling the requirements of this policy shall be not less than twenty-five (25) percent deciduous and not less than thirty-three (33) percent coniferous.

SIGNS

The applicant has included concept signage. All signage shall require a permit through the City and shall conform to Section 900.10.

Section 900.10 prohibits pylon signs in all districts. If the applicant intends to install freestanding signage in the area identified it shall be consistent with rules and regulations identified in for the B-1 and B-4 Districts. Specifically, one (1) monument sign is allowed per premise of record, and the maximum square footage is based on street frontage (see applicable section of the City Code).

Additionally, wall signs are regulated under 900.10, B-1 and B-4 Districts. Please review the applicable section of the City Code to determine the most appropriate application of the rule. But, in summary, one wall sign covering a maximum of 10% for the building face is allowed. The current plan indicates two (2) signs on the front face including the Tires Les Schwab sign and the Alignment Brakes Shocks center sign. The plan needs to be revised accordingly.

LIGHTING

Section 900.08, Subd. 1.C provides standards for exterior lighting. The applicant shall submit a lighting plan for review and approval by City staff prior to building permit issuance to ensure conformance with the applicable sections of City Code.

VEHICULAR ACCESS

One access entrance is proposed on Marketplace Drive. Turning movements for the appropriate design vehicle shall be submitted to demonstrate the proposed access width shown is needed.

Otherwise, this driveway width shall be reduced which may allow for the existing hydrant to remain as is.

PEDESTRIAN ACCESS

The applicant is proposing a sidewalk along Marketplace Road connecting the Marketplace Drive sidewalk to the trail located along Hwy. 5. This sidewalk also connects to the sidewalk access to the front of the proposed building. Consideration should be given to complete another sidewalk connection to the northeast corner of the site to the sidewalk installed on the easterly property line. This connection would allow for a more direct access to the Hwy. 5 trail system. The Planning Commission should determine if a pedestrian connection should be provided to the trail along Highway 5.

TRASH

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

The application indicates a trash enclosure generally located in front of the building within the parking lot area. The trash enclosure appears to meet the guidance above, but the applicant shall clarify the building materials identified as EP-2, BLK-1, and BLK-2 as they are not referenced/clarified in the plan set.

GRADING, DRAINAGE & UTILITIES

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

PLANNING & SITE PLAN ANALYSIS AND STAFF REVIEW COMMENTS:

1. The applicant appears to meet the Site Plan requirements stated in City Code with the recommended conditions stated below.
2. The proposed 10,600 sq. ft. automotive tire store and repair shop is a permitted use in the B-1, Highway Business District.
3. Consideration should be given to irrigating the property with stormwater reuse as the property is directly adjacent to the system improvements.

SEWER AVAILABILITY CHARGE (SAC) AND CITY TRUNK FEES

New construction, a new business, a change in location or change in the use of space in a way that creates more potential demand on the wastewater system will require submission to the Metropolitan Council for a Sewer Availability Charge (SAC) determination. The SAC determination made by the Metropolitan Council informs the City sewer and water trunk fees associated with the potential development, redevelopment and/or remodeling of the subject property, location, or business. City Code requires that for every SAC unit determined by the Metropolitan Council, the project will require the payment of one City sewer trunk fee and one

City water trunk fee. The 2024 SAC and City trunk fees are included below for convenience.

SAC Charge	\$2,485 per SAC unit determined by the Metropolitan Council
Sewer Trunk Fee	\$3,900 per SAC unit determined by the Metropolitan Council
Water Trunk SDC	\$6,500 per SAC unit determined by the Metropolitan Council
Stormwater Trunk Fee	\$11,300 per acre
Stormwater Access Fee	\$1,600 per acre

*Please note that the City reviews the trunk and access fees annually and staff anticipate some slight increases to the per unit costs indicated above in 2026.

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.

The Planning Commission reviewed the application based on all of the Highway District Design Standards and have indicated applicable conditions in the attached resolution. If all conditions are met, the Planning Commission has indicated that the applicant will be in conformance with the Highway District Design Standards.

CONCLUSION/RECOMMENDATION

The Planning Commission, at their regular meeting on August 7th, 2025, reviewed all pertinent information related to the proposed 10,600-square foot automotive tire store and repair shop at 830 Marketplace Drive. The Planning Commission recommended approval of the application via a 5-0 vote.

If the City Council approves the land use applications stated above, the Planning Commission and city staff would recommend the consideration of the following conditions:

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

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

5. The complement of trees fulfilling the requirements of the landscape policy shall be not less than twenty-five (25) percent deciduous and not less than thirty-three (33) percent coniferous. The landscape plan shall be revised to include a minimum of seven (7) evergreen/coniferous trees.
6. Final placement of the required tree and/or any replacement species shall be approved by the Public Services Department to ensure the placement does not interfere with any on site utilities and complies with City Code requirements.
7. All indirect costs with the building permit, review, and final plans associated with engineering and administrative costs shall be paid by the applicant/owner.
8. A sign permit shall be required for all signage and shall conform to Section 900.10. Approval of the site plan and design review application is not a formal approval of the conceptual signs presented with the application.
9. Section 900.08, Subd. 1.C provides standards for exterior lighting. The applicant shall submit a lighting plan for review and approval by City staff prior to building permit issuance to ensure conformance with the applicable sections of City Code.
10. Turning movements for the appropriate design vehicle shall be submitted to demonstrate the proposed access width shown is needed. Otherwise, the driveway width shall be reduced which may allow for the existing hydrant to remain as is.
11. The applicant shall clarify the building materials for the trash enclosure identified as EP-2, BLK-1, and BLK-2 to ensure compliance with City standards.
12. The final exterior rear elevation of the building shall be consistent with the exterior rear elevation shown on sheet P9 Exterior Elevations – PC, which is consistent with the City’s Highway District Design Standards.
13. The exterior design treatments identified in sheets P8 Exterior Elevations – PC and P9 Exterior Elevations – PC are consistent with the Highway District Design Standards and shall be the standard used when constructed.
14. The applicant shall provide the applicable rooftop or ground mounted screening details for review and approval prior to issuance of a building or mechanical permit.
15. The applicant shall contact the City Planning Department for a final site inspection when all conditions of approval regarding this application have been completed.

ATTACHMENTS:

1. Resolution No. 2025-204 830 Marketplace Drive
2. Location Map 830 Marketplace Drive
3. Waconia Retail Narrative
4. ALTA Survey
5. 830 Marketplace Drive Plan Set
6. Landscap Plan
7. Elevations

FINANCIAL IMPLICATIONS:

ADVISORY BOARD RECOMMENDATIONS:

Funding Sources & Uses: Budget Information: _____ Budgeted _____ Non-Budgeted _____ Amendment Required	Planning Commission: Park Board: Personnel Committee: Other: More sample text.
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**CITY OF WACONIA
RESOLUTION 2025-204**

**RESOLUTION APPROVING SITE PLAN & DESIGN REVIEW FOR THE PROPERTY
LOCATED AT 830 MARKETPLACE DRIVE**

WHEREAS, Java Companies (the “**Applicant**”), has submitted a Site Plan & Design Review application for the property located at 830 Marketplace Drive (the “**Property**”) pursuant to Section 900.12 of the City Zoning Code; and

WHEREAS, the Property is described as Lot 1, WACONIA MARKETPLACE and identified as PID# 755040040; and

WHEREAS, the Property is zoned for B-1, Highway Business District and is located within the Highway Design Standards District; and

WHEREAS, the Applicant is proposing the construction of a 10,600 square foot automotive tire store and repair building; and

WHEREAS, the City’s Planning Commission, at their regular meeting on August 7th, 2025, recommended approval of the Site Plan & Design Review application via a 5-0 vote with the following conditions:

1. The proposed improvements shall be completed as approved and as conditionally revised by the Planning Commission and the City Council.
2. All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
3. The applicant shall work with the City Engineer and Public Services Director to revise the grading, drainage, and utility information to the satisfaction of the City prior to any work commencing on site.
4. The applicant shall provide the City with a letter of credit/ escrow funds to guarantee the proper installation and growth of the approved landscape plan. The letter of credit/escrow funds shall be submitted by the developer prior to obtaining a building permit that is equal to the amount of the required landscaping to be installed. The letter of credit/escrow funds shall be held by the City and must cover one full calendar year subsequent to the installation of said landscaping and must be conditioned upon complete and satisfactory implementation of the approved landscape plan.
5. The complement of trees fulfilling the requirements of the landscape policy shall be not less than twenty-five (25) percent deciduous and not less than thirty-three (33) percent coniferous. The landscape plan shall be revised to include a minimum of seven (7) evergreen/coniferous trees.
6. Final placement of the required tree and/or any replacement species shall be approved by the Public Services Department to ensure the placement does not interfere with any on site utilities and complies with City Code requirements.
7. All indirect costs with the building permit, review, and final plans associated with engineering and administrative costs shall be paid by the applicant/owner.

8. A sign permit shall be required for all signage and shall conform to Section 900.10. Approval of the site plan and design review application is not a formal approval of the conceptual signs presented with the application.
9. Section 900.08, Subd. 1.C provides standards for exterior lighting. The applicant shall submit a lighting plan for review and approval by City staff prior to building permit issuance to ensure conformance with the applicable sections of City Code.
10. Turning movements for the appropriate design vehicle shall be submitted to demonstrate the proposed access width shown is needed. Otherwise, the driveway width shall be reduced which may allow for the existing hydrant to remain as is.
11. The applicant shall clarify the building materials for the trash enclosure identified as EP-2, BLK-1, and BLK-2 to ensure compliance with City standards.
12. The final exterior rear elevation of the building shall be consistent with the exterior rear elevation shown on sheet P9 Exterior Elevations – PC, which is consistent with the City’s Highway District Design Standards.
13. The exterior design treatments identified in sheets P8 Exterior Elevations – PC and P9 Exterior Elevations – PC are consistent with the Highway District Design Standards and shall be the standard used when constructed.
14. The applicant shall provide the applicable rooftop or ground mounted screening details for review and approval prior to issuance of a building or mechanical permit.
15. The applicant shall contact the City Planning Department for a final site inspection when all conditions of approval regarding this application have been completed.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Waconia hereby approves the Site Plan & Design Review application submitted by Java Companies for the property located at 830 Marketplace Drive subject to the conditions, findings and recommendations of the Planning Commission and staff stated above.

Adopted by the City Council of the City of Waconia this 18th day of August 2025.

Tim Litfin, Mayor

ATTEST: _____
Jackie Schulze, Assistant City Administrator

LOCATION MAP—830 MARKETPLACE DRIVE





WACONIA RETAIL-NARRATIVE DESCRIPTION

To: Lane L Braaten, Community Development Director

From: Mark Krogh, Java Companies

Date: 7/2/2025

Re: Waconia Retail Narrative Description

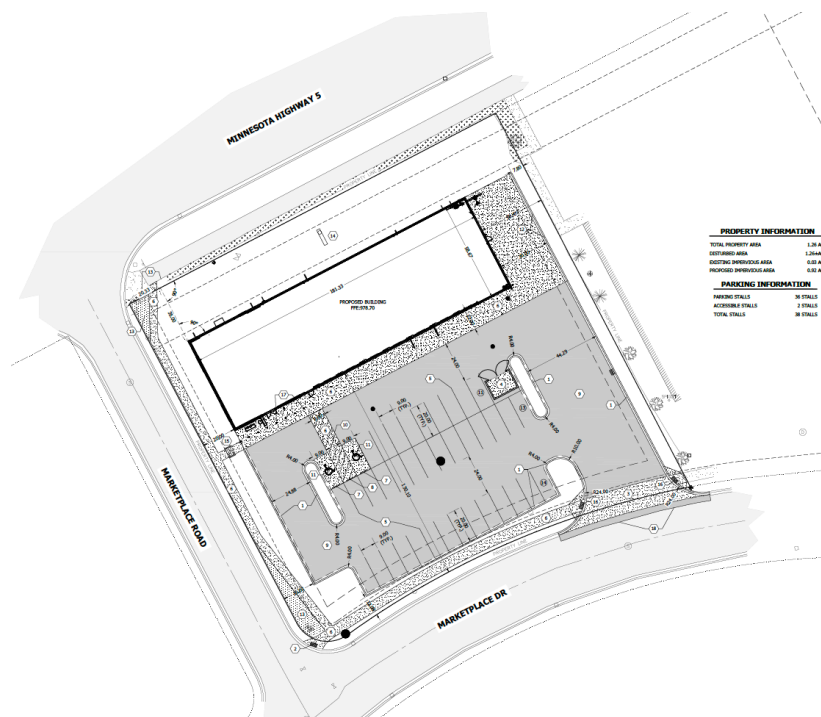
Dear Lane,

The following is a narrative description of the proposed project.

Narrative Description:

The Waconia Retail project will consist of a roughly 10,600 square foot automotive tire store and repair shop. Our intent is to meet the City Design Guidelines, and we believe we have done so without requesting any amendments to the guidelines.

Site Plan:



ALTA/NSPS LAND TITLE SURVEY FOR:

JERRY'S ENTERPRISES, INC

5101 Vernon Ave. S.
Edina, MN 55436

Legal Description

Lot 1, Block 2, WACONIA MARKETPLACE,
Carver County, Minnesota.

Note Corresponding to Schedule B, Part II

The following are survey related exceptions set forth in Schedule B, Part II
of the herein referenced Title Commitment :

- 2 Item 2 - Above ground encroachments, if any, as shown hereon.
- 9 Item 9 - Property subject to Declaration of Easements, Covenants, Conditions and Restrictions Affecting Land, dated Aug. 10, 2007, recorded Sept. 14, 2007 as Doc. No. 471610.
First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions Affecting Land, dated Dec. 8, 2017, recorded Dec. 11, 2017 as Doc. No. 655825.
Second Amendment to Declaration of Easements, Covenants, Conditions and Restrictions Affecting Land, dated July 21, 2021, recorded July 21, 2021 as Doc. No. 729214.
Items are unplottable.
- 10 Item 10 - Property subject to Declaration of Restrictive Covenants between ILEX Group, Inc. and Marvin Development IV, Inc. as set forth in the Doc. dated March 20, 2017 and recorded Dec. 11, 2017 as Doc. No. 655828. Items are unplottable.
- 11 Item 11 - Property subject to Right of Way Easement granting a permanent easement for public purpose to the City of Waconia, dated March 4, 2015 recorded April 6, 2015 as Doc. No. 607952. Easement affects property as shown hereon.
- 12 Item 12 - Easement granted to the Northern States Power Company, dated Oct. 15, 1959, recorded December 13, 1960 as Doc. No. 98571 does not encumber the property.
- 13 Item 13 - Property subject to an easement granted to the Northern States Power Company, a Minnesota company d/b/a Xcel Energy for the installation and maintenance and use of equipment for purpose of providing electrical energy, dated Sept. 11, 2002, recorded Sept. 27, 2002 as Doc. No. 326106. Easement affects property as shown hereon.
- 14 Item 14 - Drainage and utility easements as dedicated by and shown on the recorded plat of Waconia Marketplace affect property as shown hereon.

Miscellaneous Notes

- MN 1 Legal description and easements per title commitment from Old Republic National Title Insurance Company, Commitment No. ORTE748677, dated July 4, 2022.
- MN 2 Property Address: 830 Marketplace Drive, Waconia, MN 55387
PID No.: 755080040
- MN 3 Total Area of Parcel = 54,804 sq. ft.
- MN 4 Access is gained to the subject property via Marketplace Drive which is dedicated public right-of-way.
- MN 5 Property located in Section 21, Township 116, Range 25, Carver County, Minnesota.

Table A Certification Items

1. Monuments placed at all major corner of the boundary of the property, unless already marked or referenced by existing monuments are shown hereon.
2. Address of the property: 830 Marketplace Drive, Waconia, MN 55387
3. By graphic interpretation only, this property is in Flood Zone "X" (Areas generally outside Special Flood Hazard Area 1% annual chance flood) per FEMA panel map number 27019C0183D, effective on 12/21/2018.
4. Area of Property: 54,804 square feet
6. No zoning report or letter provided. "Current Zoning Information" shown obtained thru City website.
- 7(a). Exterior dimensions of building, if any, as shown at ground level. (property is vacant of any buildings)
- 7(c). Measured height of buildings, if any, shown to adjacent ground. (property is vacant of any buildings)
8. Substantial above found features observed in the process of conducting field work as shown.
9. Striped parking stalls, if any, as shown. (no parking stalls on site)
11. Observed evidence of existing utilities as shown hereon.
16. There was no observed evidence of earth moving work or building construction at the time of our field work.
17. The Surveyor is unaware of any changes in street right-of-way lines either completed or proposed as available from the controlling jurisdiction. There is no observable evidence of recent street or sidewalk construction or repairs.

ALTA/NSPS Land Title Survey Certification

To CA Property Acquisitions, LLC and Old Republic National Title Insurance Company as follows:

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, 6, 7(a)(c), 8, 9 and 11 of Table A thereof.
The field work was completed on April 4, 2022
Dated this 17th day of May, 2022.
Rev. 9/8/2022 updated title commitment

PREPARED BY:

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 Demarcinc.com

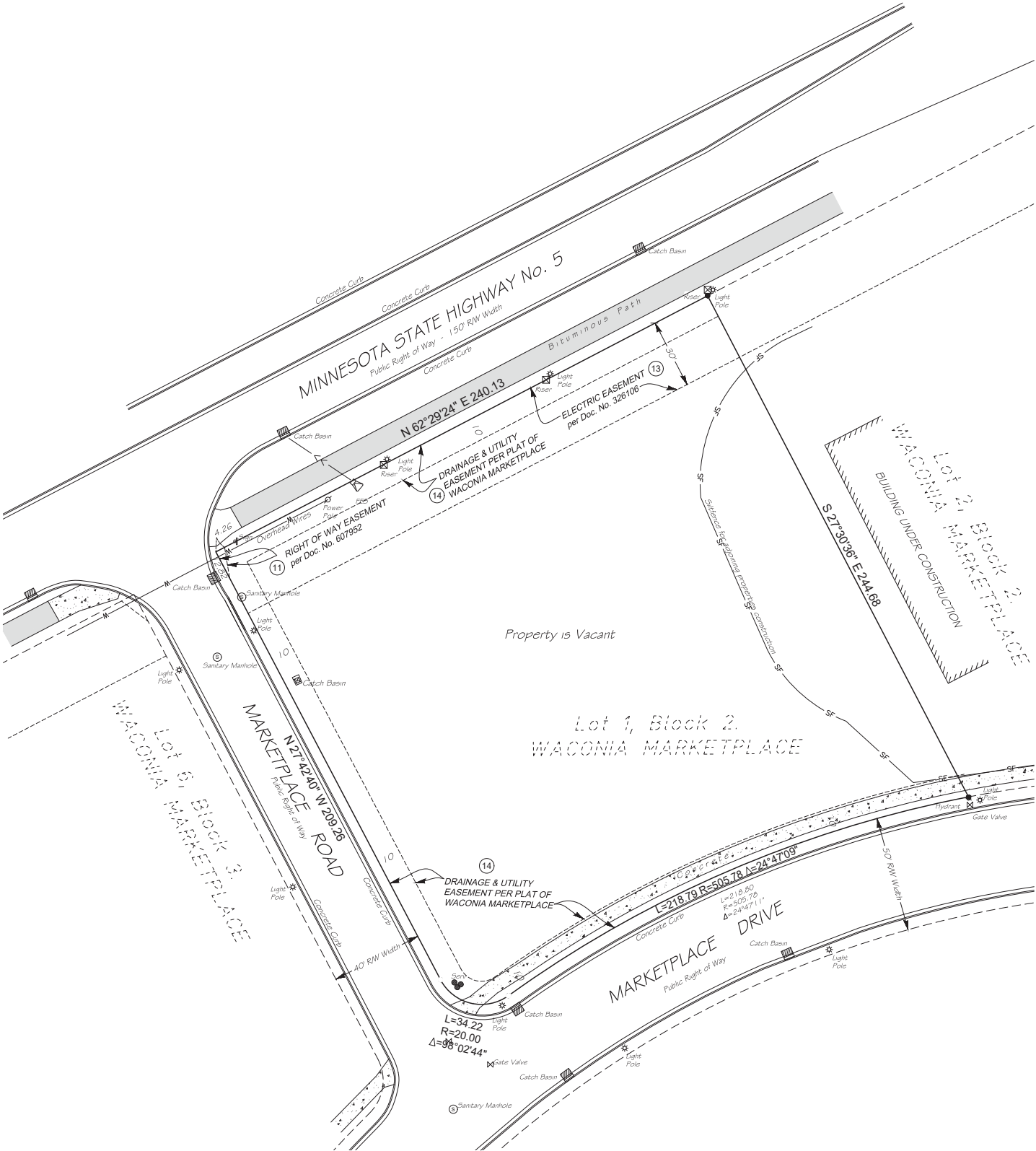
Signed: 
Gregory R. Prach Registration No. 24992

F.B. No. 1124-08 Proj. No. 90004A

field by: TM drawn by: 

File No.

F:\survey\waconia marketplace-carver co\1-2\01 Surveying - 90003\01 CAD\01 Source\01 Survey Base.dwg



Current Zoning Information

Source of Information: City of Waconia Zoning web site			
City Address: 201 South Vine Street, Waconia, MN 55387			
City Phone: 952-442-2184			
Subject Property Address: 830 Marketplace Drive, Waconia, MN 55387			
Zoning District(s): B-1			
Zoning Definition: B-1 Highway Business District			
Building Setback Requirements for principal structures			
	Observed	Required	Notes
Front Yard Setback	N/A	25 feet	N/A
Side Yard Setback	N/A	15 feet	
Rear Yard Setback	N/A	20 feet	
Corner Yard Setback	N/A	20 feet	
Parking Tabulation			
	Observed	Required	Notes
Regular Spaces	N/A	see note	Parking requirements dependent on use of property.
Handicapped Spaces	N/A	see note	
Total Parking Spaces	N/A	see note	
Height Restrictions			
	Observed	Max. Allowed	Notes
Maximum Height	N/A	35 feet	
Bulk Restrictions			
	Observed	Required	Notes
Lot Area	54,804 Sq. Ft.	17,500 sq.ft	
Max. Hardcover Surface	vacant	80%	
Other:	N/A	N/A	

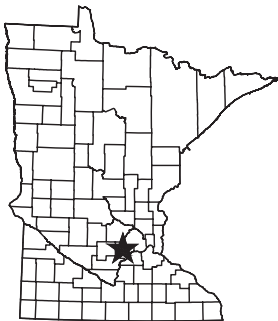
NOTE: Because there may be a need for further interpretation of the applicable zoning codes, we refer you to the above referenced municipality and the applicable zoning codes.

Legend

- Denotes Found Iron Monument
- Denotes Iron Monument Set
- ⊗ Bollard
- ★ Light
- ⚡ Power Pole
- Ⓢ Sanitary Manhole
- Ⓜ Storm Manhole
- Manhole (use not determined)
- ⊞ Catch Basin
- Ⓜ Sign
- Ⓜ Telephone Pedestal Riser
- Ⓜ Communication Pedestal Riser
- Ⓜ Flared End Section

MACKENTHUNS OUTLOT RETAIL JAVA COMPANIES

830 MARKETPLACE DRIVE
WACONIA, MN



INDEX OF SHEETS:

C001	COVER SHEET
C101	EXISTING CONDITONS & REMOVALS PLAN
C201	SITE PLAN
C301	GRADING PLAN
C401	UTILITY PLAN
C501	EROSION CONTROL PLAN
C601	CIVIL DETAILS
C602	CIVIL DETAILS
C603	CIVIL DETAILS
C604	EROSION CONTROL DETAILS
C605	EROSION CONTROL DETAILS
C606	SWPPP NARRATIVE
C607	CIVIL SPECIFICATIONS
C608	CIVIL SPECIFICATIONS
C609	CIVIL SPECIFICATIONS

GENERAL NOTES:

- TOPOGRAPHIC SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, TOPOGRAPHY WITH SPOT ELEVATIONS AND PHYSICAL FEATURES WAS PROVIDED BY:

DESIGN TREE ENGINEERING & LAND SURVEYING
120 17TH AVENUE WEST
ALEXANDRIA, MN 56308
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT

PROJECT CONTACTS

CIVIL ENGINEER
DESIGN TREE ENGINEERING AND
LAND SURVEYING
MICHAEL J. GERBER
120 17TH AVENUE WEST
ALEXANDRIA, MN 56308
TEL:320-460-7104
EMAIL:mjg@dte-ls.com

LAND SURVEYOR
DESIGN TREE ENGINEERING AND
LAND SURVEYING
JON D. SCHUETTE
120 17TH AVENUE WEST
ALEXANDRIA, MN 56308
TEL:320-460-7104
EMAIL:jds@dte-ls.com

OWNER
JAVA COMPANIES
MARK KROGH
879 SCHEFFLER AVE
ST. PAUL, MN 55102

BENCHMARK INFORMATION:

BENCHMARK #1: RAILROAD SPIKE IN POWER POLE
LOCATED ON THE NORTH WEST SIDE OF PROPERTY.
ELEV: 972.19

BENCHMARK #2: TOP NUT HYDRANT LOCATED ON THE
EAST SIDE OF THE SITE ENTRANCE.
ELEV: 981.03

DESIGN TREE
engineering + land surveying
Corporate Office:
120 17th Ave W Alexandria, MN 56308
888-216-1916

JAVA
COMPANIES

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DIRECT SUPERVISION AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MINNESOTA.

PRINTED NAME: MICHAEL J. GERBER

DATE: 07-01-2025

LICENSE #: 56653

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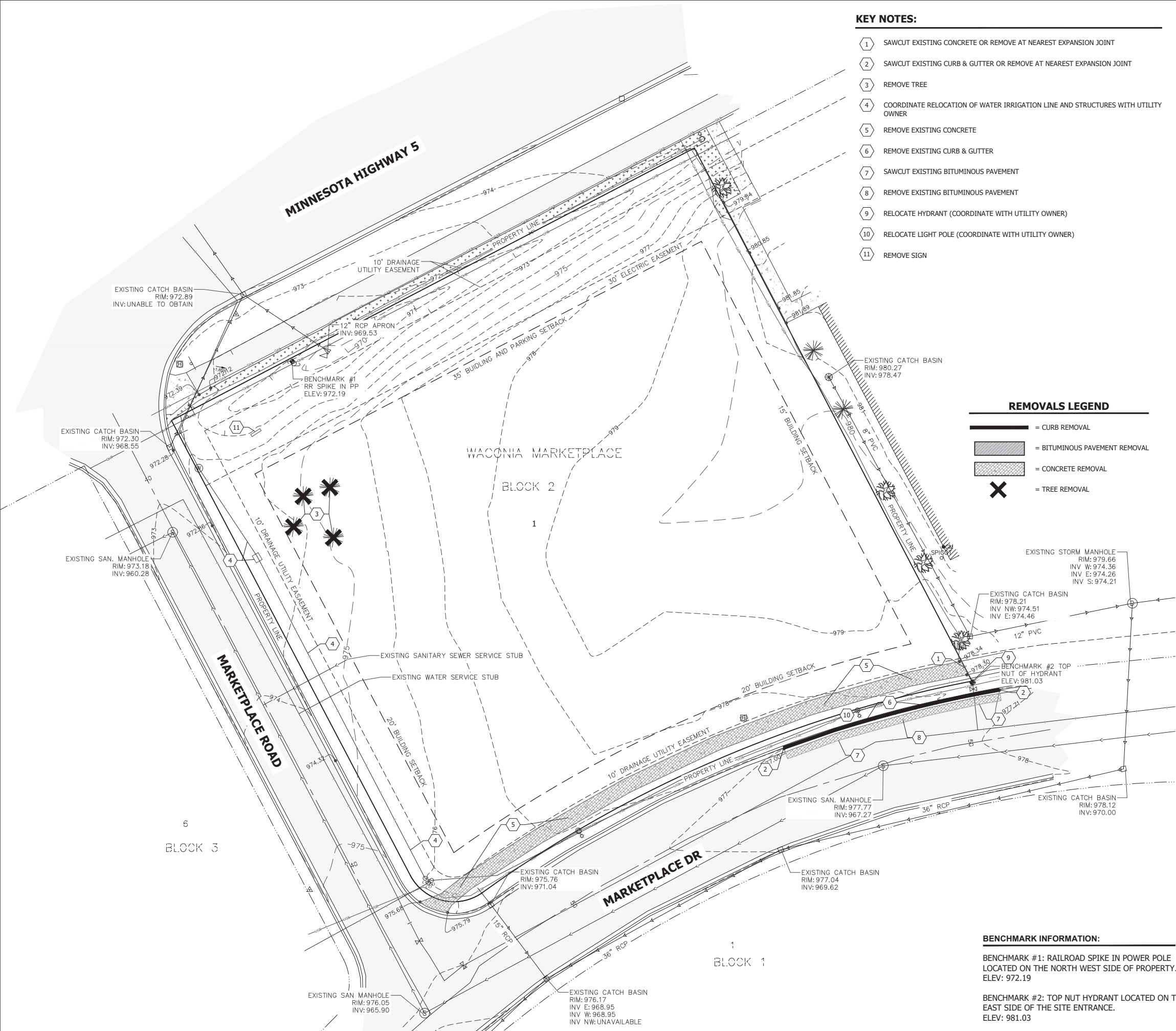
PROJECT NO.: 10924003

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COVER SHEET

DRAWING NO.

C001



- KEY NOTES:**
- 1 SAWCUT EXISTING CONCRETE OR REMOVE AT NEAREST EXPANSION JOINT
 - 2 SAWCUT EXISTING CURB & GUTTER OR REMOVE AT NEAREST EXPANSION JOINT
 - 3 REMOVE TREE
 - 4 COORDINATE RELOCATION OF WATER IRRIGATION LINE AND STRUCTURES WITH UTILITY OWNER
 - 5 REMOVE EXISTING CONCRETE
 - 6 REMOVE EXISTING CURB & GUTTER
 - 7 SAWCUT EXISTING BITUMINOUS PAVEMENT
 - 8 REMOVE EXISTING BITUMINOUS PAVEMENT
 - 9 RELOCATE HYDRANT (COORDINATE WITH UTILITY OWNER)
 - 10 RELOCATE LIGHT POLE (COORDINATE WITH UTILITY OWNER)
 - 11 REMOVE SIGN

REMOVALS LEGEND

- [Solid line] = CURB REMOVAL
- [Hatched box] = BITUMINOUS PAVEMENT REMOVAL
- [Cross-hatched box] = CONCRETE REMOVAL
- [X] = TREE REMOVAL

BENCHMARK INFORMATION:

BENCHMARK #1: RAILROAD SPIKE IN POWER POLE LOCATED ON THE NORTH WEST SIDE OF PROPERTY. ELEV: 972.19

BENCHMARK #2: TOP NUT HYDRANT LOCATED ON THE EAST SIDE OF THE SITE ENTRANCE. ELEV: 981.03

- NOTES:**
- EXISTING CONDITIONS & TOPOGRAPHIC INFORMATION PROVIDED BY: DESIGN TREE ENGINEERING & LAND SURVEYING
120 17TH AVENUE W
ALEXANDRIA, MN 56308
 - CONTRACTOR SHALL FIELD VERIFY ALL BUILDING DIMENSIONS AND REMOVAL LIMITS PRIOR TO ANY CONSTRUCTION.
 - SAWCUT CURB AND GUTTER AND SIDEWALK, OR REMOVE AT NEAREST EXPANSION JOINTS.
 - SAWCUT BITUMINOUS PAVEMENT FULL DEPTH AT ALL TIE-IN LOCATIONS.
 - CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS, AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXCESS OR WASTE MATERIAL GENERATED AS PART OF CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
 - CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
 - THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/ OR RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION AND ELEVATION TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
 - GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES
 - THE CONDITION OF THE ADJACENT STREET SHALL BE REVIEWED BY THE CITY AND CONTRACTOR PRIOR TO ANY WORK AND VERIFIED WITH VIDEO OR PITCURES. ANY DAMAGE TO THE STREET AFTER WORK COMMENCES SHALL BE DEEMED TO BE CAUSED BY THE CONTRACTOR AND BE THE OWNERS RESPONSIBILITY TO REPAIR.
 - WORK WITHIN PUBLIC RIGHT-OF-WAY MUST BE COORDINATED WITH THE WACONIA PUBLIC SERVICES DEPARTMENT. CONTRACTOR MUST PROVIDE A MINIMUM 48-HOUR NOTICE PRIOR TO ANY WORK BEING PERFORMED. BITUMINOUS PAVEMENT SHALL BE SAWCUT AND CONCRETE REMOVED TO JOINT TO PROVIDE CLEAN MATCH LINES.

- LEGEND**
- [Symbol] HYDRANT
 - [Symbol] SANITARY MANHOLE
 - [Symbol] GATE VALVE
 - [Symbol] POWER POLE
 - [Symbol] LIGHT POLE
 - [Symbol] CATCH BASIN
 - [Symbol] SIGN
 - [Symbol] DECIDUOUS TREE
 - [Symbol] CONIFEROUS TREE
 - [Symbol] SHRUB
 - [Symbol] PEDESTAL
 - [Symbol] GUY WIRE
 - [Symbol] MONITORING WELL
 - [Symbol] SANITARY SEWER CLEANOUT

- [Symbol] STORM SEWER LINE
- [Symbol] SANITARY SEWER LINE
- [Symbol] WATERMAIN
- [Symbol] OVERHEAD ELECTRIC
- [Symbol] UNDERGROUND ELECTRIC
- [Symbol] UNDERGROUND GAS LINE
- [Symbol] CONCRETE PAVEMENT
- [Symbol] BITUMINOUS PAVEMENT
- [Symbol] BUILDING



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PRINTED NAME: MICHAEL J. GERBER
DATE: 07-01-2025 LICENSE #: 56653

**MACKENTHUNS
OUTLOT RETAIL**

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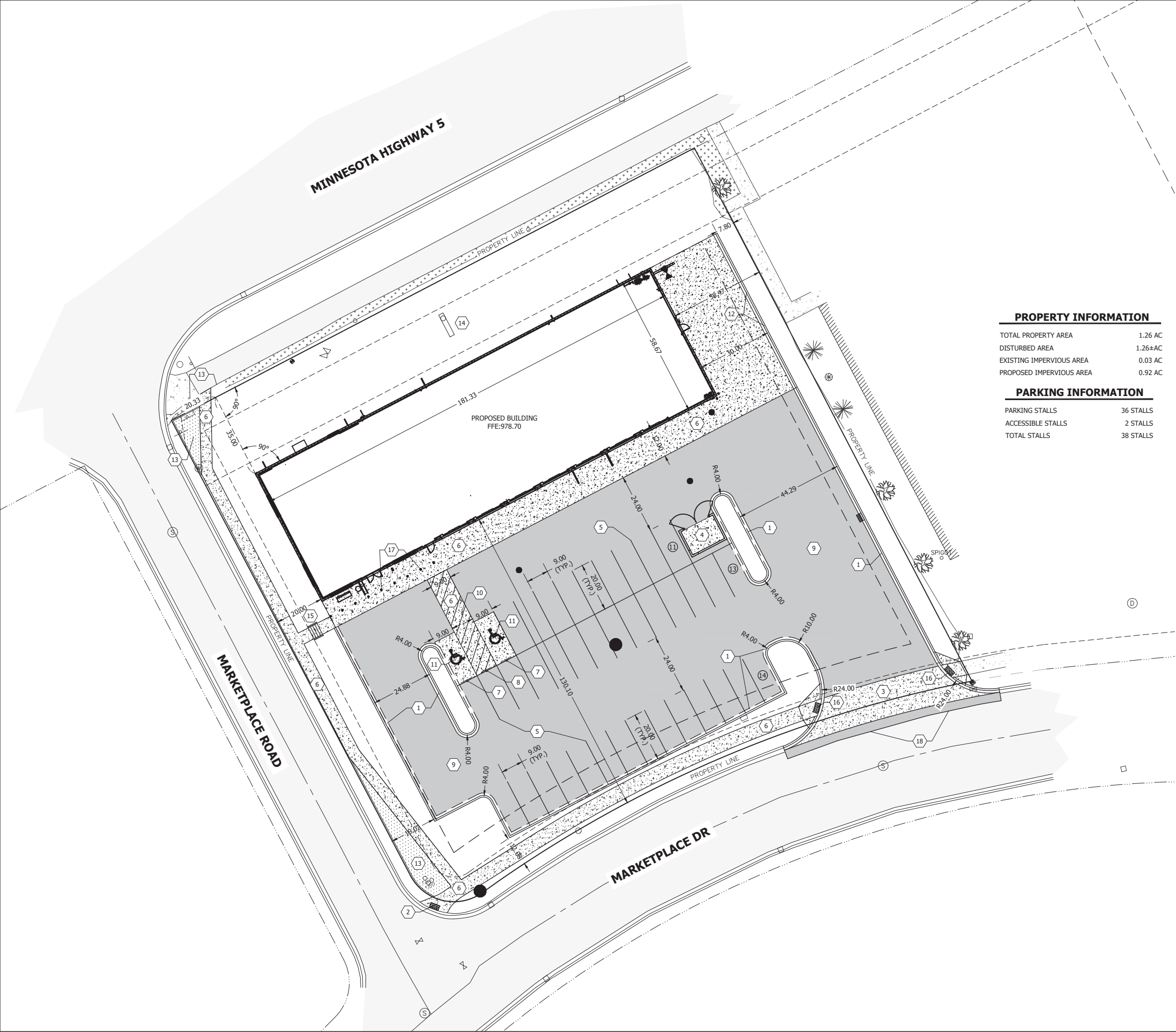
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**EXISTING
CONDITIONS &
REMOVALS PLAN**



- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO FLOW LINE, CENTERLINE OF FENCE, EDGE OF PAVEMENT, OR EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
 2. CONTRACTOR SHALL VERIFY ALL PLAN AND DETAIL DIMENSIONS PRIOR TO CONSTRUCTION.
 3. ALL CROSSWALK STRIPING SHALL BE WHITE IN COLOR.
 4. ALL INTERIOR PARKING STALL STRIPING SHALL BE 4" AND YELLOW IN COLOR.
 5. ACCESSIBLE PARKING STALL STRIPING, ACCESS AISLE, SYMBOL, AND SIGNAGE SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
 6. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
 7. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
 8. CONTRACTOR SHALL PROVIDE A TEMPORARY PEDESTRIAN ACCESS ROUTE PLAN FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
 9. CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
 10. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

PROPERTY INFORMATION

TOTAL PROPERTY AREA	1.26 AC
DISTURBED AREA	1.26±AC
EXISTING IMPERVIOUS AREA	0.03 AC
PROPOSED IMPERVIOUS AREA	0.92 AC

PARKING INFORMATION

PARKING STALLS	36 STALLS
ACCESSIBLE STALLS	2 STALLS
TOTAL STALLS	38 STALLS

SITE LEGEND

- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CURB AND GUTTER
- TIPPED CURB AND GUTTER
- RETAINING WALL
- TRAFFIC CONTROL SIGNAGE
- PAINTED ACCESSIBLE PARKING SYMBOL

KEY NOTES:

- 1 B612 CURB AND GUTTER
- 2 ADA PEDESTRIAN RAMP (SEE DETAILS)
- 3 CONCRETE DRIVE APRON
- 4 TRASH ENCLOSURE (SEE ARCHITECTURAL)
- 5 PARKING STRIPING
- 6 CONCRETE SIDEWALK
- 7 "ACCESSIBLE PARKING" SIGN & POST
- 8 "NO PARKING" SIGN & POST
- 9 BITUMINOUS PAVEMENT
- 10 ACCESSIBLE PARKING STRIPING
- 11 ACCESSIBLE PARKING MARKINGS
- 12 RAISED CURB- HEIGHT VARIES (SEE GRADING PLAN)
- 13 LANDSCAPE RESTORATION
- 14 SIGN (SEE ARCHITECTURAL)
- 15 STEPS W/HANDRAILS (SEE DETAIL)
- 16 TRUNCATED DOMES
- 17 BOLLARDS (TYP) (SEE ATCHITECTURAL)
- 18 BITUMINOUS PAVEMENT REPAIR

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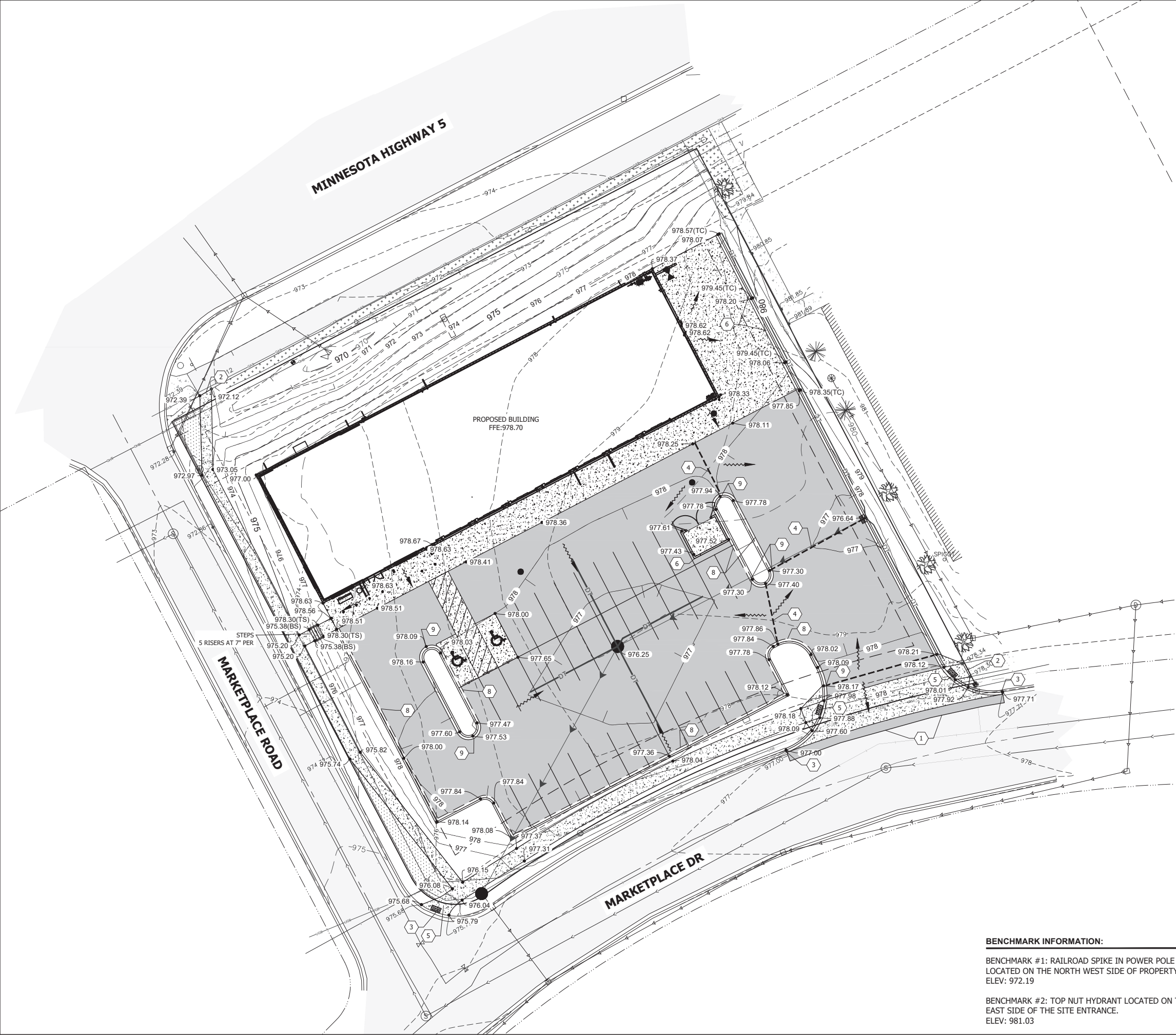
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NO.	DATE	DESCRIPTION

SITE PLAN

DRAWING NO.

C201



- NOTES:**
- THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION AND ELEVATION TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
 - SIDEWALKS SHALL MEET ADA REQUIREMENTS, AND SHALL NOT EXCEED 2.00% CROSS SLOPE, OR 5.00% LONGITUDINAL SLOPE.
 - CONCRETE ENTRANCES AND APPROACHES SHALL NOT EXCEED 2.00% CROSS SLOPE IN SIDEWALK AREAS.
 - ACCESSIBLE PARKING STALLS SHALL MEET ADA REQUIREMENTS, AND SHALL NOT EXCEED 2.00% SLOPE IN ALL DIRECTIONS.
 - PEDESTRIAN RAMPS SHALL MEET ADA REQUIREMENTS.
 - ALL EXCESS OR WASTE MATERIAL GENERATED AS PART OF CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
 - ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
 - ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
 - SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
 - GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

- GRADING LEGEND**
- = EXISTING MAJOR CONTOUR
 - - - = EXISTING MINOR CONTOUR
 - - - 100 - - - = EXISTING CONTOUR LABEL
 - = PROPOSED MAJOR CONTOUR
 - - - = PROPOSED MINOR CONTOUR
 - 100 — = PROPOSED CONTOUR LABEL
 - = EXISTING SPOT ELEVATION*
 - = PROPOSED SPOT ELEVATION*
 - ~ = PROPOSED SPOT ELEVATION
 - 978.67(TC) = PROPOSED TOP CURB ELEVATION
 - 978.67(TS) = PROPOSED TOP STEP ELEVATION
 - 978.67(BS) = PROPOSED BOTTOM STAIR ELEVATION

*SPOT ELEVATIONS ALONG CURB & GUTTER AND OTHER REVEALS ARE TO FLOWLINE, UNLESS OTHERWISE NOTED.

- KEY NOTES:**
- 1 MATCH INTO EXISTING BITUMINOUS PAVEMENT
 - 2 MATCH INTO EXISTING CONCRETE
 - 3 MATCH INTO EXISTING CURB & GUTTER
 - 4 GRADE BREAK
 - 5 ADA PEDESTRIAN RAMP (SEE DETAILS)
 - 6 CONSTRUCT DRAINAGE CHANNEL IN BACK OF WALL
 - 7 CURB HEIGHT VARIES
 - 8 TIPPED GUTTER
 - 9 GUTTER TRANSITION

BENCHMARK INFORMATION:

BENCHMARK #1: RAILROAD SPIKE IN POWER POLE LOCATED ON THE NORTH WEST SIDE OF PROPERTY. ELEV: 972.19

BENCHMARK #2: TOP NUT HYDRANT LOCATED ON THE EAST SIDE OF THE SITE ENTRANCE. ELEV: 981.03



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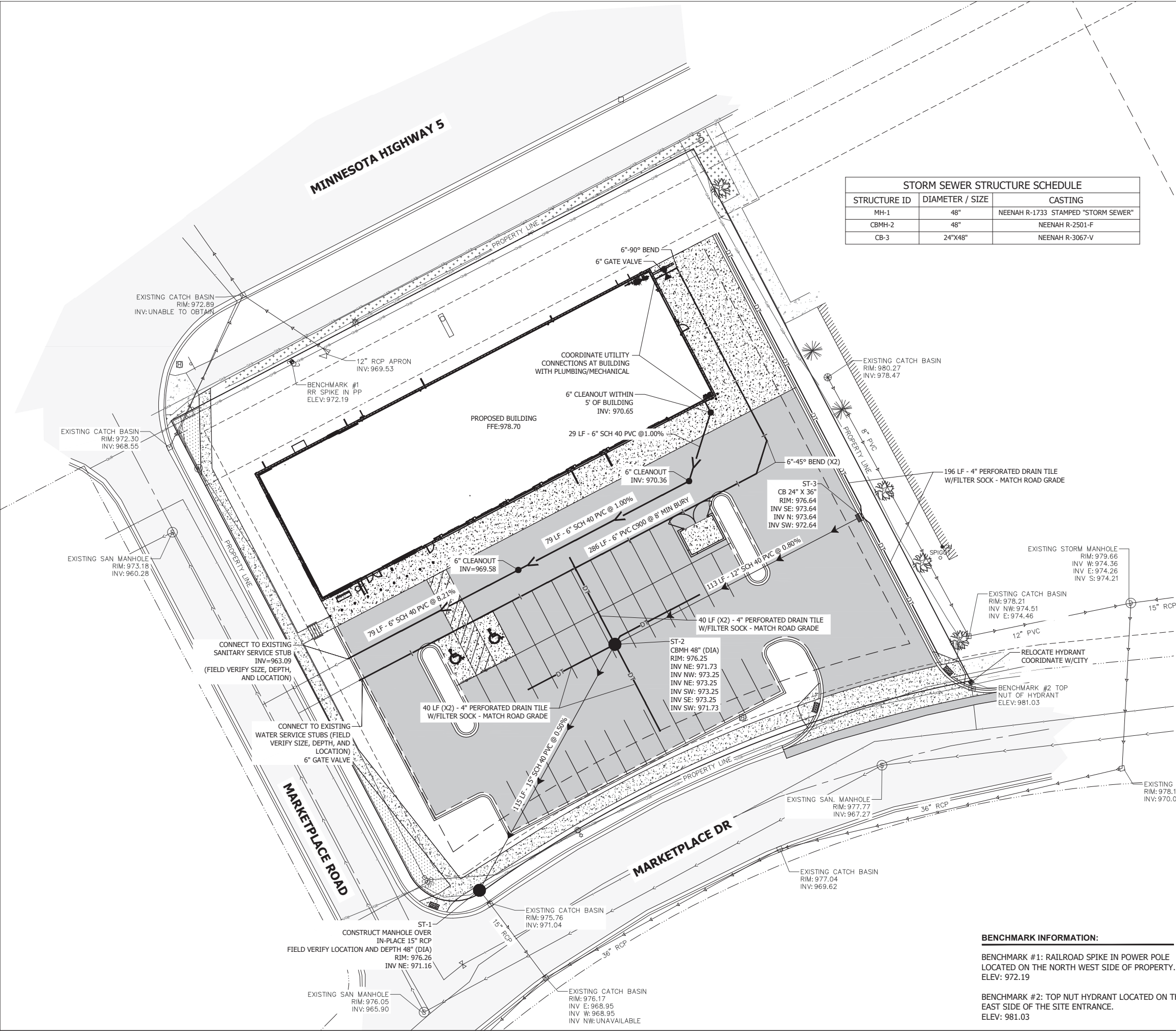
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GRADING PLAN



STORM SEWER STRUCTURE SCHEDULE		
STRUCTURE ID	DIAMETER / SIZE	CASTING
MH-1	48"	NEENAH R-1733 STAMPED "STORM SEWER"
CBMH-2	48"	NEENAH R-2501-F
CB-3	24"X48"	NEENAH R-3067-V

- NOTES:**
- THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/ OR RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION AND ELEVATION TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY AND COORDINATE BUILDING UTILITY CONNECTION SIZES, LOCATIONS, AND ELEVATIONS WITH PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS.
 - ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
 - ALL WATER PIPING SHALL BE BURIED A MINIMUM OF 8'.
 - A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
 - SANITARY SEWER CLEANOUTS SHALL BE PROVIDED WITHIN 5' OF THE BUILDING FOR UNIT'S CONNECTION.
 - SANITARY SEWER CLEANOUT SPACING SHALL NOT EXCEED 90'.
 - SANITARY SEWER SERVICES SHALL HAVE A MINIMUM OF 2.00% GRADE UNLESS OTHERWISE NOTED ON THE PLANS.
 - ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA RULES, PART 7560.0150
 - ALL CONSTRUCTION, MATERIALS, AND TESTING SHALL BE IN ACCORDANCE WITH THE MINNESOTA STATE PLUMBING CODE.
 - CONTRACTOR SHALL COORDINATE UTILITY INSPECTIONS WITH LOCAL AUTHORITIES HAVING JURISDICTION.
 - GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.
 - ALL DIP WATERMAIN PIPE AND METAL FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE ENCASEMENT MATERIAL.
 - CITY INSPECTION IS REQUIRED DURING UTILITY INSTALLATION. CONTRACTOR SHALL COORDINATE INSPECTIONS WITH THE CITY PUBLIC SERVICES DEPARTMENT. 48 HOURS NOTIFICATION IN ADVANCE OF UTILITY INSTALLATION WORK IS REQUIRED. CITY PUBLIC SERVICE DEPARTMENT CAN BE CONTACTED AT 952-442-2615.
 - THE CONDITION OF THE EXISTING STORM SEWER IN 8TH STREET SHALL BE DOCUMENTED PRIOR TO ANY WORK. ANY SEDIMENT DEPOSITED IN THE SEWER AFTER CONSTRUCTION BEGINS SHALL BE DEEMED TO BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL SITE APPROVAL.

UTILITY LEGEND

- = HYDRANT
- = CURB STOP
- = GATE VALVE
- = SANITARY MANHOLE
- = CLEANOUT
- = STORM MANHOLE
- = CATCH BASIN
- = CULVERT APRON
- = WATER LINE
- = SANITARY LINE
- = STORM LINE

BENCHMARK INFORMATION:

BENCHMARK #1: RAILROAD SPIKE IN POWER POLE LOCATED ON THE NORTH WEST SIDE OF PROPERTY. ELEV: 972.19

BENCHMARK #2: TOP NUT HYDRANT LOCATED ON THE EAST SIDE OF THE SITE ENTRANCE. ELEV: 981.03



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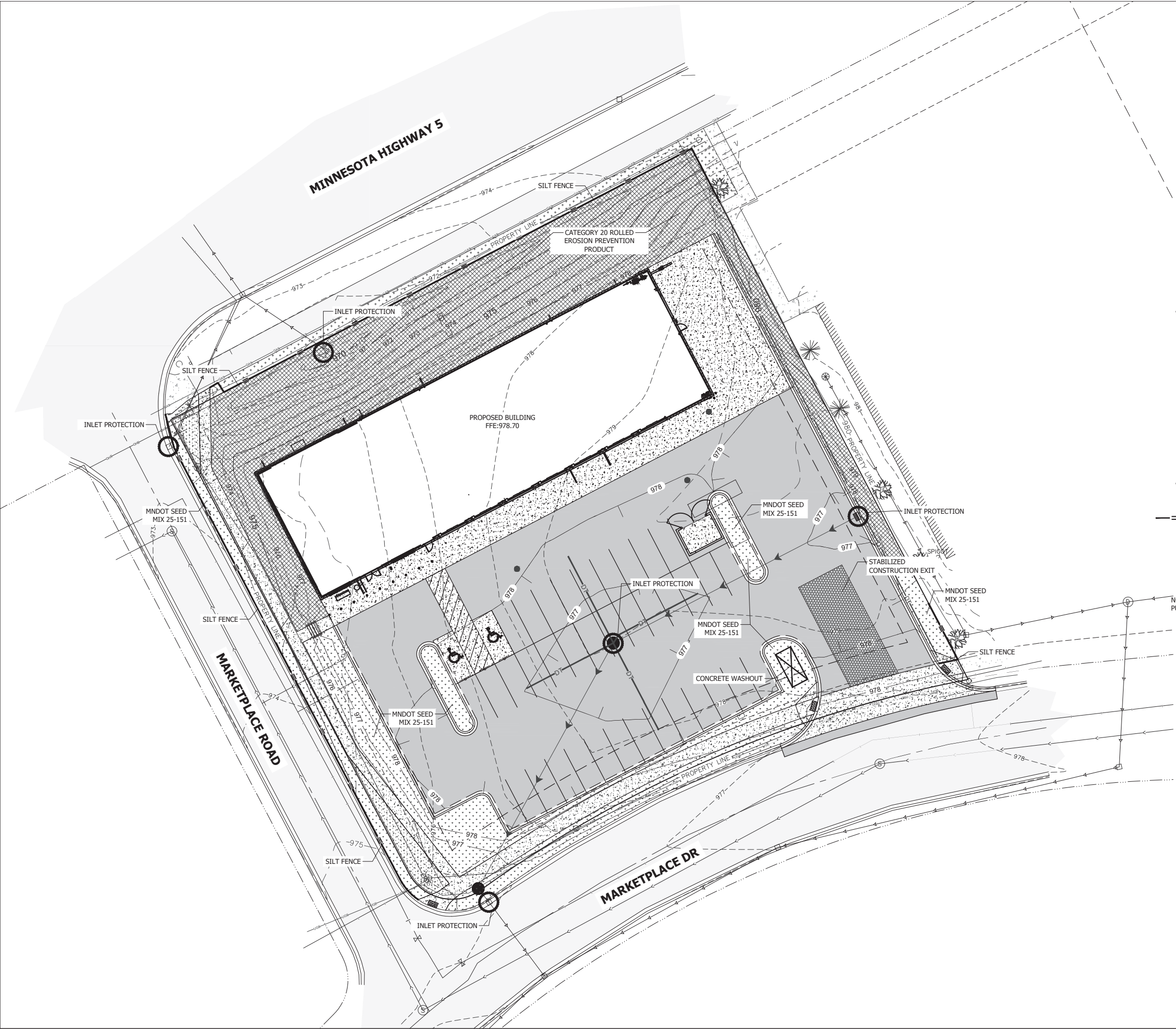
PROJECT NO.: 10924003

NO.	DATE	DESCRIPTION

UTILITY PLAN

DRAWING NO.

C401



- NOTES:**
- ALL DISTURBED AREAS SHALL BE FINAL GRADED AND PERMANENTLY STABILIZED WITH THE SEED MIX IDENTIFIED ON PLANS.
 - THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES PERMIT, MNDOT, AND THE CITY.
 - INLET PROTECTION SHALL BE PROVIDED ON ALL CATCH BASINS AND INLETS DOWN GRADIENT OF CONSTRUCTION ACTIVITY.
 - PROVIDE SILT FENCE PERIMETER CONTROL DOWN GRADIENT OF ALL CONSTRUCTION ACTIVITY AND TEMPORARY STOCKPILES.
 - TEMPORARY STABILIZED CONSTRUCTION EXITS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
 - NO OFFSITE VEHICLE TRACKING IS PERMITTED. STREETS SHALL BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS.
 - REFER TO THE SWPPP AND THE CITY OF WACONIA EROSION CONTROL REQUIREMENTS FOR FURTHER EROSION CONTROL SEQUENCING.
 - GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

- TOPSOIL NOTES:**
- TOPSOIL SHALL BE RESTORED AT CCWMO STANDARDS TO A MINIMUM DEPTH OF 6" ACROSS ALL PVIOUS AREAS SHOWN ON THE DRAWINGS
 - TOPSOIL RESTORATION AREA OF 1,791 SY SHALL BE FIELD VERIFIED.

EROSION CONTROL LEGEND & QUANTITIES:

	STABILIZED CONSTRUCTION EXIT	(1 EA)
	SILT FENCE	(518 LF)
	MNDOT SEED MIX 25-151	(0.14 AC)
	CATEGORY 20 ROLLED EROSION PREVENTION PRODUCT	(1,118 SY)
	INLET PROTECTION	(5 EA)

NOTE: QUANTITIES SHOWN ARE FOR SWPPP PLAN, AND ARE NOT FOR BIDDING PURPOSES. SEE LANDSCAPE PLANS FOR FINAL STABILIZATION REQUIREMENTS.



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.

PRINTED NAME: MICHAEL J. GERBER
DATE: 07-01-2025 LICENSE #: 56653

**MACKENTHUNS
OUTLOT RETAIL**

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

**830 MARKETPLACE DRIVE
WACONIA MN**

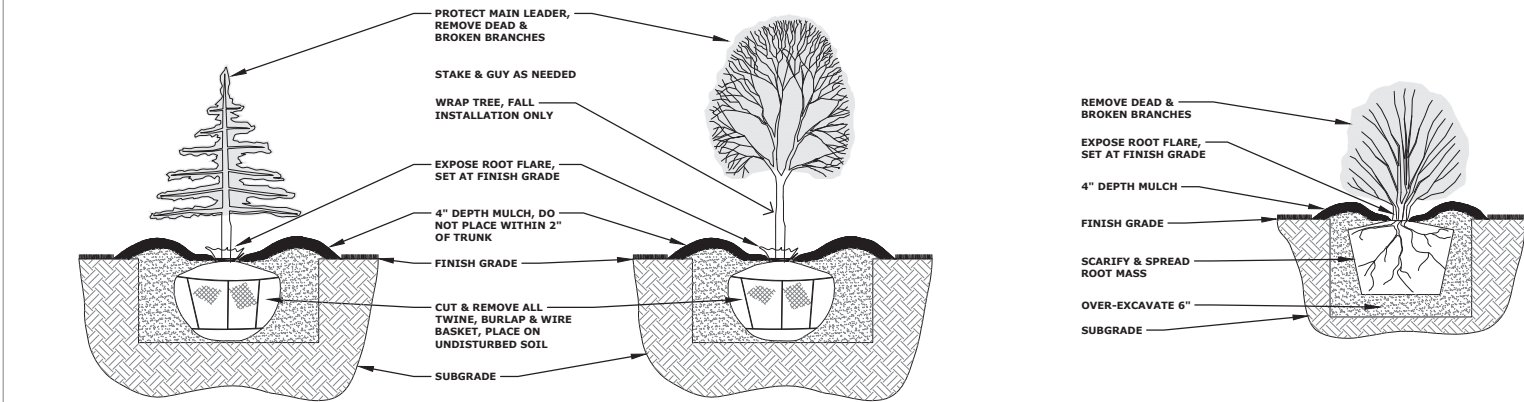
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DRAWN BY: NPK		
CHECKED BY: JEA		
PROJECT NO.: 10924003		
NO.	DATE	DESCRIPTION

**EROSION
CONTROL PLAN**

DRAWING NO.
C501



CONTRACTOR TO HAVE ALL UTILITIES ON SITE VERIFIED AND MARKED BEFORE STARTING WORK.

CONTRACTOR IS LIABLE FOR ANY DAMAGE TO EXISTING UTILITIES ON SITE AND RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REPAIRING/REPLACING DAMAGE.

CONTRACTOR IS LIABLE FOR ALL DAMAGE RELATED TO CONTRACTORS ACTIVITY ON SITE AND RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REPAIRING/REPLACING DAMAGE.

OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL RIGHT-OF-WAY.

COMPLETE WORK PER OWNERS CONSTRUCTION SCHEDULE AND COORDINATE WORK WITH OTHERS ON SITE.

PLANT MATERIAL SHALL COMPLY WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE FREE OF DISEASE AND DAMAGE.

ALL PLANT MATERIALS TO BE WARRANTIED ONE (1) FULL YEAR FROM THE COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT.

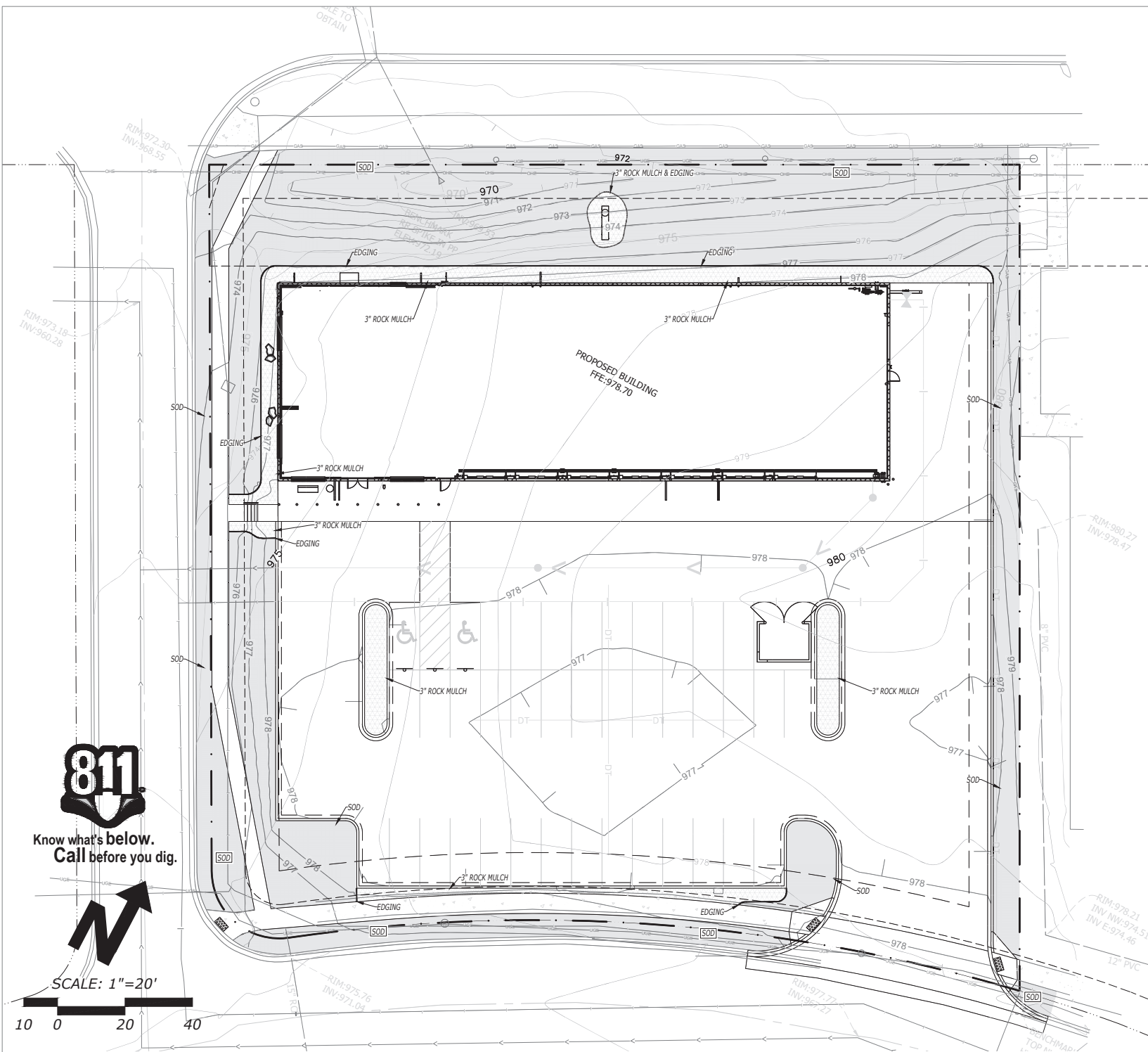
WATER AND MAINTAIN ALL PLANT MATERIALS UNTIL ACCEPTED BY OWNER.

IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOW ON THE PLAN COMPARED TO THE PLANT LEGEND, THE PLAN TAKES PRECEDENCE.

- ALL AREAS DISTURBED DURING CONSTRUCTION TO RECEIVE 6" OF TOPSOIL AND SOD UNLESS OTHERWISE SPECIFIED ON PLANS.
- .. VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
 - .. REPLACEMENT TOPSOIL SHOULD BE CLEAN, FREE OF DEBRIS, SHARP OBJECTS, ROCKS AND WEEDS.
 - .. ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADED SMOOTH AND EVEN.
- SOD TO BE A KENTUCKY BLUEGRASS SEED VARIETY.
- .. NO GUARANTEE ON SOD EXCEPT SOD THAT IS NOT ACCEPTABLE AT TIME OF INSTALLATION.
 - .. STAKE SOD ON SLOPES 3:1 AND GREATER.
- PROVIDE BLANKET ON ALL SEEDED AREAS THAT ARE SLOPED. MULCH APPLICATION FOR ALL OTHER SEEDED AREAS SHALL BE HYDROMULCH OR DISCED STRAW DEPENDING ON SEED TYPE.
- INSTALL BLACK VINYL EDGING AROUND ALL PLANTING BEDS AS SHOWN ON PLAN.
- MULCH TO BE FINELY SHREDDED, UNDYED, HARDWOOD ORGANIC MULCH INSTALLED TO 4" DEPTH.
- .. NO WEED FABRIC BARRIER BENEATH ORGANIC MULCHES.
 - .. TREES SHALL HAVE MULCH PULLED BACK 2" FROM BASE OF TRUNK.
 - .. NO EDGING AROUND TREES OUTSIDE OF SHRUB BEDS.
- ROCK MULCH SHALL BE 1-1/2" DIAMETER BUFF LIMESTONE ROCK INSTALLED TO 3" DEPTH WITH APPROVED WEED FABRIC BARRIER.
- SWEEP AND MAINTAIN ALL PAVEMENT AREAS AFTER LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER, DAILY CLEANING TO BE COMPLETED BY THE MUNICIPALITY.

- **B-1 ZONING DISTRICT**
- **ONE (1) TREE PER 1,000 SF OF BUILDING AREA OR ONE (1) TREE PER 50 FT OF SITE PERIMETER WHICHEVER IS GREATER**
- **10,638 SF BUILDING AREA**
- **11 TREES REQUIRED**
- **947 LF OF SITE PERIMETER**
- **19 TREES REQUIRED**
- **PROVIDED**
- **HWY 5 FRONTAGE REQUIREMENTS**
- **ONE (1) 3" CAL. DECIDUOUS TREE OR ONE (1) 8' CONIFEROUS TREE PER 40 LF OF HWY FRONTAGE.**
- **240 LF OF FRONTAGE = 6 TREES REQUIRED**
- **PROVIDED**

DECIDUOUS TREES					
SY	3	EXCLAMATION! SYCAMORE <i>Platanus x acerifolia 'Morton Circle'</i>	3" CAL.	B&B	60'H x 45'W
HC	1	HORSE CHESTNUT <i>Aesculus hippocastanum</i>	2.5" CAL.	B&B	55'H x 50'W
CH	3	COMMON HACKBERRY <i>Celtis occidentalis</i>	3" CAL.	B&B	50'H x 50'W
SK	6	STREETKEEPER HONEYLOCUST <i>Gleditsia tricanthos 'Draves'</i>	2.5" CAL.	B&B	45'H x 20'W
PH	6	PRAIRIE HORIZON ALDER <i>Alnus hirsuta 'Harbin'</i>	2" CAL.	B&B	35'H x 25'W
ORNAMENTAL TREES					
PP	6	PARKLAND PILLAR BIRCH <i>Betula platyphylla 'Jefpark'</i>	1.5" CAL.	B&B	40'H x 7'W
EVERGREEN TREES					
MT	5	MUGO TANNENBAUM <i>Pinus mugo 'Tannenbaum'</i>	36" HT	B&B	10'H x 6'W
SHRUBS					
TY	11	TAUNTON YEW <i>Taxus x media 'Tauntonii'</i>	#2 CONT.	POT	3'H x 5'W
AF	14	ARCTIC FIRE DOGWOOD <i>Cornus stolonifera 'Farrow'</i>	#2 CONT.	POT	4'H x 4'W
BH	23	DWARF BUSH HONEYSUCKLE <i>Diervilla lonicera</i>	#2 CONT.	POT	3'H x 3'W
PERENNIALS					
RS	17	RUSSIAN SAGE <i>Salvia yangii</i>	#1 CONT.	POT	4'H x 3'W
LD	16	LAVENDER BLUE BABY DAYLILY <i>Hemerocallis 'Lavender Blue Baby'</i>	#1 CONT.	POT	1.5'H x 2'W
SE	19	AUTUMN FIRE <i>Sedum x 'Autumn Fire'</i>	#1 CONT.	POT	1.5'H x 2'W
ORNAMENTAL GRASSES					
BB	31	BIG BLUESTEM <i>Andropogon gerardii</i>	#1 CONT.	POT	5'H x 2'W
KF	102	KARL FORESTER FEATHER REED GRASS <i>Calamagrotis x acutiflora 'Karl Forester'</i>	#1 CONT.	POT	4'H x 2.5'W
NS	20	NORTHWIND SWITCH GRASS <i>Panicum virgatum 'Northwind'</i>	#1 CONT.	POT	4'H x 2.5'W
SOD - 1,665 SY EDGING - 340 LF ROCK MULCH - 23 CY MULCH (TREES/SHRUBS OUTSIDE OF BEDS) - 2 CY					
AB	4	ASSORTED BOULDERS LOCAL SOURCE	VARIES		2'-5'



IRRIGATION NOTES:

- IRRIGATE ENTIRE SITE, DESIGN SHOULD ENCOMPASS ALL LANDSCAPE AREAS WITH SOD AND PLANTINGS.
- MINIMIZE OVERSPRAY ON BUILDINGS AND PAVEMENT.
- DRIP IRRIGATION TO BE PROVIDED FOR ALL LANDSCAPE BEDS.
- CONTRACTOR TO REVIEW MECHANICAL AND ELECTRICAL PLANS FOR WATER STUB OUT AND ELECTRICAL LOCATIONS.
- CONTRACTOR TO VERIFY WATER STUB OUT SIZE IS SUFFICIENT, NOTIFY OWNER OF ANY DEFICIENCY.
- CONTRACTOR TO VERIFY CONTROLLER LOCATION WITH OWNER BEFORE INSTALLATION.
- RPZ BACKFLOW PREVENTER TO BE USED AT WATER STUB OUT.
- PREFERRED CONTROLLER SHOULD BE A WATERSENSE WEATHER BASED IRRIGATION CONTROLLER (WBC).
- CONTRACTOR TO HAVE ALL UTILITIES ON SITE VERIFIED AND MARKED BEFORE STARTING WORK.
- CONTRACTOR IS LIABLE FOR ANY DAMAGE TO EXISTING UTILITIES ON SITE AND RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REPAIRING/REPLACING DAMAGE.
- CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR IN ORDER TO PROVIDE ALL PVC SLEEVES AT A DEPTH OF 2'-0" BELOW FINISHED GRADE. MARK LOCATIONS OF PLACED PVC SLEEVES.
- CONTRACTOR TO PLACE MAIN LINES MINIMUM 1'-6" BELOW FINISH GRADE, LATERAL LINES MINIMUM 1'-0" BELOW FINISH GRADE.
- WIRES TO BE MINIMUM 16 AWG SOLID COPPER. SPLICE ONLY AT BOXES WITH MOISTURE RATED CONNECTORS.
- VALVES BOXES AND COVERS SHOULD BE BEST COLOR TO MATCH WITH SURROUNDING LANDSCAPE.
- BOXES TO BE SET ON A BASE OF 3" MINIMUM DEPTH 3/4" CLEAR GRAVEL.
- PLACE BOXES IN LANDSCAPE BEDS WHEN POSSIBLE.
- TRENCH BACKFILL TO BE CLEAN, FREE OF DEBRIS, SHARP OBJECTS AND ROCKS.
- CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS TO OWNERS UPON COMPLETION OF WORK.

SOD - 1,665 SY
EDGING - 340 LF
ROCK MULCH - 23 CY
MULCH (TREES/SHRUBS OUTSIDE OF BEDS) - 2 CY

AB	4	ASSORTED BOULDERS LOCAL SOURCE	VARIES	2'-5'
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PLAN-Type
 PLANNING & LANDSCAPE ARCHITECTURE
 Minneapolis, MN info@plan-type.com

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.

SIGNATURE: Joseph L. Scheffler
JOSEPH L. SCHEFFLER
Expiration: 06-30-2026

License #: 55597
Date: 07-01-2025

PROJECT MANAGER

LOUIE

DRAWN BY

J + L

PROJECT NAME

MACKENTHUNS
OUTLOT RETAIL

830 MARKETPLACE
DRIVE WACONIA, MN

ISSUE LOG

1-09-2025	SUBMITTAL
7-01-2025	SITE REDESIGN

PROJECT NUMBER

SHEET TITLE

GROUND COVER PLAN

SHEET NUMBER

L102



P1
EXTERIOR PERSPECTIVE - PA

PROTO SET Q2 2025 | LES SCHWAB TIRE CENTER - CITY, ST
Designer

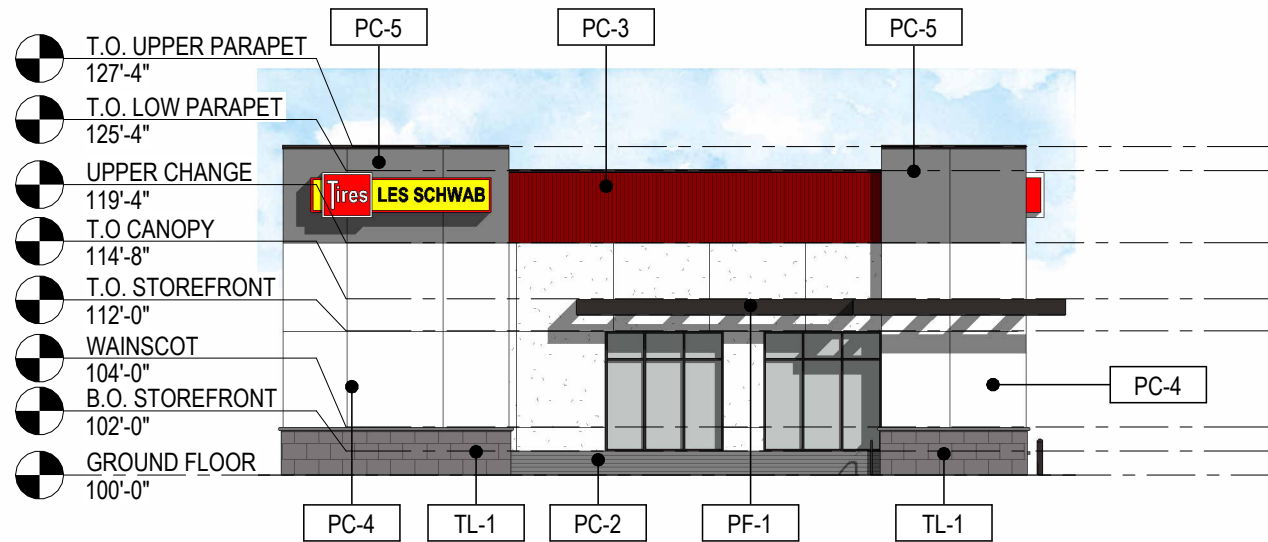
7 BAY RH STORE - PROTOTYPE Q2 2025

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1 EXTERIOR ELEVATION - PA1
SCALE: 1/16" = 1'-0"

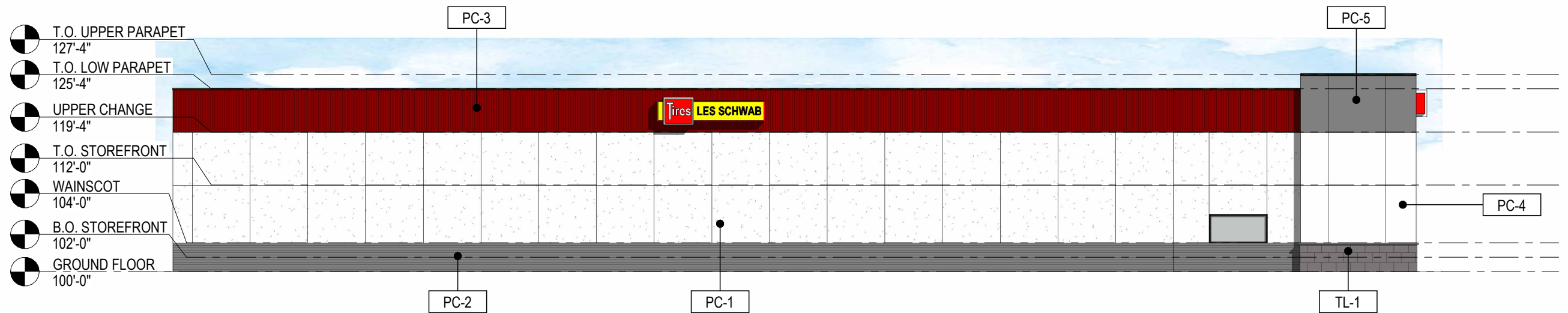


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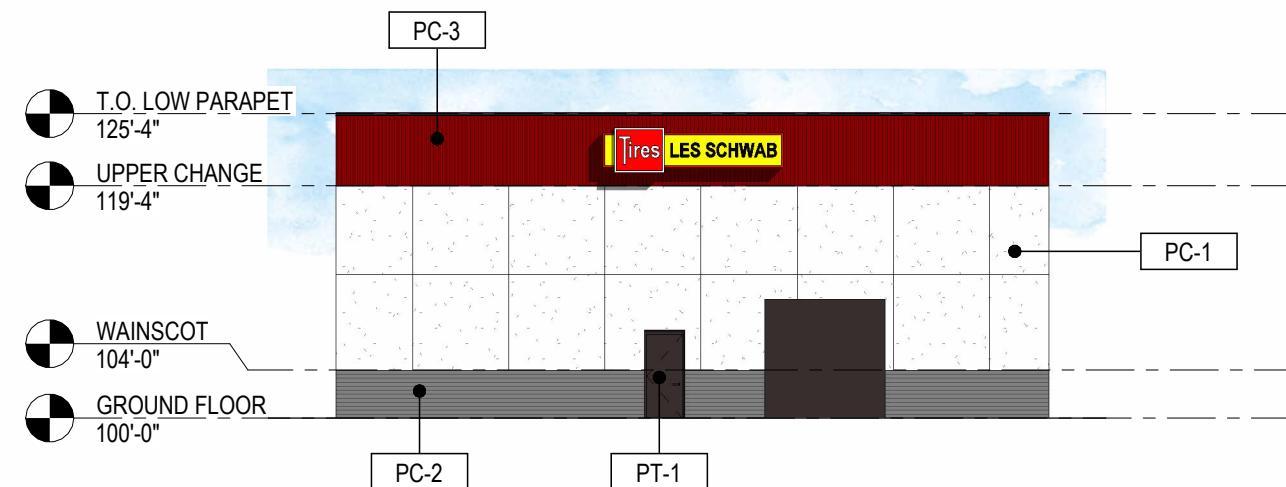
MATERIAL LEGEND:	
PC-1	PRECAST AGGREGATE WHITE
PC-2	PRECAST HORIZONTAL RIBBED DARK GREY
PC-3	PRECAST VERTICAL RIBBED RED
PC-4	PRECAST SMOOTH WHITE
PC-5	PRECAST SMOOTH DARK GREY
TL-1	LARGE FORMAT TILE
PT-1	EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020
PF-1	PRE-FINISHED METAL COLOR TO MATCH: SW 8261-10059-LS BRONZE 2020



P2
EXTERIOR ELEVATIONS - PA



1 EXTERIOR ELEVATION - PA3
SCALE: 1/16" = 1'-0"



2 EXTERIOR ELEVATION - PA4
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND:	
PC-1	PRECAST AGGREGATE WHITE
PC-2	PRECAST HORIZONTAL RIBBED DARK GREY
PC-3	PRECAST VERTICAL RIBBED RED
PC-4	PRECAST SMOOTH WHITE
PC-5	PRECAST SMOOTH DARK GREY
TL-1	LARGE FORMAT TILE
PT-1	EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020
PF-1	PRE-FINISHED METAL COLOR TO MATCH: SW 8261-10059-LS BRONZE 2020



P3

EXTERIOR ELEVATIONS - PA

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P4
EXTERIOR PERSPECTIVE - PB

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1 EXTERIOR ELEVATION - PB1
SCALE: 1/16" = 1'-0"

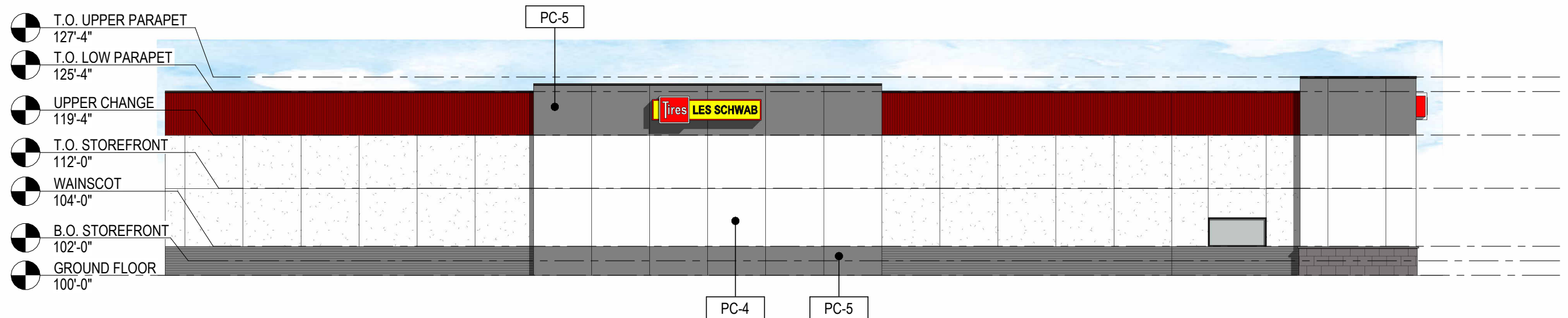


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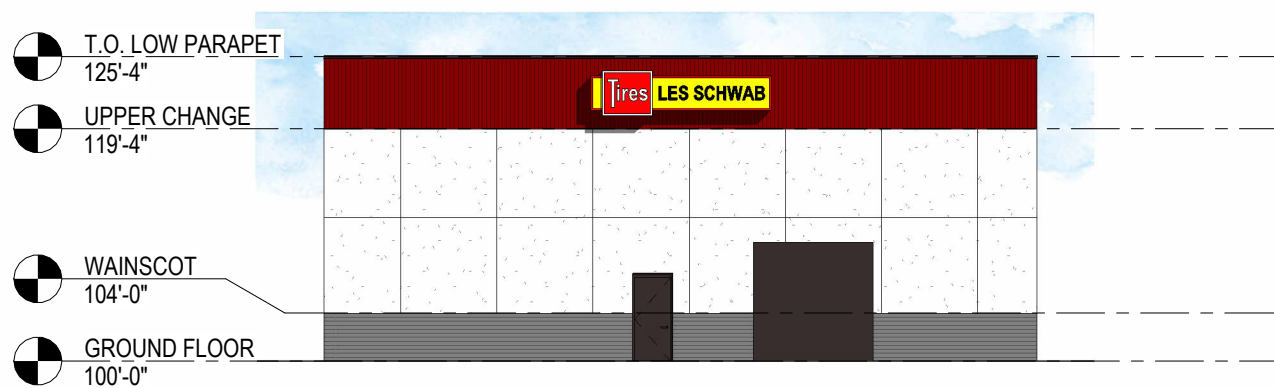
MATERIAL LEGEND:	
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PC-2	PRECAST HORIZONTAL RIBBED DARK GREY
PC-3	PRECAST VERTICAL RIBBED RED
PC-4	PRECAST SMOOTH WHITE
PC-5	PRECAST SMOOTH DARK GREY
TL-1	LARGE FORMAT TILE
PT-1	EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020
PF-1	PRE-FINISHED METAL COLOR TO MATCH: SW 8261-10059-LS BRONZE 2020



P5
EXTERIOR ELEVATIONS - CB



1 EXTERIOR ELEVATION - PB3
SCALE: 1/16" = 1'-0"



2 EXTERIOR ELEVATION - PB4
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND:	
PC-1	PRECAST AGGREGATE WHITE
PC-2	PRECAST HORIZONTAL RIBBED DARK GREY
PC-3	PRECAST VERTICAL RIBBED RED
PC-4	PRECAST SMOOTH WHITE
PC-5	PRECAST SMOOTH DARK GREY
TL-1	LARGE FORMAT TILE
PT-1	EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020
PF-1	PRE-FINISHED METAL COLOR TO MATCH: SW 8261-10059-LS BRONZE 2020



P6 EXTERIOR ELEVATIONS - CB



P7

EXTERIOR PERSPECTIVE - PC

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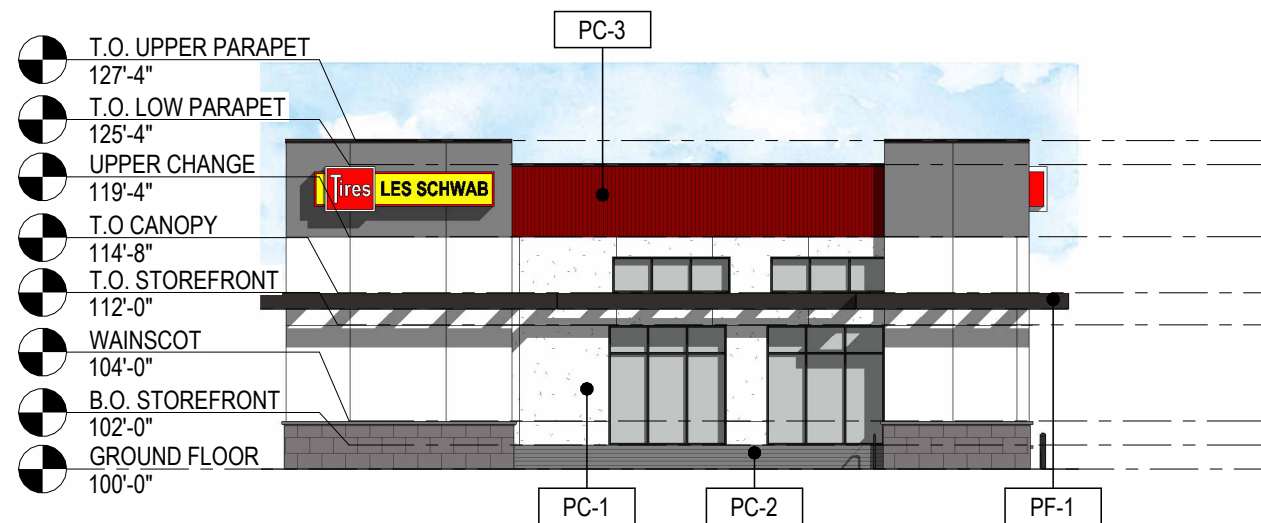
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1 EXTERIOR ELEVATION - PC1
SCALE: 1/16" = 1'-0"



2 EXTERIOR ELEVATION - PC2
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND:

PC-1	PRECAST AGGREGATE WHITE
PC-2	PRECAST HORIZONTAL RIBBED DARK GREY
PC-3	PRECAST VERTICAL RIBBED RED
PC-4	PRECAST SMOOTH WHITE
PC-5	PRECAST SMOOTH DARK GREY
TL-1	LARGE FORMAT TILE
PT-1	EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020
PF-1	PRE-FINISHED METAL COLOR TO MATCH: SW 8261-10059-LS BRONZE 2020



P8

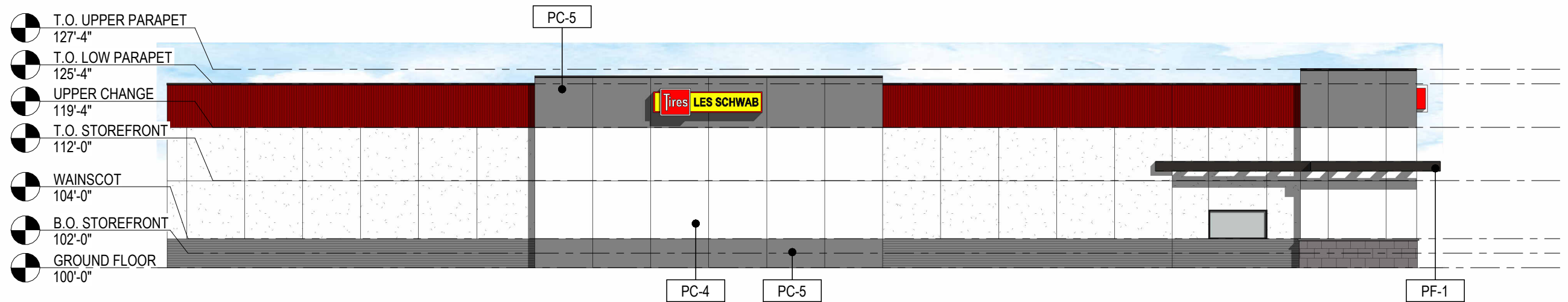
EXTERIOR ELEVATIONS - PC

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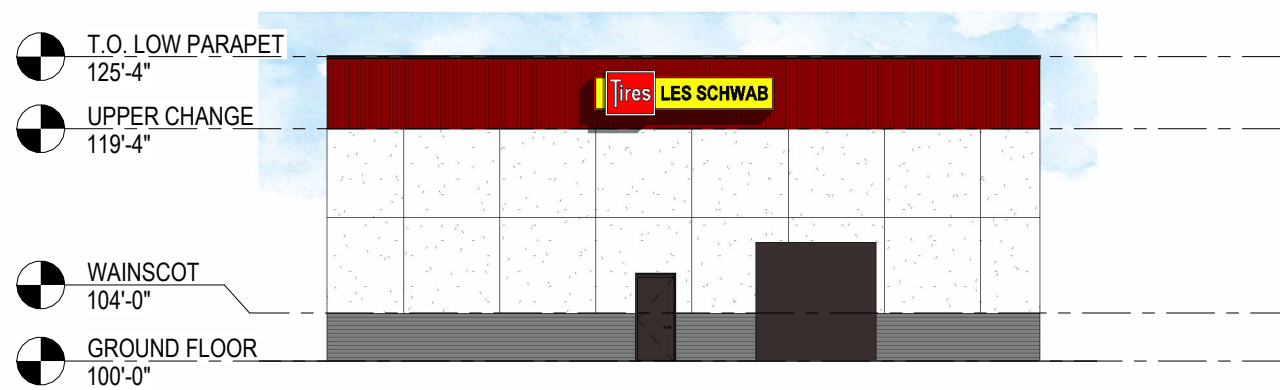
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1 EXTERIOR ELEVATION - PC3
SCALE: 1/16" = 1'-0"



2 EXTERIOR ELEVATION - PC4
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND:

PC-1	PRECAST AGGREGATE WHITE
PC-2	PRECAST HORIZONTAL RIBBED DARK GREY
PC-3	PRECAST VERTICAL RIBBED RED
PC-4	PRECAST SMOOTH WHITE
PC-5	PRECAST SMOOTH DARK GREY
TL-1	LARGE FORMAT TILE
PT-1	EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020
PF-1	PRE-FINISHED METAL COLOR TO MATCH: SW 8261-10059-LS BRONZE 2020



P9

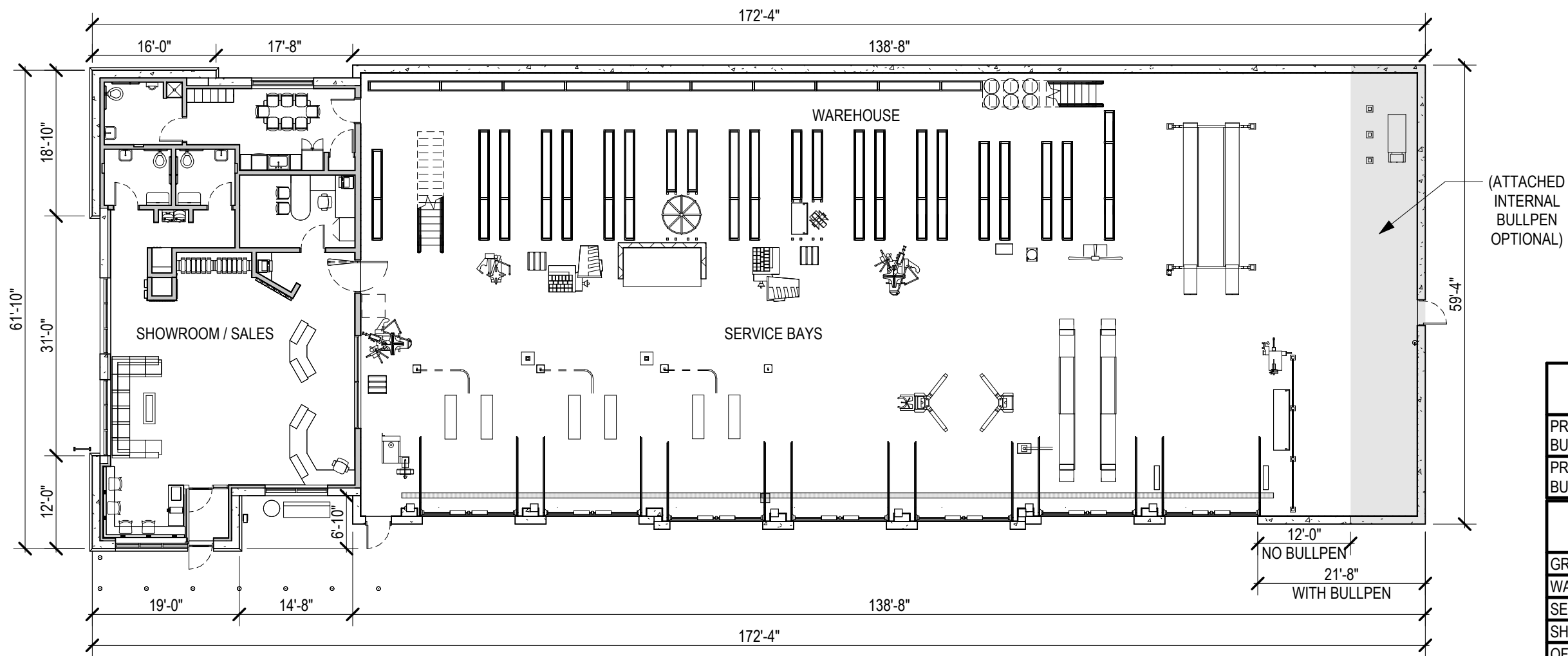
EXTERIOR ELEVATIONS - PC

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1 GROUND FLOOR PLAN - PRECAST
SCALE: 1/16" = 1'-0"

TIRE COUNT = 2,040
TIRE COUNT = 2,250 (WITH ATTACHED INTERNAL BULLPEN)

BUILDING FOOTPRINT - GROSS - PRECAST		
PRECAST AREA (WITH ATTACHED INTERNAL BULLPEN)		10192 SF
PRECAST AREA (WITHOUT ATTACHED INTERNAL BULLPEN)		9533 SF
GROUND FLOOR AREA - NET		
GROUND FLOOR		
WAREHOUSE	S-1 OCCUPANCY	2132 ft²
SERVICE BAYS	S-1 OCCUPANCY	5203 ft²
SHOWROOM / SALES	M OCCUPANCY	1296 ft²
OFFICE/EMPLOYEE/SUPPORT	B OCCUPANCY	455 ft²
BULLPEN	S-1 OCCUPANCY	492 ft²
SECOND FLOOR		
RACKING PLATFORM	S-1 OCCUPANCY	2001 ft²
STORAGE/EQUIPMENT RM	S-1 OCCUPANCY	677 ft²
		12256 ft²



P10

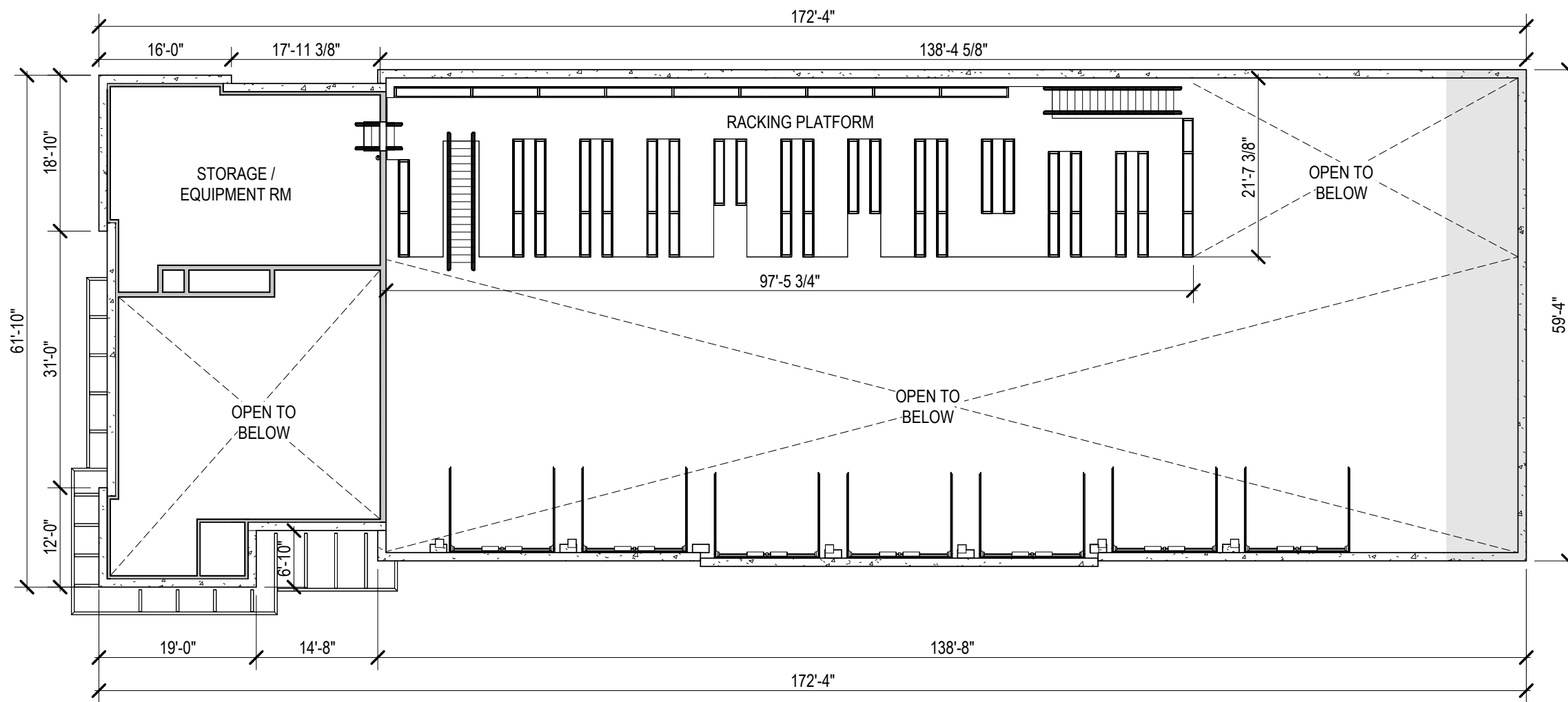
GROUND FLOOR PLAN - P

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1 STORAGE/RACKING PLATFORM PLAN - PRECAST
 SCALE: 1/16" = 1'-0"

SECOND FLOOR AREA - NET		
SECOND FLOOR		
RACKING PLATFORM	S-1 OCCUPANCY	2001 ft ²
STORAGE/EQUIPMENT RM	S-1 OCCUPANCY	677 ft ²
		2678 ft ²



P11

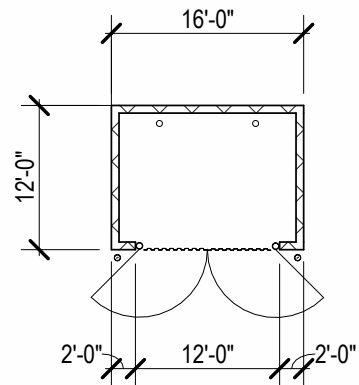
SECOND FLOOR PLAN - P

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 DESIGN CRITERIA

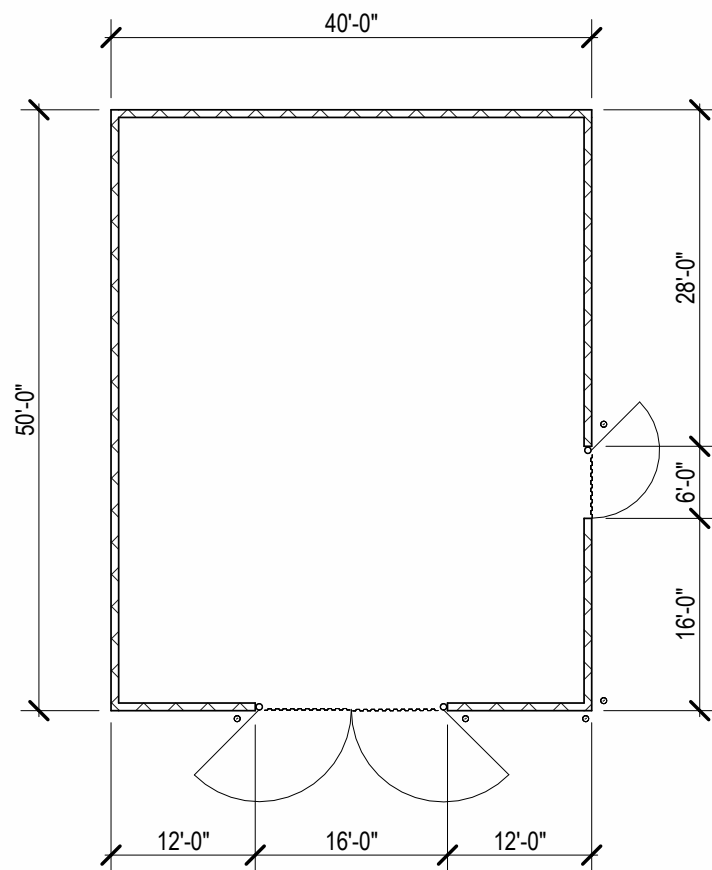
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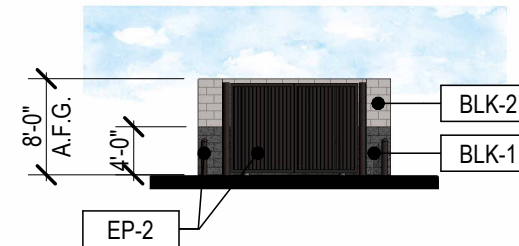


TRASH ENCLOSURE

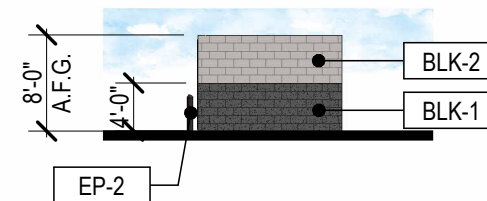


BULLPEN ENCLOSURE

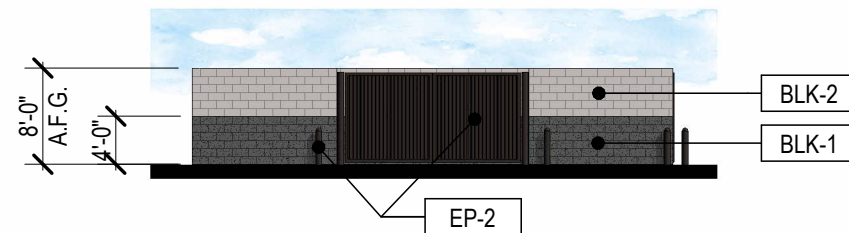
1 TRASH & BULLPEN ENCLOSURE PLANS
SCALE: 1/16" = 1'-0"



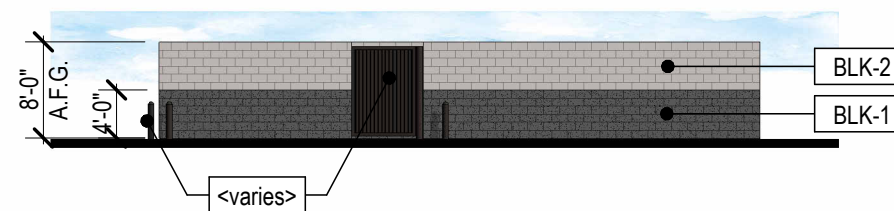
2 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/16" = 1'-0"



3 TRASH ENCLOSURE RIGHT ELEVATION
SCALE: 1/16" = 1'-0"



4 BULLPEN ENCLOSURE FRONT ELEVATION
SCALE: 1/16" = 1'-0"



5 BULLPEN ENCLOSURE RIGHT ELEVATION
SCALE: 1/16" = 1'-0"



P12

TRASH & TIRE ENCLOSURE

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DESIGN CRITERIA

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PROTOTYPICAL BUILDING UTILITIES

THE FOLLOWING ARE STANDARD FOR PROTOTYPICAL LES SCHWAB TIRE CENTER BUILDINGS. UTILITIES MUST ALWAYS BE VERIFIED WITH EACH INDIVIDUAL SITE.

WATER

- FLUSH VALVES:
66.9 WSFU (OR 58 GPM) AT 60+ PSIG
- AVERAGE USE:
BUILDING: 2500 GPD
LANDSCAPE: 500 GPD
- PEAK DEMAND: 58 GPM
- SERVICE SIZE:
-2" SERVICE LINE BETWEEN CONNECTION TO MAIN (TAP) AND METER
-1 1/2" WATER METER
-2" BACKFLOW PREVENTER (INTERNAL TO BUILDING)
-1" LANDSCAPE STUB WITH VALVE AND BACKFLOW PREVENTER
- FIRE SERVICE:
-TOTAL FIRE DEMAND: 1,500 GPM (ESFR) 1,250 GPM @ MINIMUM 58 PSI AT RISER, PLUS 250 GPM HOSE DEMAND. PROVIDE MINIMUM 8" FIRE LEAD FROM POINT OF CONNECTION TO RISER.

SANITARY SEWER

- TOTAL WASTE: 43.5 FU
DOMESTIC: 25 FU
SHOP SPACE: 18.5 FU
- AVERAGE USE: 2400 GPD
- PEAK EFFLUENT DISCHARGE: 21.75 GPM
- SERVICE SIZE:
-SANITARY SERVICE:
PROPERTY STUB: 6" AT 1% MINIMUM GRADE
DOMESTIC: 4" AT 2% MINIMUM GRADE
SHOP SPACE: 4" AT 2% MINIMUM GRADE
- SAND OIL INTERCEPTOR FOR SHOP SPACE:
MINIMUM: 500 GAL (VERIFY W/ AUTHORITY HAVING JURISDICTION)

STORMWATER

- ALL DOWNSPOUTS COLLECTED UNDERGROUND (NO SPLASH PADS) UNLESS NOT ALLOWED BY AUTHORITY HAVING JURISDICTION OR IF STORM DRAIN IS NOT AVAILABLE AT SITE.

ELECTRICAL

- SECONDARY SERVICE:
-PREFERRED 3-PHASE, 208Y/120V, 600 AMPERES
- TYPICAL DEMAND: 181 KW
- CONNECTED LOAD: 183 KVA
- SERVICE CONDUCTORS: (2) SETS OF 4-350 KCMIL COPPER IN 3" CONDUITS
OR (2) SETS OF 4-500 KCMIL ALUMINUM IN 3 1/2" CONDUITS
- SITE SPECIFIC: IF FIRE PUMP REQUIRED, 3-PHASE, 480Y/277V SERVICE (SERVICE SIZE DEPENDANT ON FIRE PUMP SIZE)

GAS

- SERVICE SIZE AFTER METER: 2.5" (7" WATER GAUGE DISTRIBUTION PRESSURE) ON BUILDING SIDE OF METER
- 2 LBS IN AREAS WHERE POUNDS MEDIUM IS USED
- 925 TOTAL MBH, 190' TO 285' DEVELOPED AT 7" WC
- TRANE HVAC UNITS: 265 MBH (VARIES BY LOCATION)
- GAS FIRED UNIT HEATER: 105 OR 45 MBH EACH (VARIES BY LOCATION)
- GAS FIRED RADIANT HEATERS:
-THREE (3) AT 75 MBH EACH (FOR 6 BAY LINEAR BUILDING LAYOUT)
-FOUR (4) AT 75 MBH EACH (FOR ALL OTHER BUILDING LAYOUTS)

PHONE/CABLE

- PHONE:
-CONDUIT: TWO (2) 4"
-POTS LINES: NINE (9)
- CABLE:
-CONDUIT: ONE (1) 2" OR ONE(1) 4"
-CABLE QUANTITY: ONE (1) COAXIAL CABLE
- POINT OF ENTRY: UNDER SLAB UP INTO 36"X36" TELEPHONE BACKBOARD CABINET

EXTERIOR WALL SIGNS

- TYPICAL SINGAGE INCLUDES FOUR (4) EXTERIOR WALL SIGNS WITH A TOTAL SIGN AREA OF 190.31 SF
- FRONT ELEVATION: "ALIGNMENT-BRAKES-SHOCKS" 50.00 SF
 - REAR/SHOWROOM ELEVATION: "LES SCHWAB LOGO" 46.77 SF
 - SHOWROOM ELEVATION: "LES SCHWAB LOGO" 46.77 SF
 - LOADING ELEVATION: "LES SCHWAB LOGO" 46.77 SF

FREE STANDING SIGN

- AS ALLOWED BY CODE. LES SCHWAB PREFERS ONE MONUMENT SIGN AND ONE PYLON SIGN.



P13

PROTOTYPICAL BUILDING UTILITIES

PROTO SET Q2 2025 | LES SCHWAB TIRE CENTER - CITY, ST
DESIGN CRITERIA

7 BAY RH STORE - PROTOTYPE Q2 2025

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05/02/25



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 18, 2025
Item Name:	9.3. Elm Creek Ridge Preliminary Plat, PUD Zoning Request & Comprehensive Plan Amendment
Originating Dept:	Community Development
Presented By:	Lane Braaten
Previous Council Action:	None
Item Type:	Regular Session

RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: 1. Adopt Resolution No. 2025-205 approving the Elm Creek Ridge Preliminary Plat and PUD.
2. Adopt Resolution No. 2025-206 approving the Comp Plan Amendment.

EXPLANATION OF AGENDA ITEM:

BACKGROUND:

Applicant(s):Magellan Land Development

PID#:	090261211	090261120	N/A Elm Creek Road
Property Owners	Song River Holdings LLC	Thomas Serbus	Waconia Township/City of Waconia

Existing Comprehensive Plan Guidance(s):

1. L. Low Density Residential
2. M, Medium Density Residential

REQUESTS:

1. The City has received a Preliminary Plat application titled Elm Creek Ridge, which proposes to plat portions of the subject properties identified above, and Elm Creek Road, into 56 single-family home parcels and 3 outlots.
2. The City has received an application to zone the subject property PUD, Planned Unit Development District, which would allow reduced lot sizing, reduced side yard setbacks and increased impervious surface allowance.
3. The City has received a Comprehensive Plan Amendment to reguide the easterly 10 acres of PID# 090261211 as L, Low Density Residential versus its current guidance of M, Medium Density Residential.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05, Subd. 2.A – R-1, Single-Family Residential District
2. Section 900.05, Subd. 2.B – R-2, Single-Family Residential District

3. Section 900.05, Subd. 2.C – R-3, Medium Density Residential District
4. Section 900.05, Subd. 2.O – PUD, Planned Unit Development District
5. Section 900.06, Subd. 6 – Flood Plain Overlay Regulations
6. Section 900.06, Subd. 7 – Shoreland Overlay District
7. Section 900.06, Subd. 8 – Environmental Protection Regulations
8. Section 900.07 – Landscaping and Fencing
9. Section 900.08 – Performance Standards
10. Section 900.09 – Off-Street Parking, Loading, and Access Regulations
11. Section 900.10 – Sign Regulations
12. Section 900.12 – Administration, Enforcement and Procedures
13. Section 1000 – Subdivision Ordinance

EXISTING CONDITIONS:

The subject parcels, which include approximately 29 acres, are generally undeveloped and remain primarily agricultural in nature. There are also natural features such as wetlands, wooded areas along the periphery of the agricultural use, and shoreland areas associated with Bent Creek located on the western edge of the proposed project area.

PRELIMINARY PLAT REVIEW:

SUBDIVISION DESIGN FEATURES

The City of Waconia staff have reviewed the proposed Preliminary Plat application for the Elm Creek Ridge residential development drafted by Civil Engineering Site Design dated July 3rd, 2025, and provide the following review and comments:

Streets/Access

The applicant is proposing two accesses to the development, which include the use of the Elm Creek Road alignment accessing off of Hwy. 284 and a connection to the Waterford residential development to the north.

All of the streets are proposed to be public, and the street and right-of-way widths appear to be consistent with City standards. Access to Hwy. 284 shall be coordinated with MnDOT.

Easements

Section 1000.06, Subd. 4 of the City Ordinance requires drainage and utility easements at least 10 feet wide, centered on the rear and side lot lines of abutting lots and shall have continuity from block to block and lot to lot. The applicant is proposing drainage and utility easements which conform to City standards. Any additional easements required by the City Engineer shall be incorporated into the plat documents prior to recording.

There is an existing gas line easement that divides the property. The applicant shall coordinate with and comply with the gas line owner requirements and restrictions regarding working over, under, and around the gas main facilities that bisect the property.

Blocks

The blocks proposed in the Elm Creek Ridge development are in conformance with the standards set forth in City Ordinance.

Lots

The applicable portions of the subject properties are guided L, Low Density Residential and M, Medium Density Residential. The submitted applications include a re-guidance of the entire property to L, Low Density Residential, so the review comments throughout this report will assume the re-guidance requested. City Ordinance indicates that areas annexed into the City Limits shall be placed in a zoning district consistent with the Comprehensive Plan. The Low-Density Residential designation will result in property being placed in the R-1, Single Family Residential District or R-2, Single-Family Residential District when annexed into the City Limits. The typical lot sizing required for the R-1, and R-2 are listed below for review.

<u>R-1, Single-Family Residential – Lot Requirements:</u> Lot Area = 10,500 sq. ft. minimum Lot Width = 75 ft. Maximum Hardcover Surface = 35% Setbacks – Principal Structure ☐ Front = 25 ft. ☐ Side (street) = 25 ft. ☐ Side (interior) = 10 ft. ☐ Rear = 30 ft.	<u>R-2, Single-Family Residential – Lot Requirements:</u> Lot Area = 7,850 sq. ft. minimum Lot Width = 50 ft. Maximum Hardcover Surface = 35% Setbacks – Principal Structure ☐ Front = 25 ft. ☐ Side (street) = 15 ft. ☐ Side (interior) = 10 ft. ☐ Rear = 30 ft.
<u>Shoreland Overlay District – Lot Requirements for Tributary Watercourse</u> Lot Width = 75 feet Setback from OHWL/Edge of bank channel = 50 feet Maximum Hardcover Surface = 25%	

The applicant is requesting the property be zoned PUD, Planned Unit Development District to allow reduced lot sizing, a reduced side yard setback and an increased hardcover standard. The proposed PUD details are discussed later in this document and compared to the typical zoning required by the Comprehensive Plan.

Outlots

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

Outlot	Use/Designation	Gross Area	Proposed Ownership
A	Stormwater/Green Space & Trails	4.25 Acres	City
B	Stormwater/Utilities/Future	3.18 Acres	City

	Transportation & Trails		
C	Future Development	0.18 Acres	Thomas Serbus – Adjacent Property Owner

Signs

The applicant has not proposed any signage as part of this application. If the applicant is requesting signage that varies from what the Ordinance typically allows the sign plan should be reviewed and approved as part of the PUD process. Additionally and if applicable, any neighborhood monument signage should be placed in an outlot, which would be owned and maintained by the neighborhood homeowners association.

Public Land Dedication, Open Space

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

The Park & Recreation Board initially reviewed the Elm Creek Ridge Sketch Plan at their regular meeting on February 20th, 2025. The Park Board recommended cash in lieu of land for this development, which included the approximate dedication below.

Net Developable Acres = 23.54 acres*

\$65,000/acre (fair market value) x 2.354 acres (10% of developable acres) = approx.

\$153,010.00 park dedication fee

The park dedication fee shall be paid prior to the city executing the final plat documents.

Pedestrian Ways and Trails

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

Sidewalks

The applicant is proposing sidewalks on one side of each street throughout the development with the exception of the east block of Elm Creek Road. The Planning Commission considered this section of sidewalk and determined cash in lieu of sidewalk construction would be appropriate and this item has been included as a condition of approval.

Preservation of Natural Features and Amenities

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

The subject parcels generally include agricultural uses, driveway accesses, and Elm Creek Road. There are a number of wetland areas identified in the plan set, the majority of which are protected in outlots which are planned to be dedicated to the city. Additionally, the plan identifies the shoreland overlay district, which includes all property within 300 feet of the edge of Bent Creek.

Landscaping and Tree Preservation

Landscaping

City Ordinance requires the following landscaping for properties zoned R-1, Single-Family Residential, R-2, Single-Family Residential and R-3, Medium Density Residential:

1. A planting strip and/or earth berm, not exceeding a slope of 3:1, shall be placed in all newly platted residential developments that abut an arterial road as identified in the City's Comprehensive Plan.
2. Each newly platted lot in the R-1 and R-2 zoning districts shall have two (2) trees.
3. Landscaping for PUD districts shall be consistent with the landscaping requirements applicable to the R-1, R-2, and possibly the R-3 districts.
4. Lights from automobiles shall be screened whenever it may be directed onto residential windows to the extent that it will cause an unreasonable disturbance.
5. Shade trees shall be planted every forty (40) feet to sixty (60) feet within the right-of-way on both sides of any portion of road within the subdivision.
6. Unless otherwise directed by the Planning Commission, all plantings shall be placed on the private property on which the development is taking place.
7. All areas not otherwise improved in accordance with approved site plans or subdivisions shall be sodded, seeded, or otherwise established with vegetation approved by the City, and maintained in accordance with this subdivision. All grass and vegetative plantings shall occur over a minimum of six (6) inches of topsoil borrow meeting Minnesota Department of Transportation Specification 3877, Table 3877-1. 100% of the material including soil clumps must pass a 1" sieve. Prior to sod installation, all topsoil borrow material must be approved by the City. The grading shall consist of a uniform and smooth surface. Any sags or rises shall be corrected prior to the placement of sod or seed. Further, all grass and vegetative plantings shall be completed no later than six (6) months from the date of issuance of a Certificate of Occupancy. Grass shall be clean and free of noxious weeds and pests or diseases and shall be of a species normally grown as permanent lawns and suitable to this climate.
8. The owner shall provide the City with cash, corporate surety bond, approved letter of credit or other surety satisfactory to the City to guarantee the proper installation and growth of the approved landscape plan.
9. The landscape plantings shall be consistent with the minimum planting size stated in Section 900.07, Subd. 2.F, which are identified below.

Minimum Size of Plantings

1. Deciduous trees = 2.5 inches in diameter as measured six inches above the ground.
 2. Coniferous = 6 feet in height
10. All trees used in site development shall be indigenous to the appropriate hardiness zone

and physical characteristics of the site.

11. The deciduous trees proposed to satisfy the minimum requirements of this policy shall be not less than 25% deciduous and not less than 33% coniferous.

The landscape plan shall be revised to include the following:

1. Additional coniferous plantings along Outlot C near the intersection of Gorham Drive and Huntington Drive to screen automobile lights.
2. The applicant should identify possible areas where additional screening plantings may be located to further screen the property owners to the south.

The proposed landscape plan generally conforms to City Ordinance requirements.

Environmental Protection Regulations

Tree Preservation

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

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

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

The applicant has provided an Overall Tree Preservation Plan consistent with City Ordinance requirements. The tree inventory, preservation and replacement details are included below.

Total Significant Trees/Caliper Inches on Site	858 caliper inches	100% of Significant Trees
Total Caliper Inches Saved	359 caliper inches	41.8% Saved
Total Caliper Inches Removed	499 caliper inches	58.2% Removed
30% Allowed Tree Removal	257 caliper inches	
Excess Caliper Inches Removed Above Allowed	242 caliper inches	

Required Replacement (Excess x 1.25)	302.5 replacement caliper inches/121 trees	
Previous subdivision approvals associated with a Planned Unit Development have allowed up to 15% of the required tree plantings to be ornamental. Ornamental trees proposed to be planted are 1.5 caliper inches, while ordinance identifies a minimum of 2.5 caliper inches for all deciduous trees. The landscape plan should be revised by reducing the number of ornamental trees to 15% or less of the proposed tree plantings needed to meet City Code requirements. The landscape plan appears to meet City Ordinance requirements. <u>Wetland Protection</u> City Code identifies wetlands as a valuable resource that receive surface water runoff and provide possible contact with groundwater. Further, it is the intent of the City Code to establish a program of sound management through regulations that strive toward zero degradation of the wetlands by conserving, protecting and enhancing these environmentally sensitive resources. <u>Wetland Protection Analysis</u> 1. A significant portion of the wetland areas will be located within outlots to be dedicated to the City and they will not be altered. <u>Shoreland Overlay District Regulations</u> The Shoreland area shall include all land within 1,000 feet of the ordinary high watermark of a protected water of ten (10) acres or more, within 300 feet of a river or stream, or the landward extent of a floodplain on such a river or stream, whichever is greater. <u>Shoreland Overlay District Analysis</u> 1. A portion of the proposed development is located within 300 feet of the creek, which is identified in the City Code as a Tributary Watercourse. 2. City Code requires a 75 ft. minimum lot width, and a maximum impervious surface of 25% for non-riparian single-family parcels, which are sewerred and located within 300 of the creek. 3. The applicant has submitted a rezoning application to allow the property to be developed as a Planned Unit Development District to allow reduced lot sizing, reduced setbacks and increased impervious surface. The City incorporates Part 6120.3800, titled Planned Unit Development, into the Shoreland Overlay District ordinance language. <u>Floodplain Overlay District Regulations</u> The purpose of these regulations is to promote public health, safety, and general welfare by preserving the natural characteristics and functions of watercourses and floodplains in order to moderate flood and storm water impacts, minimize losses and disruptions caused by flooding, improve water quality, reduce soil erosion, protect aquatic and riparian habitat, provide		

recreational opportunities, provide aesthetic benefits and enhance community and economic development.

Floodplain Overlay District Analysis

1. Based on a review of the DNR floodplain information, it appears that the only portion of the property located in the floodplain are areas within very close proximity to Bent Creek. It does not appear that any of the proposed residential parcels would be located in floodplain areas.

Grading, Drainage & Utilities

The City Engineer and Public Services Director have conducted an initial review of the grading, drainage and utility plans. Any recommendation by the Planning Commission should include a condition requiring the applicant to work with the City Engineer to revise the utility, grading, drainage, plans to the satisfaction of the City Engineer and Public Services Director.

Stormwater Management

An initial review of the site's stormwater management has been completed by the Public Services Director and City Engineer. Any recommendation of approval should include a condition requiring the applicant revise the stormwater plans to the satisfaction of the City Engineer, the Public Services Director and the Carver County Water Management Organization (CCWMO).

ZONING REQUEST – PUD, PLANNED UNIT DEVELOPMENT DISTRICT:

The 2040 Comprehensive Plan identifies portions of the subject properties as the categories shown in the table below. The lot requirements for each of the residential districts were described earlier in this report.

Category	Land Uses	Zoning Districts
Low-Density Residential	Single-family, detached housing on parcels with a minimum size of 10,500 square feet. The density range should be from 2 to 4 units per acre.	R-1, Single-Family District R-2, Single-Family District
Medium-Density Residential	Single-family and two-family dwellings, townhouses and other forms of housing having an individual outdoor entrance for each housing unit. The density range should be from 4 to 10 units per acre.	R-2, Single Family District R-3, Medium Density District R-4, Mixed Residential District

City Ordinance states a PUD is intended to be used to achieve the following as summarized by

staff:

1. Protection of natural and historic resources,
2. Flexibility in site planning,
3. Mixing and clustering of land uses and housing types,
4. Higher level of amenity,
5. Affordable housing,
6. A more efficient use of land,
7. Conservation of energy resources, 8. Creation of a sense of community.

Required Development Standards: A PUD shall comply with all of the requirements of this ordinance except for Sections 900.05, District Regulations. In addition the following shall apply:

- a. The minimum building and parking setback from any exterior PUD property line or abutting street shall be 40 feet. Refer to Section 900.06, Subd. 3 for required yard expansion adjacent to arterial streets.
- b. The maximum height of structures shall not exceed 45 feet except as provided for by Section 900.06, Subd. 2 of this ordinance.
- c. Overall gross residential PUD densities shall be in the range specified for the site by the Comprehensive Plan.
- d. Maximum hardcover surface shall be as follows for the following classes of use:
 1. Low and Low/Medium Density Residential 0-4 U/A 50%
 2. Medium Density Residential 5-12 U/A 60%
- e. Where the PUD site is designated by the Comprehensive Plan for more than one land use, the approximate same ratio of land area shall be reflected in the PUD for each use as exists in the Comprehensive Plan.
- f. Signage variances may be approved by PUD provided a sign plan is approved with the Development Plan. Generally, Section 900.10, Sign Regulations, will be used as a guide in evaluating the signage plan.
- g. Subdivision review shall be carried out simultaneously with the review of the PUD. The plans required by this Section shall be submitted in a form which will satisfy the requirements of the Subdivision Ordinance for the preliminary and final plat.

Findings. The Planning Commission and City Council shall not approve a PUD unless they shall find as follows:

- a. The proposed development is not inconsistent with the City's Comprehensive Plan,
- b. The development satisfies most, if not all, of the objectives of this District, and
- c. The PUD will not be detrimental to surrounding neighborhoods.

The applicant is requesting one (1) parcel type with the identified lot requirements for Elm Creek Ridge, which staff have compared to the typical lot requirements for the R-1 and R-2 zoning Districts and the Shoreland Overlay District:

Lot	R-1	R-2	Shoreland	65' Single-
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Requirements			Overlay District	Family
Lot Area	10,500 sq. ft. min.	7,850 sq. ft. min.	Per DNR no min. lot size referenced in State Statute	7,850 sq. ft. min.
Lot Width	75 ft. min.	50 ft. min.	75 ft. min.	65 ft. min.
Max. Hardcover	35% max.	35% max.	25% max.	50% max.
Front Yard Setback	25 ft. min.	25 ft. min.	50 ft. min. from the creek bank channel	25 ft. min.
Side Street Setback	25 ft. min.	15 ft. min.	Underlying zoning district	15 ft. min.
Side Interior Setback	10 ft. min.	10 ft. min.	Underlying zoning district	7.5 ft/7.5 ft. min. 15 ft. total
Rear Yard Setback	30 ft. min.	30 ft. min.	Underlying zoning district	30 ft. min.
Building Height*	35 ft. min.	35 ft. min.	25 ft. to midpoint of the highest peak	35 ft. max.*

*No mention of building height was indicated in the plan set. The developers shall review building height requirements prior to the meeting to ensure the 35 ft. height maximum is consistent with their proposed development.

Note: Decks attached to the principal structure are considered part of the principal structure and shall be required to meet all principal structure setbacks indicated in the table above. Additionally, driveways are required to meet all side yard setbacks indicated in the underlying zoning district and shall not exceed 24 feet in width at the right of way/curb line.

PUD, Planned Unit Development Review

1. The City Council should determine if the proposed development is consistent with the City's Comprehensive Plan; if it satisfies most, if not all, of the objectives of the districts (summarized above); and the PUD will not be detrimental to surrounding neighborhoods.
2. The comprehensive plan indicates a density range of 2 to 4 units per acre for low density residential. This comment assumes the comp plan amendment is approved in association with this submittal.
3. The Comprehensive Plan considers housing goals and needs that discuss housing diversity, life-cycle housing and allowing the market to build a wide variety of housing types. The City Council should consider if the proposed Planned Unit

- Development is consistent with these goals and the stated vision of the community.
4. The development summary anticipates two phases of the project, which would allow fifty-six (56) 65 ft. wide single family home parcels. The setbacks, while slightly altered, appear to be generally consistent with the underlying zoning districts. The requested additional hardcover will allow flexibility in the homes to be constructed on the subject parcels, and the request is consistent with the maximum hardcover identified in the City's PUD ordinance.

COMPREHENSIVE PLAN AMENDMENT:

The applicant has requested the City of Waconia amend the City's Future Land Use Plan in association with the Elm Creek Ridge preliminary plat. Approximately 10 acres of the subject property is guided M, Medium Density Residential and the applicant is requesting guidance of L, Low Density Residential.

PUBLIC NOTICE/COMMENT

The notices were published in the WACONIA PATRIOT on July 24th, 2025 and posted at Waconia City Hall. Individual notices were mailed to all property owners within 350 feet of the subject parcel. The public hearing comments received have been attached to this report for review and consideration.

CONCLUSION/RECOMMENDATION

The Planning Commission, at their regular meeting on August 7th, 2025, held the required public hearing, took all public comment, and reviewed all pertinent information related to the request by Magellan Land Company for preliminary plat, rezoning, and the Comp Plan Amendment associated with the Elm Creek Ridge residential development. The Planning Commission recommended approval of the aforementioned applications via a 5-0 vote.

If the City Council approves the Elm Creek Ridge Preliminary Plat, the Planning Commission and staff would recommend the consideration of the following conditions:

1. The Elm Creek Ridge Preliminary Plat shall be completed as approved and as conditionally revised by the Planning Commission and the City Council.
2. All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
3. The applicant shall obtain Carver County Watershed Management Organization (CCWMO) approval and permitting for erosion control and stormwater management. A copy of any approvals or permits shall be submitted prior to any land disturbing activities.
4. The applicant shall obtain a General Construction Stormwater Permit (NPDES) from the Minnesota Pollution Control Agency and submit a copy to the City prior to any land disturbing activities.
5. All indirect costs related to the permitting, review, and plans associated with engineering and administrative costs shall be paid by the applicant/owner.
6. The City shall provide the necessary street signage. The applicant shall provide the necessary escrow funds to cover all street signage and installation costs.

7. The applicant shall submit cash in lieu of a 6-foot sidewalk on the north side of Elm Creek Corad between the north-south roadway and Highway 284.
8. The watermain, sanitary sewer, grading, and stormwater issues shall be resolved to the satisfaction of the City Engineer and Public Services Director prior to commencement of construction activities for the Elm Creek Ridge residential development.
9. Compliance with applicable items contained in Chapter 1000 of the City of Waconia Subdivision Ordinance.
10. Compliance with applicable items contained in Section 900.06, Subd. 6. Flood Plain Overlay Regulations.
11. The landscape plan shall be revised to include additional oversized coniferous plantings along Outlot C near the intersection of Gorham Drive and Huntington Drive to screen automobile headlights and additional screening plantings should be considered to help further screen properties to the south of Elm Creek Road.
12. Ornamental tree caliper inches in excess of 15% shall not be counted in the overall tree restitution and planting requirements. The landscape plan shall be revised accordingly and submitted to staff for review and approval.
13. The applicant shall coordinate with and comply with the gas line owner requirements and restrictions regarding working over, under, and around the gas main facilities that bisect the property.
14. Execution of a Developer's Agreement prior to execution of the Final Plat.
15. The applicant shall pay cash in lieu of land to satisfy the park dedication requirements for the proposed project. The park dedication fee based on developable acreage is in the range of approx. \$153,010.00. The final fee will be reviewed and approved by staff upon final design and the construction plan set. The park dedication fee shall be paid prior to the city executing the final plat documents.
16. Outlot C shall be deeded to Thomas Serbus, the adjacent property owner to the west. The future development agreement shall restrict development on this property until such time as the adjacent property to the west is annexed into the City Limits.
17. The applicant shall submit a phasing plan for review by City staff.
18. The applicant, with support of city staff, shall work with MnDOT to further study vehicular speed within the Hwy. 284 corridor and work to have the speed limit reduced and signed to allow for a safer traffic environment at the intersection of Elm Creek Road and Hwy. 284.
19. The applicant shall file an application of final plat approval within six (6) months following the approval of the Elm Cree Ridge Preliminary Plat, unless an extension of time is requested in writing by the subdivider and granted by the Council prior to the six (6) month expiration date.

ATTACHMENTS:

1. Resolution No. 2025-205 Prelim Plat PUD Elm Creek Ridge
2. Resolution No. 2025-206 Comp Plan Amend Elm Creek Ridge
3. Location Map Elm Creek Ridge
4. Applicant Narrative Elm Creek Ridge
5. Elm Creek Ridge preliminary plat plans

6. Elm Creek Ridge Landscape Plan 7. Elm Creek Ridge Annexation Exhibit 8. Land Use Map Existing 9. Traffic Memo Elm Creek Ridge Waconia	
FINANCIAL IMPLICATIONS:	ADVISORY BOARD RECOMMENDATIONS:
Funding Sources & Uses:	Planning Commission:
Budget Information:	Park Board:
_____ Budgeted	Personnel Committee:
_____ Non-Budgeted	Other: More sample text.
_____ Amendment Required	

**CITY OF WACONIA
RESOLUTION 2025-205**

**RESOLUTION APPROVING THE ELM CREEK RIDGE PRELIMINARY PLAT
AND PUD, PLANNED UNIT DEVELOPMENT**

WHEREAS, Magellan Land Development (the “Applicant”) has submitted a preliminary plat application titled Elm Creek Ridge pursuant to Section 1000.04 of the City Code; and

WHEREAS, the proposed Elm Creek Ridge preliminary plat consists of fifty-six (56) single-family lots and three (3) outlots; and

WHEREAS, the subject parcels are identified as PID#s 090261211, 090261120, and Elm Creek Road; and

WHEREAS, the Applicant has also submitted a request to zone the subject parcels PUD, Planned Unit Development to allow alternative lot requirements; and

WHEREAS, the preliminary plat and zoning request public hearing was conducted by the Planning Commission at their regular meeting on August 7th, 2025; and

WHEREAS, the Planning Commission, via a 5-0 vote, recommended approval of the Elm Creek Ridge preliminary plat application and PUD zoning request based on the following findings of fact:

1. The proposed preliminary plat is compatible with the City of Waconia Comprehensive Plan in that the proposed plan identifies an alternate housing option allowing for different housing opportunities for life-cycle housing.
2. The proposed development satisfies most of the objectives of the PUD, Planned Unit Development District including flexibility in site planning, and an alternate housing type and lot size.
3. The proposed preliminary plat is in conformance with the design standards stated in Section 1000 of the Waconia City Ordinance.
4. The proposed planned unit development will not be detrimental to the surrounding neighborhoods.

WHEREAS, the Planning Commission recommends approval of the preliminary plat and PUD application with the following conditions:

1. The Elm Creek Ridge Preliminary Plat shall be completed as approved and as conditionally revised by the Planning Commission and the City Council.
2. All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
3. The applicant shall obtain Carver County Watershed Management Organization (CCWMO) approval and permitting for erosion control and stormwater management. A copy of any approvals or permits shall be submitted prior to any land disturbing activities.
4. The applicant shall obtain a General Construction Stormwater Permit (NPDES) from the Minnesota Pollution Control Agency and submit a copy to the City prior to any land disturbing activities.
5. All indirect costs related to the permitting, review, and plans associated with engineering and administrative costs shall be paid by the applicant/owner.
6. The City shall provide the necessary street signage. The applicant shall provide the necessary escrow funds to cover all street signage and installation costs.

7. The applicant shall submit cash in lieu of a 6-foot wide sidewalk on the north side of Elm Creek Road between the north-south roadway and Hwy. 284. The cash in lieu payment shall also include costs associated with a crosswalk across Elm Creek Road to the west of the intersection with Hwy. 284 and an ADA compliant concrete landing at the southwest corner of Elm Creek Road and Hwy. 284. The applicant shall provide an estimate for review and approval by the City Engineer and payment shall be due prior to releasing the final plat.
8. The watermain, sanitary sewer, grading, and stormwater issues shall be resolved to the satisfaction of the City Engineer and Public Services Director prior to commencement of construction activities for the Elm Creek Ridge residential development.
9. Compliance with applicable items contained in Chapter 1000 of the City of Waconia Subdivision Ordinance.
10. Compliance with applicable items contained in Section 900.06, Subd. 6. Flood Plain Overlay Regulations.
11. The landscape plan shall be revised to include additional oversized coniferous plantings along Outlot C near the intersection of Gorham Drive and Huntington Drive to screen automobile headlights and additional screening plantings should be considered to help further screen properties to the south of Elm Creek Road.
12. Ornamental tree caliper inches in excess of 15% shall not be counted in the overall tree restitution and planting requirements. The landscape plan shall be revised accordingly and submitted to staff for review and approval.
13. The applicant shall coordinate with and comply with the gas line owner requirements and restrictions regarding working over, under, and around the gas main facilities that bisect the property.
14. Execution of a Developer's Agreement prior to execution of the Final Plat.
15. The applicant shall pay cash in lieu of land to satisfy the park dedication requirements for the proposed project. The park dedication fee based on developable acreage is in the range of approx. \$153,010.00. The final fee will be reviewed and approved by staff upon final design and the construction plan set. The park dedication fee shall be paid prior to the city executing the final plat documents.
16. Outlot C shall be deeded to Thomas Serbus, the adjacent property owner to the west. The future development agreement shall restrict development on this property until such time as the adjacent property to the west is annexed into the City Limits.
17. The applicant shall submit a phasing plan for review by City staff.
18. The applicant, with support of city staff, shall work with MnDOT to further study speed within the Hwy. 284 corridor and work to have the speed limit reduced and signed to allow for a safer traffic environment at the intersection of Elm Creek Road and Hwy. 284.
19. The applicant shall file an application of final plat approval within six (6) months following the approval of the Elm Cree Ridge Preliminary Plat, unless an extension of time is requested in writing by the subdivider and granted by the Council prior to the six (6) month expiration date.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Waconia hereby approves The Elm Creek Ridge Preliminary Plat and PUD, Planned Unit Development zoning request subject to the findings, conditions and recommendation of the Waconia Planning Commission stated above.

Adopted by the City Council of the City of Waconia this 18th day of August, 2025.

Tim Litfin, Mayor

ATTEST: _____
Jackie Schulze, Assistant City Administrator

**CITY OF WACONIA
RESOLUTION NO. 2025-206**

**RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT
AND AUTHORIZING SUBMITTAL TO THE METROPOLITAN COUNCIL**

WHEREAS, The Planning Commission of the City of Waconia conducted a public hearing on Thursday, August 7th, 2025, to consider a Comprehensive Plan Amendment submitted by Magellan Land Development (the “Applicant”); and

WHEREAS, the subject parcel is identified as PID# 090261211; and

WHEREAS, the Applicant has requested to re-guide the easterly 10 acres as L, Low Density Residential versus its current designation as M, Medium Density Residential to allow for future residential development; and

WHEREAS, the Planning Commission made the following findings at their regular meeting on Thursday, August 7, 2025, in support of the application:

1. The proposed change is consistent with the goals and objectives of the Waconia Comprehensive Plan as the project would allow for another type of housing in the community.
2. The identified sewer capacity allows for additional growth in this area and would not have an adverse impact on public facilities and services, such as sewer and water.
3. The change does not have a significant adverse impact on the natural environment in that the current use of the property is agricultural in nature and the project proposes an outlot along Bent Creek protecting the majority of the Shoreland Overlay District area.
4. The proposed land use helps the City meet its life-cycle housing objectives in that the Comp Plan Amendment will allow for another variety of housing to be constructed on the subject property.

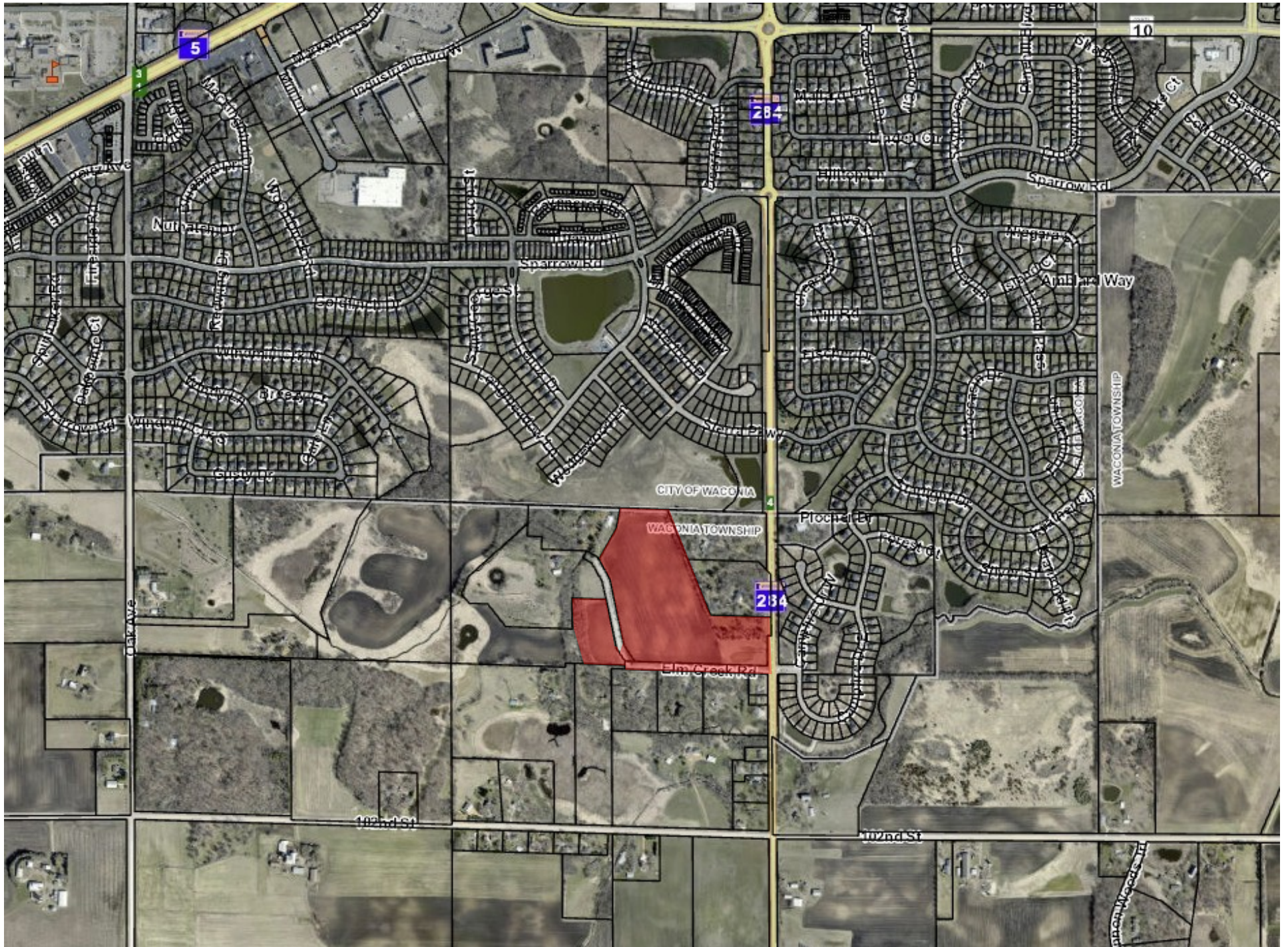
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Waconia hereby approves the proposed Comprehensive Plan Amendment and authorizes submittal to the Metropolitan Council for review.

Passed and adopted by the City Council of the City of Waconia this 18th day of August 2025.

Tim Litfin, Mayor

ATTEST: _____
Jackie Schulze, Assistant City Administrator

LOCATION MAP—ELM CREEK RIDGE



July 7, 2025

Lane Braaten
Community Development Director
City of Waconia
952-442-3106

REZONING & PRELIMINARY PLAT NARRATIVE ELM CREEK RIDGE DEVELOPMENT

Lane,

On behalf of Magellan Land Development and Song River Holdings, the property owners, Magellan Land Development has prepared a Rezoning and Preliminary Plat application for a new residential subdivision, Elm Creek Ridge. The properties included in this proposal are as follows:

Owner: Song River Holdings

Size: 29.36 acres

Zoning: Agricultural

Property Type: Abstract

Property is currently zoned agricultural. The property is guided for future low and medium density residential. We are proposing PUD or Planned Unit development of primarily low density residential.

The density proposed is lower than what is allowed under the comprehensive plan. The primary reasons for this are to respect the existing topography and the surrounding community which is primarily single family. We are proposing the following under our PUD:

	R-2 Low Density Residential (Single Family)	Permitted Under PUD District
Minimum Lot Area	7,850 sq ft	7,850 sq ft
Minimum Lot Width at setback	55 feet	65 feet
Minimum Lot Depth	125 feet	125 feet
Minimum Setbacks Principal Structure		
Front	25 feet	25 feet
Side (Garage)	5 feet	7.5 feet
Side (House)	10 feet	7.5 feet
Side (Street)	15 feet	15 feet

Rear	30 feet	30 feet
Wetland	50 feet	50 feet
Maximum Building Height	45 feet	45 feet
Maximum Impervious Surface	35%	50%

The preliminary plat development is a total of 29 acres and 56 single family homes. The proposed development standards under the PUD would consist of 50 foot wide building pads with side yard setbacks of 7.5 feet on either side of the homes for a total of 65 foot wide lots. Front yard setbacks would consist of 25 feet and backyard of 30 feet. Under the PUD request the impervious coverage not to exceed 50%. There will be 3 outlots and 2 storm ponds throughout the development to accommodate stormwater and respect the existing land topography.

Currently Magellan is looking to develop the property in 2 phases over the next 2 years. Initial grading on the site may begin this fall with completion of the first lots in spring/summer of 2025. The development will be developed over the next 4 years but market conditions will play a role in the timing of the completion of the development.

Serviceability of sewer and water will be from the development to the north, Waterford 9th Addition, currently being development by SMH. The property will also be serviced by a lift station to accommodate development and any potential future development in the area in the coming years.

Access to the development will be connections from the existing Waterford development to the north and State Highway 284 to the east. A traffic memo has been generated to evaluate the State Highway 284 and Elm Creek Road intersection, project construction will incorporate traffic memo recommendations. We will be constructing a right turn lane on southbound State Highway 284 to alleviate additional traffic congestion similar to the Woodland project immediately east of the proposed development.

The Park Commission has reviewed the concept of this plan and are not currently looking for additional parks in the area as there is a wonderful park within easy walking distance in Waterford to the north. In light of that, Elm Creek Ridge will be contributing park fees.

Magellan has been meeting with city staff and its consultants, MnDot and Carver County Watershed over the last year. In addition, we have completed a Concept Review with the city and the Parks Commission has reviewed concept plans in February of 2025 to illicit any feedback, initial concerns or needs for additional park space. We have incorporated many of these comments in our preliminary plat submittal. This preliminary plat submittal has been submitted on July 7. As of July 7 we have not scheduled a neighborhood meeting but that will be scheduled in late July prior to any public hearing with the planning commission and city council. We have also met with some of the neighbors to discuss some of the initial design.

We are concurrently working with MnDot on turn lane design, city engineer on lift station design and Carver County on watershed permitting. All agencies have been engaged for the last year on commenting and review. In addition to the various city applications please find a traffic memo regarding traffic, preliminary plat and landscape plan.

Thank you for your consideration and review of what we believe will be a wonderful addition to the City of Waconia.

Sincerely,

Jason E. Palmby
Magellan Land Development

PROPOSED ZONING

R-2 SINGLE FAMILY RESIDENTIAL

PROPOSED LOTS/ PHASING

PHASE 1:
30 LOTS R-2 SINGLE FAMILY RESIDENTIAL

PHASE 2:
26 LOTS R-2 SINGLE FAMILY RESIDENTIAL

TOTAL:
56 RESIDENTIAL LOTS TOTAL

OUTLOT A (STORM WATER MANAGEMENT BASIN)
OUTLOT B (STORM WATER MANAGEMENT BASIN)
OUTLOT C (ADJACENT PROPERTY OWNER)

MINIMUM LOT REQUIREMENTS

R-2 LOT MINIMUMS:
LOT AREA 7,850 SF
LOT WIDTH 50 FT
MAXIMUM HARDCOVER SURFACE 35% (PUD 50%)
MAXIMUM STRUCTURE HEIGHT 35 FT

SETBACKS

R-2 LOT MINIMUMS
(LOT GREATER THAN 55' WIDE)
FRONT YARD 25'
STREET SIDE 15'
ALLEY SIDE 10'
INTERIOR SIDE 10' (PUD 7.5')
REAR 30'

SHORELAND LOT REQUIREMENTS

SHORELAND OVERLAY DISTRICT LOT MINIMUMS:
LOTS 1,2,10,11 & 12 BLOCK 1

LOT WIDTH 75 FT
SEWER STRUCTURE SETBACK 50 FT
IMPACT ZONE 25 FT

SHORELAND SETBACKS

SHORELAND OVERLAY DISTRICT LOT MINIMUMS:
LOTS 1, 2, & 10, BLOCK 1

TOP OF BLUFF: 30'
RIGHT OF WAY LINE OF PUBLIC STREETS: 25'

PROJECT LOCATION

THE NW¼ OF THE SE¼ OF THE SE 1/4
SECTION 26 TOWNSHIP 116, RANGE 25,
CARVER COUNTY, MINNESOTA.

EXISTING LEGAL DESCRIPTION

SEE SURVEY

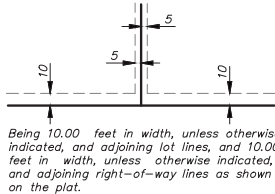
GROSS AREA

PROPOSED ACRES 29.36

WETLAND DELINEATION

INFORMATION PROVIDED BY:
KJOLHAUG ENVIRONMENT SERVICES COMPANY, INC.
2500 SHADYWOOD ROAD, SUITE 130
ORONO, MN 55331

Drainage and utility easements are shown thus:



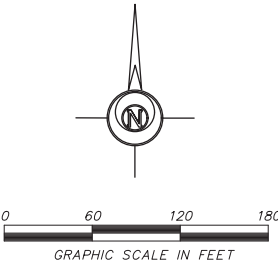
C1.2

C1.1

LEGEND:

- 908 Existing Contours
- >> Existing Storm Sewer
- x 908.2 Existing Spot Elevation
- << Existing Storm Sewer
- < Existing Sanitary Sewer
- | Existing Watermain Sewer
- T — Existing Underground Telephone
- E — Existing Underground Electric
- ~ Existing Tree Line
- Existing R/W Line
- - - Existing Easement
- - - Existing Boundary Line
- - - Existing Catch Basin
- Existing Manhole
- Existing Hydrant
- Existing Flared end Section
- Proposed Street R/W
- Proposed Lot Line
- Proposed Setback
- Proposed D&U Easement
- Proposed Curb and Gutter
- Proposed 6' Wide Sidewalk

Proposed House Pad



SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
E.G. RUD & SONS, INC.
PROFESSIONAL LAND SURVEYORS
990 5TH AVE. SE, SUITE 2
HUTCHINSON, MN 55350

DATED: 09/09/2024

BENCHMARK:
MNDOT GSID STATION #3592
MNDOT NAME: 1014 H
ELEVATION = 951.655



DEMOLITION NOTES

1. Install perimeter sediment controls as soon as possible during clear and grub operations. See Erosion Control Plan.
2. Provide air quality control measures at the request of the Engineer or City Representatives. Take necessary measures to keep dust levels to a minimum. Provide sweeping of adjacent paving as needed, or as required by the City Engineer.
3. Locate and protect all utility lines prior to and during demolition. Utility locations shown are based on best available information and are not guaranteed. Contact private utility service for disconnection and removal.
4. Remove or relocate all existing site features that interfere with the proposed construction.
5. Protect existing site features that are to remain during construction. Replace anything damaged with new construction.
6. Pavement shall be saw cut at limits of removal unless noted otherwise. Do not impede existing traffic circulation to adjacent businesses or streets.
7. Sufficient topsoil shall be stockpiled to allow for the replacement of 6" of topsoil in disturbed areas to be re-vegetated.
8. All construction and post-construction parking shall be on-site. At no time shall parking, loading, or unloading be allowed on public streets.
9. Storage of materials or equipment shall not be allowed within public Right-of-Way and shall be maintained on site within project boundaries.

EXISTING PROPERTY DESCRIPTION

SEE SURVEY

SURVEY DATA

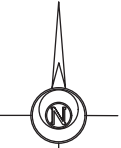
SURVEY INFORMATION PROVIDED BY:
E.G. RUD & SONS, INC.
PROFESSIONAL LAND SURVEYORS
990 5TH AVE. SE, SUITE 2
HUTCHINSON, MN 55350

DATED: 09/09/2024

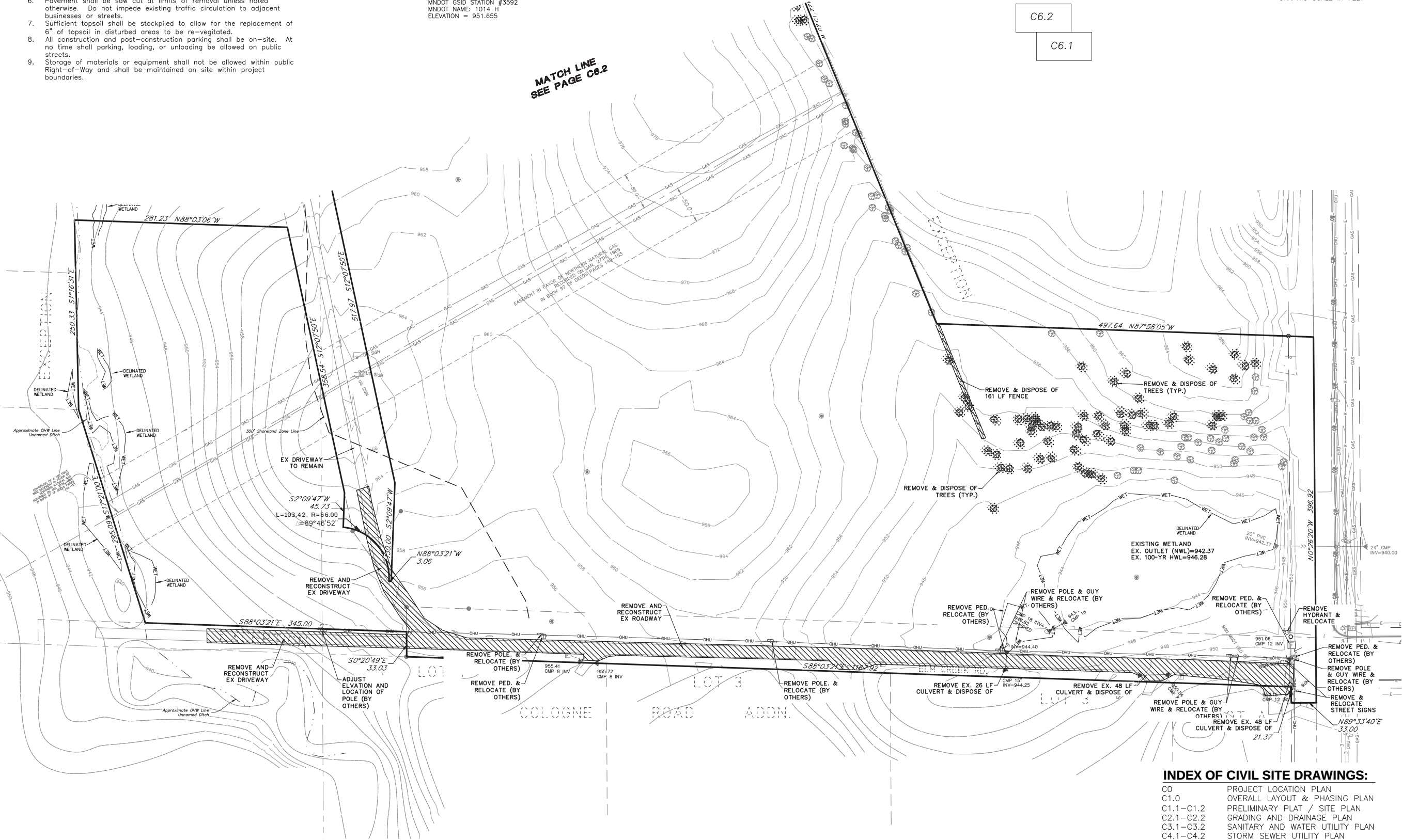
BENCHMARK:
MNDOT GSID STATION #3592
MNDOT NAME: 1014 H
ELEVATION = 951.655

LEGEND:

- Existing Contours
- Existing Sanitary Sewer
- Existing Water Main
- Existing Storm Sewer
- Existing Trees
- Existing Bndy Line
- PROPOSED DEMOLITION & REMOVAL AREA
- PROPOSED TREE CLEARING & GRUBBING AREA



MATCH LINE
SEE PAGE C6.2



INDEX OF CIVIL SITE DRAWINGS:

- | | |
|-----------|---------------------------------------|
| C0 | PROJECT LOCATION PLAN |
| C1.0 | OVERALL LAYOUT & PHASING PLAN |
| C1.1-C1.2 | PRELIMINARY PLAT / SITE PLAN |
| C2.1-C2.2 | GRADING AND DRAINAGE PLAN |
| C3.1-C3.2 | SANITARY AND WATER UTILITY PLAN |
| C4.1-C4.2 | STORM SEWER UTILITY PLAN |
| C5.1-C5.3 | STORM WATER POLLUTION PREVENTION PLAN |
| C6.1-C6.2 | EXISTING CONDITIONS AND REMOVAL PLAN |
| C7.1-C7.4 | PROFILES |
| C8.1-C8.5 | DETAILS |

CLIENT:

Magellan Land Development

PO Box 302
Excelsior, MN 55331

Jason Palmby
612-220-6641
jason@palmby.com

ELM CREEK RIDGE P.U.D.

Residential Development Project

Waconia, Minnesota

EXISTING CONDITION &
REMOVAL PLAN

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.

Date: 07/03/25 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING

SITE DESIGN

118 East Broadway St.
PO Box 5665362
Monte: 763-314-0929
www.civileed.com

REVISIONS

DATE 07/03/25

DRAWN BY SD

DESIGNED BY SD

CHECKED BY SD

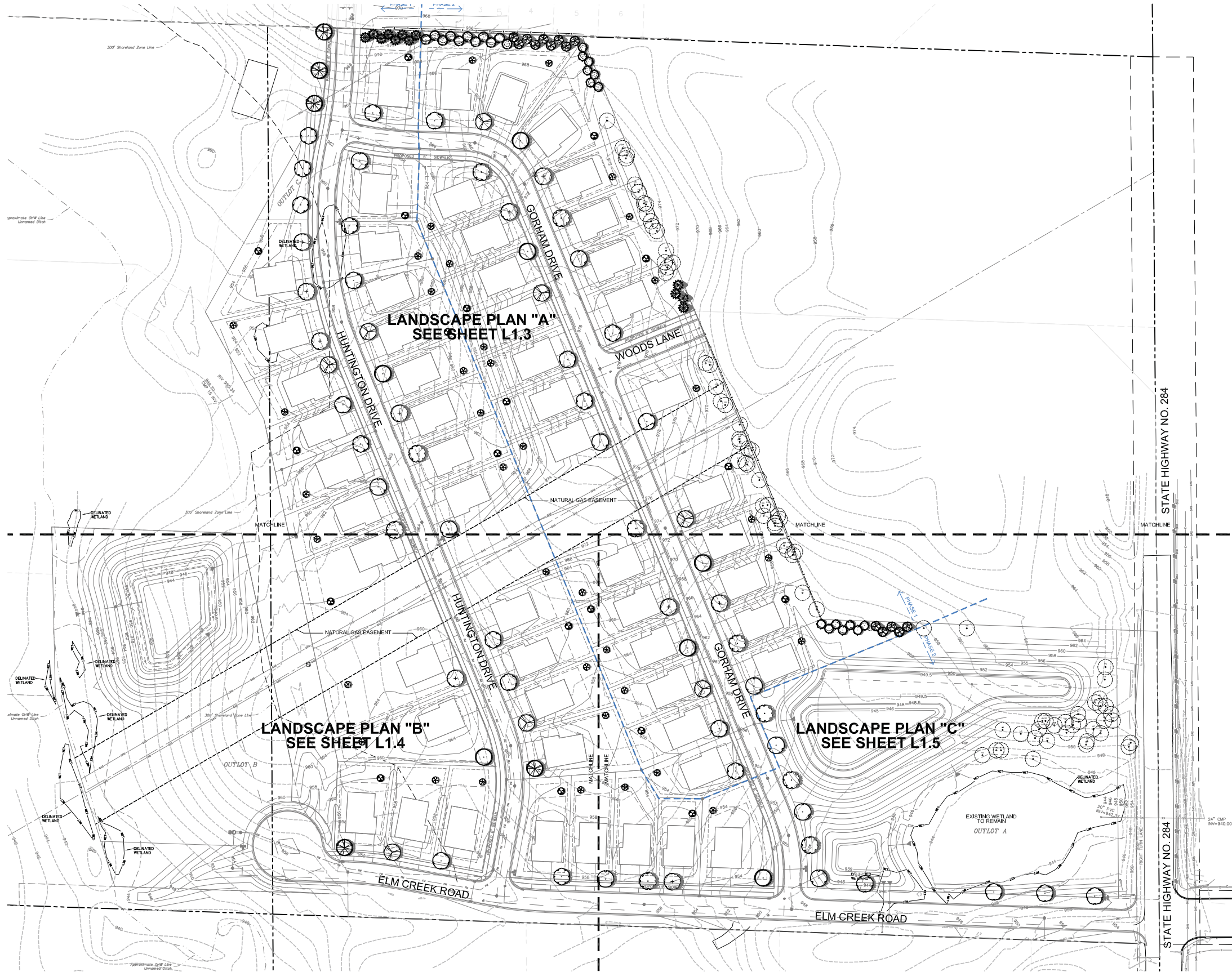
FILE NO. 00965

C6.1

Existing Conditions &
Removal Plan

ELM CREEK RIDGE

INITIAL LANDSCAPE PLAN SET



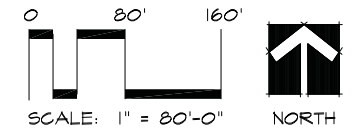
LANDSCAPE PLAN "A"
SEE SHEET L1.3

LANDSCAPE PLAN "B"
SEE SHEET L1.4

LANDSCAPE PLAN "C"
SEE SHEET L1.5

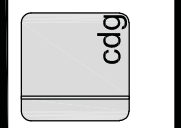
Landscape Sheet Index:

L1.0	Title Page
L1.1	Tree Preservation Plan "A"
L1.2	Tree Preservation Plan "B"
L1.3	Landscape Layout Plan "A"
L1.4	Landscape Layout Plan "B"
L1.5	Landscape Layout Plan "C"
L1.6	Notes and Details Sheet
L1.7	Existing & Tree Preservation Notes & Detail



OVERALL LANDSCAPE PLAN:

CALYX DESIGN GROUP
Landscape Architecture - Planning
475 Cleveland Ave. N | Suite 101A | Saint Paul, MN 55104
telephone: 651.788.9018
internet: www.calyxdesigngroup.com



PRELIMINARY

ELM CREEK RIDGE OF WACONIA
WACONIA, MINNESOTA
OVERALL LANDSCAPE PLAN
FOR
MAGELLAN LAND DEVELOPMENT
P.O. BOX 302, EXCELSIOR, MN 55331

DRAWN BY
AL
DATE
07/07/2025
REVISIONS

PROJECT NO.
25-142
L1.0





 Existing Tree To Remain

 Existing Tree To Be Removed

 Tree Protection Fencing

1. Landscape contractor to provide a new irrigation layout plan for the property. See Landscape Notes.
2. See Civil Engineer's plans for tree removals, site clearing, grading layout, utilities, and other requirements
3. Contractor to coordinate any work in the right-of-way with City of Waconia Public Works Department.
4. Sod all disturbed areas except plant beds and areas noted to receive mulch.
5. Place a minimum of 4" topsoil, with not more than 35% and content. Topsoil inspection is required prior to installing sod and trees.
6. Refer to builder's specifications for additional requirements.
7. See Sheets L1.6 for Landscape Details, Notes, Schedules
8. Landscape contractor is responsible for verification of soils and graded condition prior to mobilization and shall notify the General Contractor if earthwork is not acceptable. Landscape contractor is responsible for fine grading, or grade to within 1" of final set elevation.
9. See Sheet L1.7 for Tree Preservation Notes, Detail, and Existing Tree Schedule.

3. *Removal Threshold*
 - (a) Developments in residential districts may remove or disturb up to thirty (30) percent of the total inches of significant trees. Any removal or disturbance beyond this threshold shall require reforestation or restitution.
 - (c) Reasonable effort shall be made to preserve all significant trees during the planning process and site development process. Diseased trees shall not be subject to the requirements of this chap.
4. *Reforestation/restitution requirement:* For each one (1.0) tree inch that is removed or disturbed beyond the threshold, the subdivision shall replant one and one-quarter (1.25) inches of new trees or provide the city with one hundred twenty-five dollars (\$125.00) in restitution, per inch removed beyond the threshold.
5. *Tree survey / preservation plan*
 - (g) Calculation of removed or disturbed significant tree inches on the site (excluding exempt tree inches) divided by the total significant tree inches on the site (excluding exempt tree inches).

TOTAL SIGNIFICANT MITIGATION INCHES PROPOSED:
56 Ornamental Trees (84") & 124 (310") Overstory Trees



cdg

PRELIMINARY

ELM CREEK RIDGE OF WACONIA
WACONIA, MINNESOTA

TREE PRESERVATION PLAN "A"

FOR

MAGELLAN LAND DEVELOPMENT
P.O. BOX 302, EXCELSIOR, MN 55331

DRAWN BY	AL
DATE	07/07/2025
REVISIONS	

PROJECT NO.	25-142
	L1.1

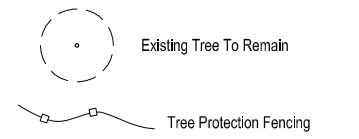


PROJECT NO.	25-142
L1.2	



LANDSCAPE LAYOUT PLAN "A":

LANDSCAPE LEGEND:



GENERAL NOTES:

1. Landscape contractor to provide a new irrigation layout plan for the property. See Landscape Notes.
2. See Civil Engineer's plans for tree removals, site clearing, grading layout, utilities, and other requirements
3. Contractor to coordinate any work in the right-of-way with City of Waconia Public Works Department.
4. Sod all disturbed areas except plant beds and areas noted to receive mulch.
5. Place a minimum of 4" topsoil, with not more than 35% and content. Topsoil inspection is required prior to installing sod and trees.
6. Refer to builder's specifications for additional requirements.
7. See Sheets L1.6 for Landscape Details, Notes, Schedules
8. Landscape contractor is responsible for verification of soils and graded condition prior to mobilization and shall notify the General Contractor if earthwork is not acceptable. Landscape contractor is responsible for fine grading, or grade to within 1" of final set elevation.
9. See Sheet L1.7 for Tree Preservation Notes, Detail, and Existing Tree Schedule.

LANDSCAPE REQUIREMENTS

R-1 SINGLE FAMILY RESIDENTIAL
(Ord. No. 747, 3-7-22) - Sec. 900.07. - Landscaping and fencing.

Subd. 2. *Minimum standards for each zoning district.*
(D-2) In the R-1, R-2 and R-4 districts each newly platted lot shall have two (2) trees.

PROPOSED PLANTING SUMMARY

NUMBER OF LOTS (SINGLE-FAMILY): 56
LOT TREES REQUIRED: 2 (1 Overstory & 1 Ornamental)
LOT TREES PROPOSED: 112 (56 Overstory & 56 Ornamental)
OPEN AREA TREES PROPOSED: 68 Overstory Trees

MITIGATION TREES REQUIRED: 30 Ornamental Trees & 103 Overstory Trees

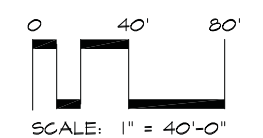
MITIGATION TREES PROPOSED: 56 Ornamental Trees & 124 Overstory Trees

Note: We assume that both lot and outlot trees count towards the tree mitigation penalty.

Landscape Sheet Index:

- L1.0 Title Page
- L1.1 Tree Preservation Plan "A"
- L1.2 Tree Preservation Plan "B"
- L1.3 Landscape Layout Plan "A"
- L1.4 Landscape Layout Plan "B"
- L1.5 Landscape Layout Plan "C"
- L1.6 Notes and Details Sheet
- L1.7 Existing & Tree Preservation Notes & Detail

SEE SHEET L1.6 FOR PLANT SCHEDULE



CALYX DESIGN GROUP
Landscape Architecture - Planning
475 Cleveland Ave. N | Suite 101A | Saint Paul, MN 55104
telephone: 651.788.9018
internet: www.calyxdesigngroup.com

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 in the State of Minnesota.

Print Name: _____
Signature: _____
Date: _____

PRELIMINARY

ELM CREEK RIDGE OF WACONIA
WACONIA, MINNESOTA

LANDSCAPE LAYOUT PLAN "A"
FOR
MAGELLAN LAND DEVELOPMENT
P.O. BOX 302, EXCELSIOR, MN 55331

DRAWN BY	AL
DATE	07/07/2025
REVISIONS	
PROJECT NO.	25-142
	L1.3

1. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.

3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified. All deciduous trees are measured at 48" from finished grade to determine tree diameter (DBH). All coniferous trees are measured from finished grade to the top of the central leader. If no central leader is present on coniferous trees, that plant is rejected and must be replaced immediately.

5. All proposed plants shall be placed as close to the location(s) indicated on the plan as possible. Contact the landscape architect if discrepancies arise during plant installation that require deviating location(s) from those shown on the plans.

7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after Installation. Schedule plant deliveries to coincide with expected Installation time within 36 hours.

9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.

11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.

13. The contractor shall guarantee newly planted material through one calendar year from the date punch list review, per City of Rose mount requirements. Plants that exhibit more than 20% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.

15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.

17. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.

19. All planting areas shall be prepared prior to installation activities with clean, imported loam topsoil. Provide a firm planting bed free of stones, sticks, construction debris, etc.

21. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.

23. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.

25. Construction materials, stockpiles, equipment, and vehicles shall not be stored or operated on city boulevards without written permission from the city. Restore disturbed areas off-site to original condition.

26. All sub-cut areas of the site that are designated on the site plan as open space for landscape shall be graded with imported, pulverized topsoil. Slope away from building. See note 27 below.

28. Apply wood mulch rings around trees to prevent weed growth.

30. Landscape Contractor and Excavator shall be responsible for providing 4" depth topsoil under turf areas. See civil engineer's plans for grading, erosion control, and final grade elevations.



<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>QTY</u>
---------------	-------------	-----------------------	--------------------	-------------	------------------	------------

OVERSTORY TREES						
	AS	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5" Cal.	B&B	10
	AA	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	2.5" Cal.	B&B	5
	BR	Betula nigra	River Birch (Single Stem)	2.5" Cal.	B&B	8
	GD	Gleditsia triacanthos Inermis 'Draves' TM	Street Keeper Honey Locust	2.5" Cal.	B&B	12
	QB	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B	11
	QM	Quercus macrocarpa	Burr Oak	2.5" Cal.	B&B	7
	TL	Tilia americana	American Linden	2.5" Cal.	B&B	10
	UA	Ulmus x 'Accolade'	Accolade Elm	2.5" Cal.	B&B	10

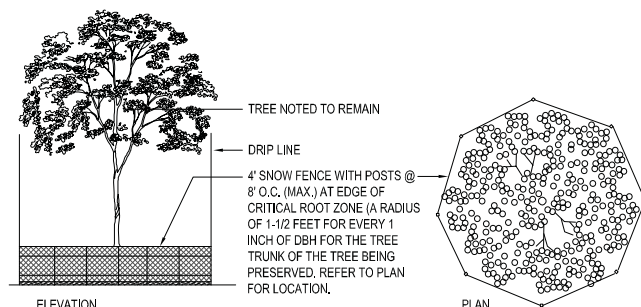
- L1.0 Title Page
- L1.1 Tree Preservation Plan "A"
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- L1.3 Landscape Layout Plan "A"
- L1.4 Landscape Layout Plan "B"
- L1.5 Landscape Layout Plan "C"
- L1.6 Notes and Details Sheet
- L1.7 Existing & Tree
Preservation Notes &
Detail



EXISTING TREE DATA:

ELM CREEK RIDGE - WACONIA,MN			TREE MITIGATION		
TAG NO.	SPECIES	TREE DIA. (IN)	CONDITION	SIGNIFICANT?	REMOVE?
101	AMERICAN ELM	23	GOOD	YES	YES
102	BLACK WALNUT	7	GOOD	YES	YES
103	COLORADO BLUE SPRUCE	20	FAIR	YES	YES
104	COLORADO BLUE SPRUCE	11	POOR	NO	YES
105	COLORADO BLUE SPRUCE	20	POOR	NO	YES
106	COLORADO BLUE SPRUCE	20	POOR	NO	YES
107	COLORADO BLUE SPRUCE	13	FAIR	YES	YES
108	COLORADO BLUE SPRUCE	18	POOR	NO	YES
109	COLORADO BLUE SPRUCE	17	POOR	NO	YES
110	COLORADO BLUE SPRUCE	18	POOR	NO	YES
111	BUTTERNUT	10	GOOD	YES	YES
112	SIBERIAN ELM	10	FAIR	YES	YES
113	RED PINE	17	FAIR	YES	YES
114	COLORADO BLUE SPRUCE	17	POOR	NO	YES
115	SUGAR MAPLE	14	FAIR	YES	YES
116	COLORADO BLUE SPRUCE	14	POOR	NO	YES
117	SUGAR MAPLE	7	GOOD	YES	YES
118	RED PINE	22	FAIR	YES	YES
119	RED PINE	16	FAIR	YES	YES
120	RED PINE	20	FAIR	YES	YES
121	BLACK WALNUT	8	GOOD	YES	YES
122	COLORADO BLUE SPRUCE	17	POOR	NO	YES
123	COLORADO BLUE SPRUCE	15	POOR	NO	YES
124	COLORADO BLUE SPRUCE	16	POOR	NO	YES
125	COLORADO BLUE SPRUCE	12	POOR	NO	YES
126	SUGAR MAPLE	16	FAIR	YES	NO
127					
128	COLORADO BLUE SPRUCE	9	POOR	NO	YES
129	COLORADO BLUE SPRUCE	14	POOR	NO	YES
130	COLORADO BLUE SPRUCE	7	POOR	NO	YES
131	SIBERIAN ELM	8	POOR	NO	YES
132	SUGAR MAPLE	20	GOOD	YES	YES
133	COLORADO BLUE SPRUCE	14	POOR	NO	YES
134	COLORADO BLUE SPRUCE	11	POOR	NO	YES
135	SIBERIAN ELM	11	FAIR	YES	YES
136	SUGAR MAPLE	8	FAIR	YES	NO
137	COLORADO BLUE SPRUCE	14	POOR	NO	NO
138	SUGAR MAPLE	10	FAIR	YES	NO
139	SUGAR MAPLE	20	POOR	NO	YES
140	BLACK WALNUT	11	FAIR	YES	YES
141	COLORADO BLUE SPRUCE	13	POOR	NO	YES
142	SUGAR MAPLE	19	FAIR	YES	YES
143	COLORADO BLUE SPRUCE	10	POOR	NO	YES
144	SIBERIAN ELM	7	FAIR	YES	YES
145	COLORADO BLUE SPRUCE	11	POOR	NO	YES
146	COLORADO BLUE SPRUCE	8	POOR	NO	NO
147	COLORADO BLUE SPRUCE	14	POOR	NO	NO
148	COLORADO BLUE SPRUCE	19	POOR	NO	NO
149	SUGAR MAPLE	13	FAIR	YES	NO
150	BLACK WALNUT	9	GOOD	YES	NO
151	COLORADO BLUE SPRUCE	15	POOR	NO	NO
152	BLACK WALNUT	9	GOOD	YES	NO
153	BLACK WALNUT	7	GOOD	YES	NO
154	BLACK WALNUT	7	GOOD	YES	YES
155	BLACK WALNUT	9	FAIR	YES	YES
156	BUTTERNUT	11	POOR	NO	YES
157	BLACK WALNUT	7	FAIR	YES	NO
158	COLORADO BLUE SPRUCE	13	POOR	NO	NO
159	SUGAR MAPLE	20	FAIR	YES	NO
160	COLORADO BLUE SPRUCE	11	POOR	NO	NO
161	COLORADO BLUE SPRUCE	13	POOR	NO	NO
162	SIBERIAN ELM	13	FAIR	YES	NO
163	COLORADO BLUE SPRUCE	20	POOR	NO	NO
164	COLORADO BLUE SPRUCE	15	POOR	NO	NO
165	WHITE OAK	17	FAIR	YES	NO
166	WHITE OAK	16	FAIR	YES	NO
167	BLACK WALNUT	8	GOOD	YES	NO
168	COLORADO BLUE SPRUCE	15	POOR	NO	NO
169	SUGAR MAPLE	17	GOOD	YES	NO
170	COLORADO BLUE SPRUCE	9	POOR	NO	NO
171	RED PINE	19	FAIR	YES	NO
172	COLORADO BLUE SPRUCE	15	POOR	NO	NO
173	COLORADO BLUE SPRUCE	11	POOR	NO	NO
174	COLORADO BLUE SPRUCE	14	POOR	NO	NO
175	COLORADO BLUE SPRUCE	11	POOR	NO	YES
176	SUGAR MAPLE	13	FAIR	YES	YES
177	SUGAR MAPLE	9	FAIR	YES	YES
178	SIBERIAN ELM	9	FAIR	YES	NO
179	COLORADO BLUE SPRUCE	18	FAIR	YES	NO
180	SUGAR MAPLE	16	FAIR	YES	YES
181	BASSWOOD	40	POOR	NO	YES
182	COLORADO BLUE SPRUCE	15	FAIR	YES	YES
183	SUGAR MAPLE	17	GOOD	YES	YES
184	SUGAR MAPLE	16	GOOD	YES	YES
185	SUGAR MAPLE	19	POOR	NO	YES
186	AMERICAN ELM	29	FAIR	YES	YES
187	SUGAR MAPLE	18	GOOD	YES	YES
188	SUGAR MAPLE	18	GOOD	YES	YES
189	SUGAR MAPLE	18	GOOD	YES	YES
190	HORNBEAM	16	POOR	NO	NO
191	SUGAR MAPLE	19	GOOD	YES	NO
192	SIBERIAN ELM	31	POOR	NO	YES
193	BLACK WALNUT	17	GOOD	YES	YES
194	COLORADO BLUE SPRUCE	18	POOR	NO	YES
195	SIBERIAN ELM	9	POOR	NO	YES
196	SIBERIAN ELM	9	POOR	NO	YES
197	SIBERIAN ELM	7	POOR	NO	YES
198	SIBERIAN ELM	8	POOR	NO	NO
199	SIBERIAN ELM	11	POOR	NO	NO
200	SIBERIAN ELM	13	POOR	NO	NO

201	SUGAR MAPLE	11	FAIR	YES	NO
202	HACKBERRY	16	FAIR	YES	NO
203	HACKBERRY	11	POOR	NO	NO
204	SIBERIAN ELM	10	POOR	NO	NO
205	SIBERIAN ELM	9	POOR	NO	NO
206	SIBERIAN ELM	10	POOR	NO	NO
207	SIBERIAN ELM	13	POOR	NO	NO
208	SUGAR MAPLE	10	FAIR	YES	NO
209	SIBERIAN ELM	11	POOR	NO	NO
210	SUGAR MAPLE	11	FAIR	YES	NO
211	SIBERIAN ELM	9	POOR	NO	NO
212	SIBERIAN ELM	14	POOR	NO	NO
213	BASSWOOD	8	FAIR	YES	NO
214	BASSWOOD	11	FAIR	YES	NO
215	BASSWOOD	22	FAIR	YES	NO
216	SUGAR MAPLE	10	FAIR	YES	NO
217	SIBERIAN ELM	8	FAIR	YES	NO
218	SIBERIAN ELM	8	POOR	NO	NO
219	SIBERIAN ELM	8	POOR	NO	NO
220	SIBERIAN ELM	12	POOR	NO	NO
221	SIBERIAN ELM	11	POOR	NO	NO
222	SIBERIAN ELM	11	POOR	NO	NO
223	SIBERIAN ELM	10	POOR	NO	NO
224	SIBERIAN ELM	11	POOR	NO	NO
225	SUGAR MAPLE	6	POOR	NO	YES
226	SIBERIAN ELM	8	POOR	NO	YES
227	SUGAR MAPLE	7	POOR	NO	YES
228	SIBERIAN ELM	8	POOR	NO	YES
229	SIBERIAN ELM	9	POOR	NO	YES
230	SUGAR MAPLE	8	POOR	NO	YES
231	SIBERIAN ELM	8	POOR	NO	YES
232	SIBERIAN ELM	7	POOR	NO	YES
233	SIBERIAN ELM	6	POOR	NO	NO
234	SIBERIAN ELM	7	POOR	NO	NO
235	SIBERIAN ELM	6	POOR	NO	NO
236	SIBERIAN ELM	6	POOR	NO	NO
237	SUGAR MAPLE	9	POOR	NO	NO
238	SIBERIAN ELM	12	POOR	NO	NO
239	SIBERIAN ELM	15	POOR	NO	NO
240	SIBERIAN ELM	9	POOR	NO	NO
241	SIBERIAN ELM	9	POOR	NO	NO
242	SIBERIAN ELM	12	POOR	NO	NO
243	SIBERIAN ELM	9	POOR	NO	NO
244	SIBERIAN ELM	13	POOR	NO	NO
245	SIBERIAN ELM	12	POOR	NO	NO
246	CHINESE ELM	20	POOR	NO	NO
247	SIBERIAN ELM	16	POOR	NO	NO
248	RED OAK	17	FAIR	YES	NO
249	SIBERIAN ELM	8	POOR	NO	NO
250	SIBERIAN ELM	17	POOR	NO	YES
251	CHINESE ELM	11	FAIR	YES	YES
252	SIBERIAN ELM	8	POOR	NO	YES
253	SUGAR MAPLE	7	POOR	NO	YES
254	WHITE OAK	7	FAIR	YES	YES
255	WHITE OAK	14	FAIR	YES	YES
256	WHITE OAK	10	FAIR	YES	YES
257	RED CEDAR	20	POOR	NO	YES
258	SIBERIAN ELM	11	POOR	NO	YES
Total Existing Significant Inches		858	 Landscape Architecture + Planning calyxdesigngroup.com 651.788.9010		
Insignificant Inches		1,172			
Total Significant Inches On-Site Removed		499			
Total Significant Inches 30% Allowed Removal		257			
Total Significant Inches On-Site Preserved		359			
Total Significant Inches On-Site Owed		302			



NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO AIDE IN SURVIVABILITY OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIALS OR DRIVE EQUIPMENT WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE. MAINTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.

TYPICAL TREE PROTECTION DETAIL

NOT TO SCALE

TREE PRESERVATION NOTES:

Existing boundary, location, topographic, vegetation, and utility information shown on this plan is from a field survey provided by the Owner.

- Do not begin tree clearing work until tree protection measures are in place and to the permit approval of the City Forester has been granted.
- Critical Root Zone: Install high density polyethylene safety fence, 4 ft. high, international orange, at the Drip Line or at the Critical Root Zone whichever is greater, of trees to be preserved per detail, prior to commencement of earthwork activity. Field-staking of the fence location(s) subject to City approval.
- Where silt fence and proposed tree protection fence overlap, place the tree protection fence on the outside of the silt fence, double-staked at the break-point.
- Refer to Tree Protection Detail 1, Sheet L1.1
- The contractor shall prune the canopy of existing trees to remain where the canopy is in jeopardy of damage due to the new Improvements shown. It is recommended that the contractor hire a certified arborist to perform the pruning. Any branches broken during construction shall be immediately trimmed and wounds painted to prevent further damage.
- Perform work in accordance with the laws, ordinances, rules, regulations, and orders of public authority having jurisdiction. Secure and pay for permits, governmental fees and licenses necessary for the proper execution of the demolition work.
- Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the demolition site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property.
- Remove debris, waste, and rubbish promptly from the site. On-site burial of debris is not permitted. Burn no debris on the site. Salvage material not otherwise indicated to be reused shall become the Contractor's property and is to be removed promptly from the site and disposed of in strict accordance with all applicable laws, regulations, and/or statutes.
- Buildings, features, surfaces, and other descriptive references shown on this drawing are for informational purposes only. Field verify all information relevant to the project prior to proceeding with the work. Visit the site and determine all site conditions and hazards.
- This plan is a guide as to the anticipated amount of disturbance expected due to proposed Improvements. The contractor is expected to take all necessary precautions to ensure trees noted to remain are not damaged during construction. Do not store material or drive within the drip line of existing trees to remain. Be aware of overhead branches for clearance of material and equipment.
- This plan is not a guarantee that existing trees will survive during/post construction, but rather a guide to help assure their protection and greatest chances of survival at the surface level. Further protection measures outside this scope could involve ecologists, foresters and arborists.
- Notify the Owner's Representative when tree protection fencing is taken down to perform work in conjunction with the new improvements noted in this plan set. The contractor is responsible for re-erecting the tree protection fence immediately after the work is complete, when ever possible
- Trees shown as existing to remain (be preserved) that are damaged / killed as a result of construction activities are subject to replacement per the City Tree Replacement penalty. Replacement trees are to be paid for at no additional expense to the Owner.

Landscape Sheet Index:

- | | |
|------|---|
| L1.0 | Title Page |
| L1.1 | Tree Preservation Plan "A" |
| L1.2 | Tree Preservation Plan "B" |
| L1.3 | Landscape Layout Plan "A" |
| L1.4 | Landscape Layout Plan "B" |
| L1.5 | Landscape Layout Plan "C" |
| L1.6 | Notes and Details Sheet |
| L1.7 | Existing & Tree
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CALYX DESIGN GROUP
Landscape Architecture • Planning
475 Cleveland Ave. N | Suite 101A | Saint Paul, MN 55104

telephone: 651.788.9018
internet: www.calyxdesigngroup.com



PRELIMINARY

Print Name: Benjamin Hartberg, PLA

Signature:

Date: License No. 480354

ELM CREEK RIDGE OF WACONIA
WACONIA, MINNESOTA

EXISTING TREES AND PRESERVATION
FOR
MAGELLAN LAND DEVELOPMENT

DRAWN BY
AL

DATE
07/07/2025

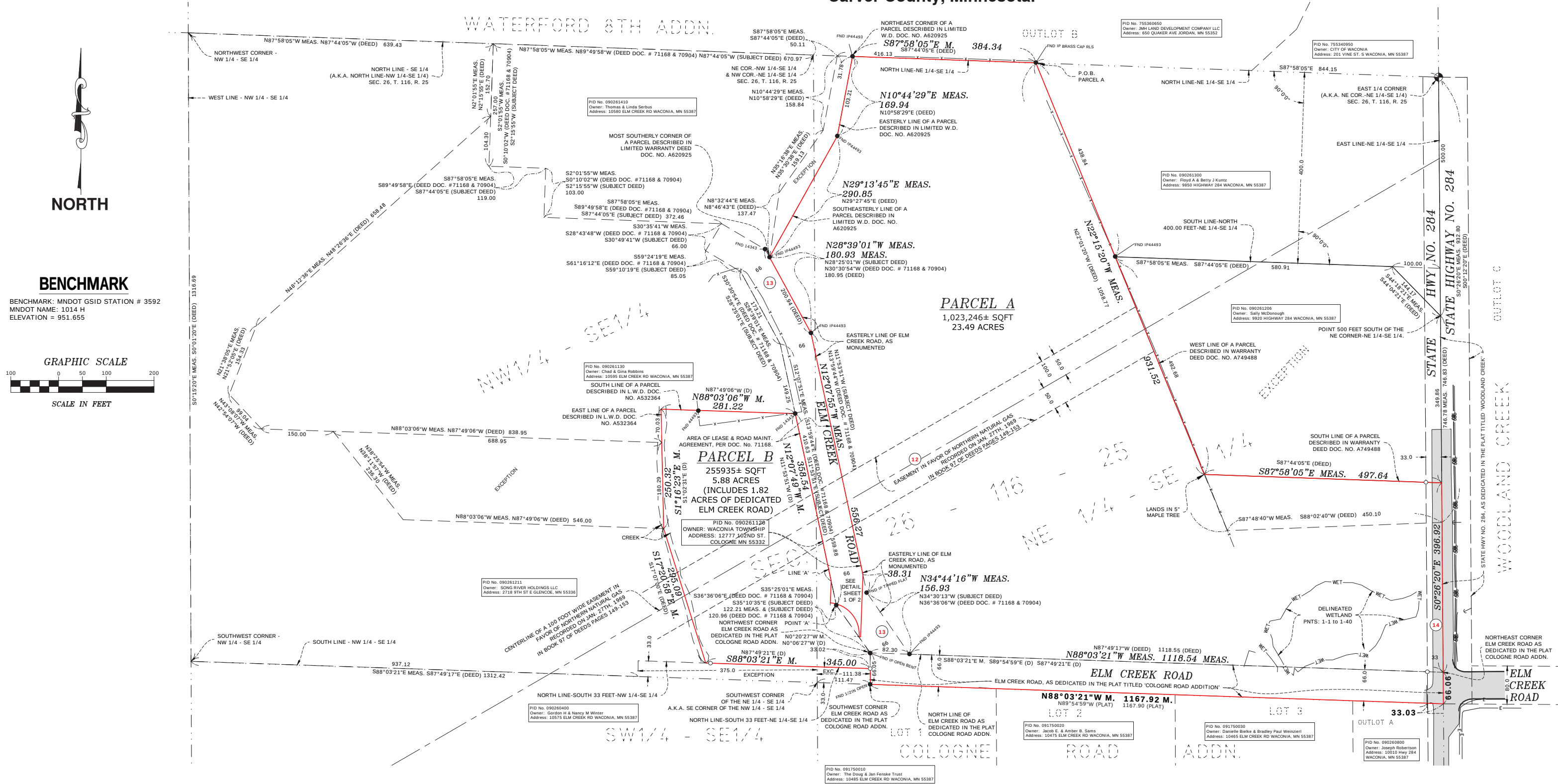
REVISIONS

PROJECT NO.
25-142

L1.7

AREA TO BE ANNEXED INTO THE CITY OF WACONIA, MN

~for~ Magellan Land Development, LLC
~of~ N 1/2 - SE1/4, SEC. 26, TWP. 116, R. 25,
Carver County, Minnesota.



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 45356/52705
- ⬢ DENOTES CARVER COUNTY CAST IRON MONUMENT
- DENOTES FENCE
- Owner: City of X
Address: Unassigned
M. or MEAS.
(D) or (DEED)
- 99 DENOTES SCHEDULE B-II EXCEPTION NO.
- DENOTES AREA OF PROPOSED ANNEXATION

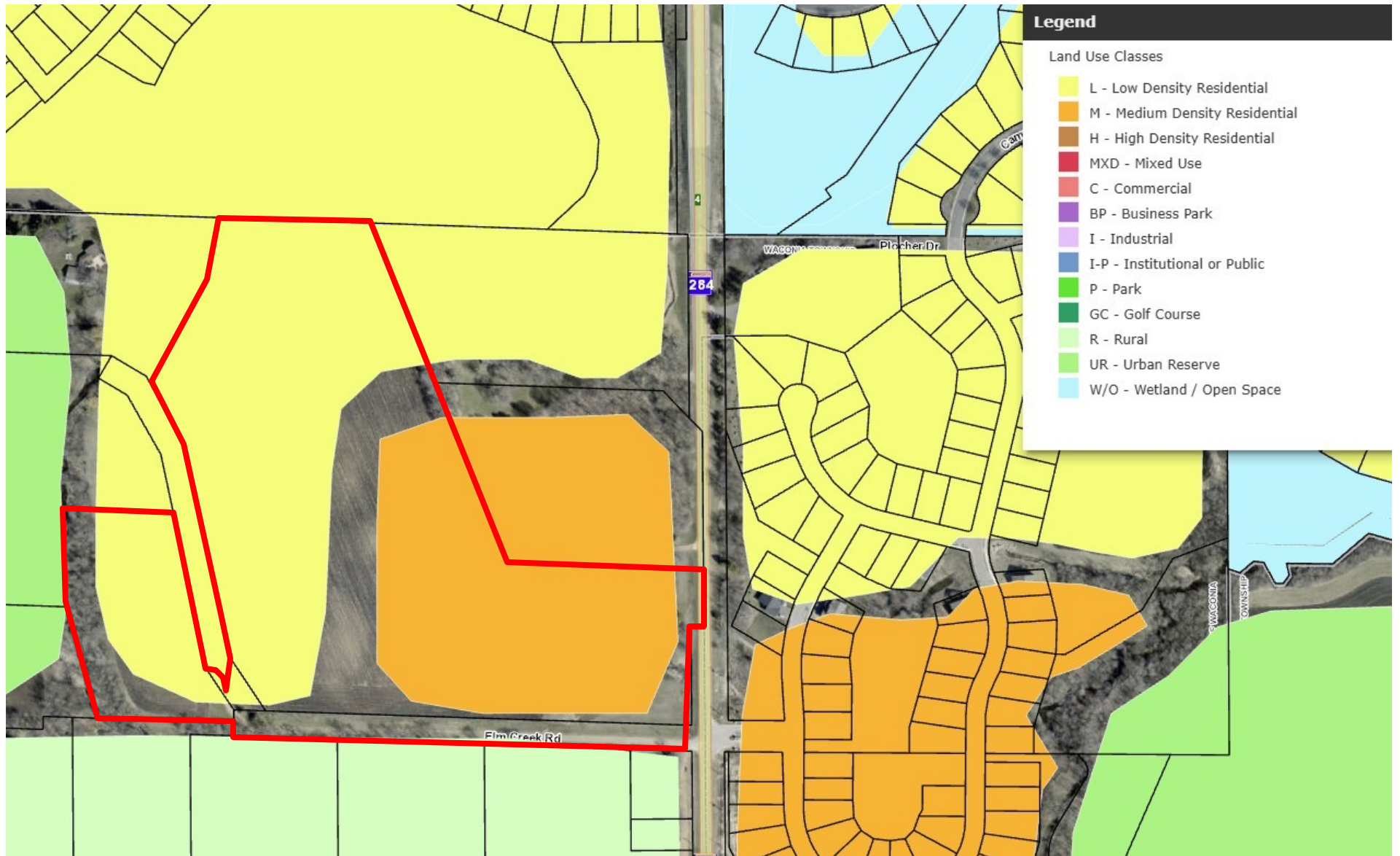
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

KURT D. NELSON

Date: 16JUN25 License No. 45356

DRAWN BY:	CBS	JOB NO:	240896	DATE:	03/31/2025
CHECK BY:	KDN	FIELD CREW:	JWM & LAD		
1	16JUN25	REVISE ANNEXATION BOUNDARIES	KDN		
2					
3					
NO.	DATE	DESCRIPTION	BY		

EXISTING FUTURE LAND USE MAP DESIGNATIONS—ELM CREEK RIDGE AREA



June 25th, 2025

To: Jason Palmby, Magellan Land Development

From: Katie Schmidt, PE (MN PE License #47147)

Re: Trip Generation Memorandum – Elm Creek Ridge Residential Development, Waconia, MN

Per your request, SSTS LLC has conducted a trip generation estimate for the proposed Elm Creek Ridge Residential Development in the City of Waconia, Carver County, MN. The Proposed Project is located on the west side of State Highway 284 and on the north side of Elm Creek Rd. The Proposed Project includes 54 single family homes with main access via Elm Creek Rd. With the project Elm Creek Rd will be updated from a gravel road to a paved road per City standards and a dedicated southbound right turn lane will be constructed on Highway 284 at Elm Creek Rd. There will be an internal access location with street connection to the future Waterford 9th Addition, but minimal site traffic is anticipated to use this for access. **Figure 1** shows the Project location. **Figure 2**, Site Plan, depicts the site layout and access locations. (See Concept Plan in the submittal package for more details.)

Trip Generation

The volume of vehicle trips generated by the Proposed Project has been estimated for typical weekday AM and PM peak hours and on a daily basis using the data and methodology described in the Institute of Transportation Engineers' *Trip Generation Manual*¹, which is a standard industry reference used by public agencies to estimate traffic generated by specific land uses. **Table 1** summarizes the trip generation estimates.

Table 1 - Trip Generation

Land Use	Land Use Code	Size	Trips Generated:				
			AM Peak		PM Peak		Weekday ADT
			Enter	Exit	Enter	Exit	
Single-Family Detached Housing	210	54 units	9	29	32	19	509
Totals			9	29	32	19	509
			38		51		

As shown in Table 1, the Proposed Project is estimated to generate the following traffic:

- 38 new trips (9 entering and 29 exiting) during the morning traffic peak hour,
- 51 new trips (32 entering and 19 exiting) during the evening traffic peak hour, and
- 509 daily trips.



Figure 1. Project Location

¹ *Trip Generation Manual*, Institute of Transportation Engineers (ITE), 11th Edition

Based on regional roadway connections, the anticipated travel patterns for residents of the Proposed Project are approximately 90% to/from the north and 10% to/from the south on Highway 284. Review of ***MnDOT's Access Management Manual***² indicates the planned southbound right turn lane and existing northbound left turn lane on Highway 284 are warranted based on predicted traffic volumes and the 55-mph speed limit.

In summary, the number of vehicle trips generated by the Proposed Project is low, approximately one new vehicle trip every minute during the PM peak hour. The planned southbound right turn lane and existing northbound left turn lane on Highway 284 reduce crash potential by removing turning site traffic from high speed through mainline traffic. Additionally, adequate sight distance is provided for vehicles on Elm Creek Rd to turn onto Highway 284. Impacts to existing traffic operations are anticipated to be minimal.

Please contact Katie Schmidt at katie@s2traffic.com with any questions.

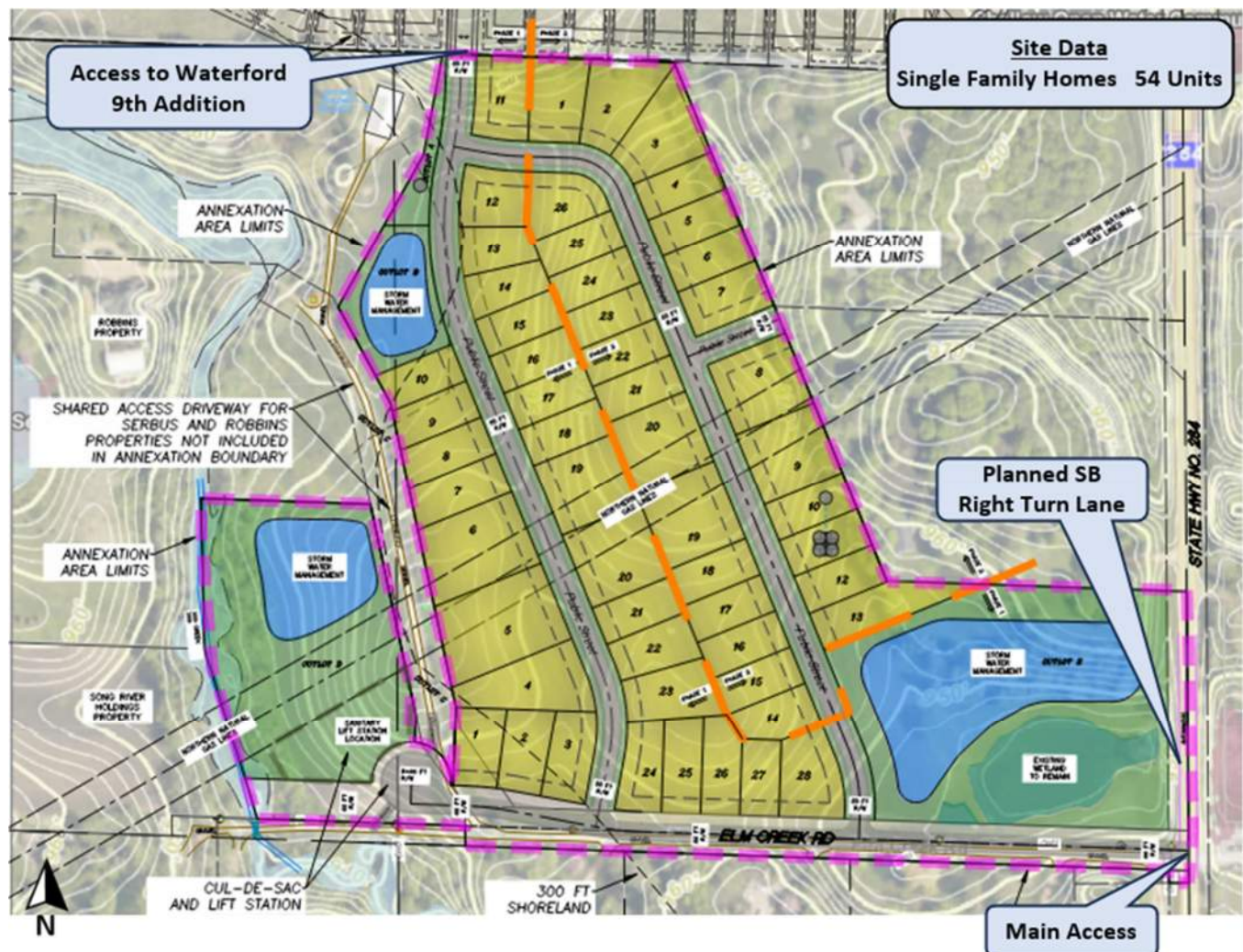


Figure 2. Site Plan

² ***MnDOT's Access Management Manual***, January 2008, Chapter 3-Guidelines for Public Street and Driveway Connections



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: August 18, 2025	
Item Name: 11.1.a. New Online Utility Billing System Update	
Originating Dept: Finance	
Presented By: Lacey Shaw	
Previous Council Action: None	
Item Type:	Discussion
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Staff Report - No Action required.	
EXPLANATION OF AGENDA ITEM: Staff will provide Council with an update on the New Online Utility Billing System.	
ATTACHMENTS: None	
FINANCIAL IMPLICATIONS:	ADVISORY BOARD RECOMMENDATIONS:
Funding Sources & Uses:	Planning Commission:
Budget Information:	Park Board:
_____ Budgeted	Personnel Committee:
_____ Non-Budgeted	Other:
_____ Amendment Required	



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	August 18, 2025
Item Name:	11.1.b. All -Way Stop Sign Engineering Evaluations - Oak Ave/Sparrow Rd and Main St/Spruce St
Originating Dept:	Public Services
Presented By:	Jon Haukaas
Previous Council Action:	None
Item Type:	Discussion
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED: Staff Report - No Action required.	
EXPLANATION OF AGENDA ITEM: Staff directed Bolton & Menk perform an evaluation of a change to an all-way stop-controlled (AWSC) condition to help address reported safety concerns by the public and City Council members, which include both pedestrian and cross-traffic conflicts. The results of the analysis find that <u>none</u> of the typical warrants for all-way stop control implementation are satisfied. Engineering judgment may be applied in considering the secondary AWSC conditions outlined in the MnMUTCD if certain conditions are met. Specifically, if the location is an intersection of two residential neighborhood local (through) streets of similar design and operating characteristics. In both cases, the two streets of these intersections are not equal in function or characteristics. Therefore, the "engineering judgment" option does not apply to either intersection. Additionally, unwarranted AWSC implementation may cause low stopping-compliance rates for traffic on the major thoroughways of both Oak Avenue and Main Street, which in turn could degrade its collector-street functionality and decrease overall safety for vehicles and pedestrians at the intersection. Finally, AWSC should not be used as a speed control device. Therefore, it is recommended that the existing intersection traffic control remain in place. Other recommendations: The Oak Avenue and Sparrow Road intersection may benefit from the addition of intersection lighting. The recommended lighting location would be in either the northwest or northeast corners for proximity to the crosswalk. Because data collection occurred after the school year ended, it may be helpful to collect updated traffic and pedestrian counts during an active school session to better assess the High School/Middle School campus's impact on the intersection. The Main Street and Spruce Street intersection sightlines could be improved for both vehicles and pedestrians by restricting on-street parking the east-bound and west-bound approaches of Main Street to 30 feet back from the intersection. Effectively removing one parking stall at each corner (four total). Costs:	

Each intersection evaluation costs \$1,200 to \$1,600 to collect and process the data, and then provide the analysis and recommendation. This is budgeted in the Streets Operating - Consulting Services line item.

Future:

Bolon & Menk is currently studying the following intersections for evaluation of all-way stop control as requested by the City Council:

- 1st Street and Vine Street
- 2nd Street and Elm Street
- Sparrow Road and Ravencroft Road

ATTACHMENTS:

1. 07-22-25 AWSC Main St & Spruce St
2. 07-22-25 AWSC Oak Ave & Sparrow Rd

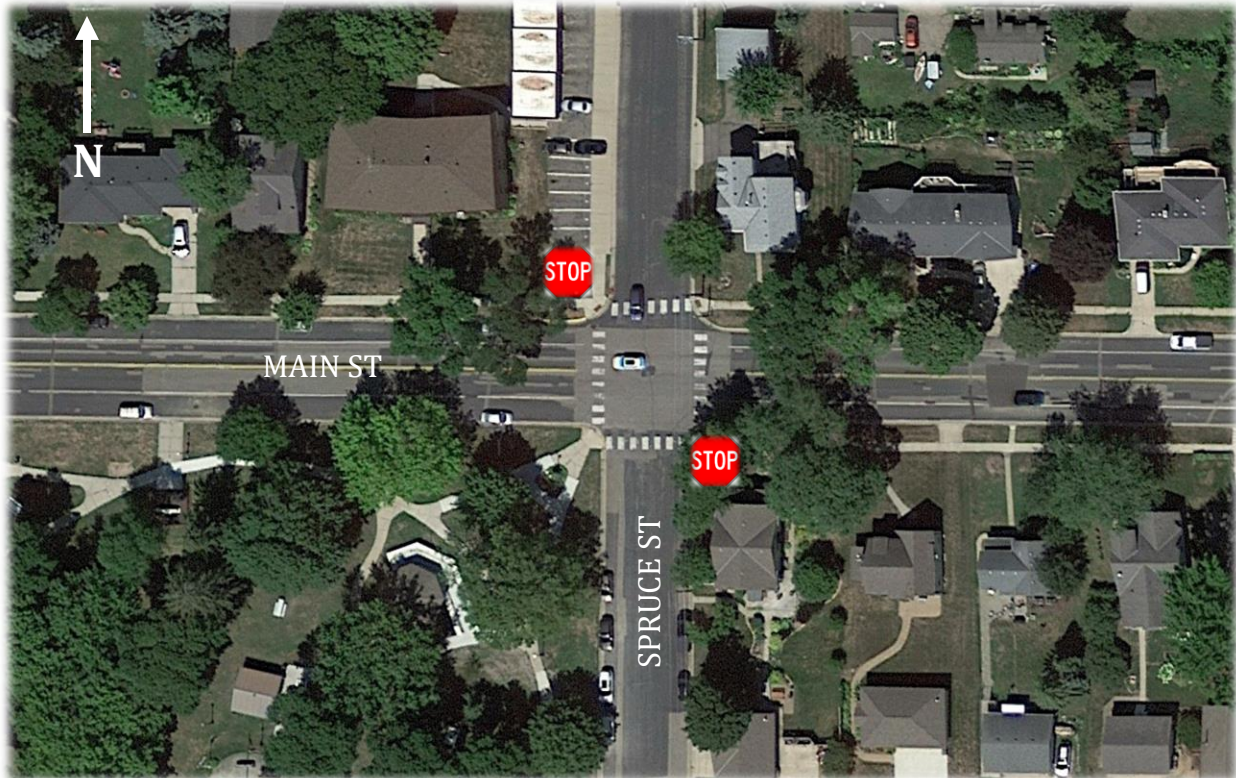
FINANCIAL IMPLICATIONS:	ADVISORY BOARD RECOMMENDATIONS:
Funding Sources & Uses:	Planning Commission:
Budget Information:	Park Board:
x Budgeted Non-Budgeted Amendment Required	Personnel Committee:
	Other:

MEMORANDUM

Date: July 22, 2025
To: Jon Haukaas, Public Services Director
From: Jake Saulsbury, PE – City Engineer
Maury Hooper, PE – Transportation Project Manager
Subject: All-Way Stop Control Evaluation
Main Street and Spruce Street

The City of Waconia continues to receive feedback regarding safety concerns at the intersection of Main Street and Spruce Street. The City has requested assistance in evaluating a change to an all-way stop controlled (AWSC) condition to help address reported safety concerns, which include both pedestrian and cross-traffic conflicts. The intersection is shown below in **Figure 1**.

Figure 1. Existing Conditions - Main St./Spruce St. Intersection



Located two blocks east of the City's downtown commercial area, the Main Street and Spruce Street intersection features one lane of travel on each approach and is two-way stop controlled (TWSC) on the minor approach of Spruce Street. On-street parking is permitted on each side of both approaches, with the major approaches of Main Street featuring marked shoulders on both sides. The south leg of Spruce Street has a dedicated ADA parking spot near the intersection for southbound traffic. All approaches feature a 30-mph posted speed limit. Sidewalks are present along the north and south sides of Main Street to the east of the intersection, along the north side of Main Street west of the intersection, along the west side of Spruce Street north of the intersection, and throughout City Square Park. There are marked crosswalks across all approaches. There are ADA-compliant pedestrian ramps located in all 4 corners. Lighting is present at the intersection.

A review of the need for implementing AWSC at this intersection considers entering traffic volumes, intersection sightlines, and historical crash data per Minnesota Manual for Minimum Uniform Traffic Control Devices (MnMUTCD) Section 2B.7 Multi-Way Stop Applications.

Per the MnMUTCD, the decision to install AWSC should be based on an engineering study. The following criteria should be considered:

- A. *Where traffic control signals are justified, the multi-way stop is an interim measure to control traffic while traffic control signal construction is underway.*
- B. *Five or more reported crashes within a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left turn collisions as well as right-angle collisions.*
- C. *Minimum volumes:*
 1. *The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and*
 2. *The combined vehicular, pedestrian, and bicycle volume entering the intersection for the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but*
 3. *If the 85th-percentile approach speed of the major street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in items 1 and 2.*
- D. *Where no single criterion is satisfied, but where Criteria B, C.1 and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.*

Other criteria that may be considered in an engineering study include:

- A. *The need to control left turn conflicts;*
- B. *The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;*
- C. *Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop; and*

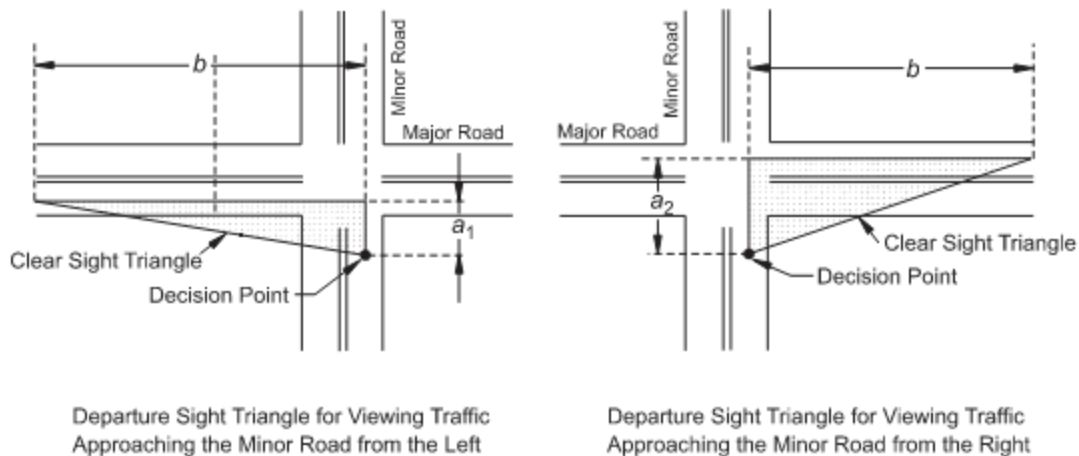
- D. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection.*

An analysis of the intersection in consideration of primary MnMUTCD guidance finds the following:

- A. No traffic control signal is planned or warranted at the study intersection.
- B. Crash data obtained from MnCMAT2 indicates 2 crashes have been reported at the intersection within the last 10 years, with neither crash found to be turn or angle-related. Therefore, the crash history does not meet the crash threshold for implementing AWSC.
- C. The traffic volume on the major street approaches of Main Street is over 300 vehicles from 10:00 AM to 6:00 PM, averaging 407 vehicles per hour over the 8-hour period. The maximum combined hourly volume for the minor street of Spruce Street is 41, well short of the minimum 200 units per hour. Even with a reduction to 70% volume thresholds, the hourly volumes on the major and minor approaches do not meet the reduced thresholds for any hours of the day.
- D. Even with a reduction to 80% volume thresholds, the required hourly volumes on the major and minor streets are not satisfied for any hours of the day.

Engineering judgment may be applied in considering the secondary AWSC conditions outlined in the MnMUTCD:

- A. With low traffic volumes and no major traffic generated in the immediate area, it is unlikely that there are a high number of left turn conflicts that need to be controlled. Additionally, no left turn-related crashes have occurred within the past 10 years.
- B. The intersection's location in a primarily residential area does not presently generate high volumes of pedestrian crossings. Therefore, it is not likely that there are frequent enough conflicts between pedestrians and vehicles to warrant a higher degree of intersection traffic control.
- C. Required intersection sightlines for a left turn from stop condition are established in the AASHTO Green Book, see **Figure 2**. For 30 mph approaches, a 335 foot sight triangle must be provided at the point of stopping so left turning drivers can safely judge whether there is an adequate gap in conflicting traffic to safely enter the major road. Similarly, a 290 foot sight triangle must be provided for drivers attempting to turn right from the minor road. Implementing control on all approaches reduces the sight distance required to safely navigate the intersection.

Figure 2: Departure Sight Triangles (Stop-Controlled)

There may be sightline limitations related to vehicles parked in the shoulders on both sides of Main Street for traffic traveling northbound and southbound at the Spruce Street approach. However, the existing vertical and horizontal curvature of Main Street does not cause any sightline issues assuming traffic is traveling at the posted speed limit of 30 mph. Increasing the distance between parked vehicles and the intersection is expected to resolve any sight distance limitations.

- D. Main Street is classified as a major collector, while Spruce Street is classified as a local roadway. Main Street serves as the primary east-west route connecting TH 5 to the southeast with Waconia's downtown and residential areas, while Spruce Street serves primarily residential areas and does not provide a through connection. The two streets are not equal in function or characteristics, and implementation of an unwarranted AWSC is likely to degrade collector functionality of Main Street and be detrimental to intersection safety.

ADDITIONAL CONSIDERATIONS

The study intersection lies in a walkable residential area near City Square Park (southwest corner) and Park Apartments (northwest corner). With multiple pedestrian generators and sidewalks on all approaches, installing pedestrian crossing signage for an uncontrolled Main Street approach may be appropriate—if consistent with the city's signage practices for these types of signs (e.g., W11-2 and W16-7P).

CONCLUSION

An analysis of the study intersection finds that none of the typical warrants for all-way stop control implementation are satisfied. Further consideration of intersection sightlines finds intermittent issues associated with parked vehicles may be present for vehicles on the minor approaches of Spruce Street; these issues may be improved by further restricting on-street parking to improve sightlines. Restricting parking for EB/WB approaches to 30' from intersection is expected to improve the sight lines (*MN Statute 169.34 states normally min 20' from intersection crosswalk & 30' from traffic-controlled intersection*). Frequent left turn or pedestrian/vehicle conflicts do not exist at a level which would warrant AWSC at this time. Additionally, unwarranted AWSC implementation may cause low stopping-compliance rates for traffic on the major throughway of Main Street, which in turn could degrade its collector-street functionality and decrease overall safety for vehicles and pedestrians at the intersection. Finally, AWSC should not be used as a speed control device. **Therefore, it is recommended that the existing intersection traffic control remain in place.**

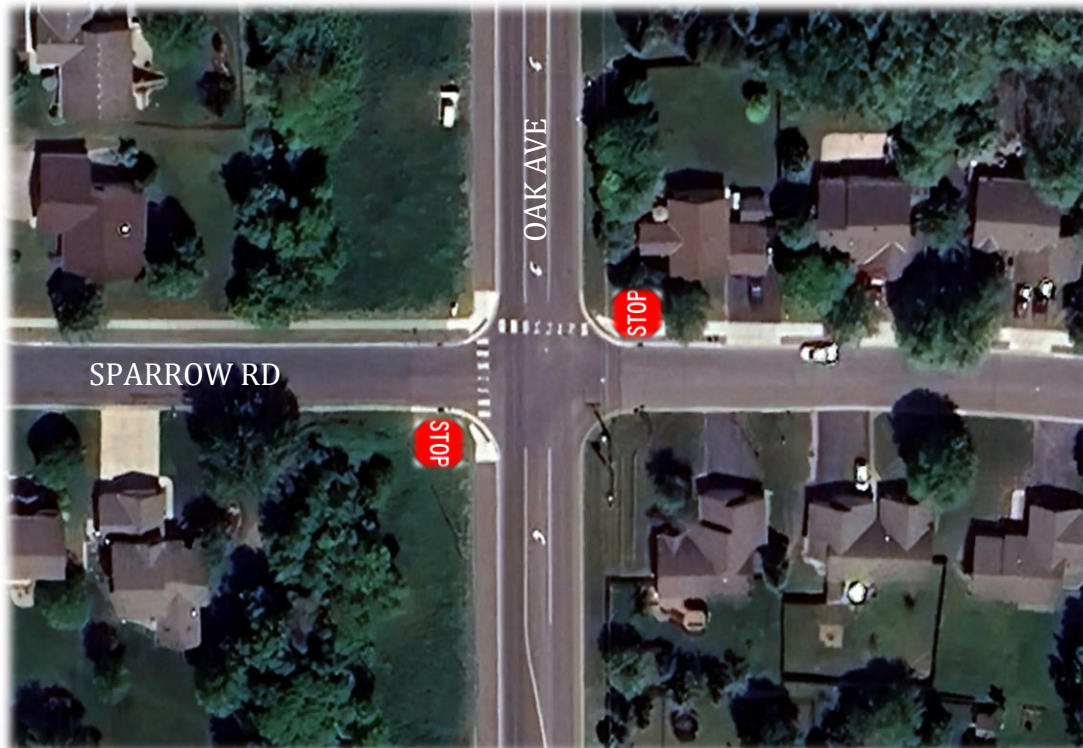
Given the presence of multiple pedestrian generators and sidewalks on all approaches, pedestrian crossing signage for an uncontrolled Main Street approach may be appropriate. Although the east leg has a marked crosswalk, Spruce Street lacks sidewalk on its east side. If consistent with city signage practices, W11-2 and W16-7P signs could be installed on the west leg only. In conjunction, removal of the markings from the east leg is recommended. This would result in a treatment consistent with the crosswalk configuration at the nearby Main Street and Maple Street intersection.

MEMORANDUM

Date: July 22, 2025
To: Jon Haukaas, Public Services Director
From: Jake Saulsbury, PE – City Engineer
Maury Hooper, PE – Transportation Project Manager
Subject: All-Way Stop Control Evaluation
Oak Avenue and Sparrow Road Intersection

The City of Waconia continues to receive feedback regarding safety concerns at the intersection of Oak Avenue and Sparrow Road. The City has requested assistance in evaluating a change to an all-way stop controlled (AWSC) condition to help address reported safety concerns, which include both pedestrian and cross-traffic conflicts. The intersection is shown below in **Figure 1**.

Figure 1. Existing Conditions – Oak Ave/Sparrow Rd. Intersection



The Oak Avenue and Sparrow Road intersection is in a residential area of Waconia, roughly ¼-mile south of TH 5, and is two-way stop controlled (TWSC) on the minor approaches of Sparrow Road. The major approaches of Oak Avenue are 3-lane undivided sections with dedicated left-turn lanes and shared thru-right lanes, while the minor approaches are 2-lane undivided with a single shared left-thru-right approach. All approaches feature a 30-mph posted speed limit and parking is only permitted on Sparrow Road. Sidewalk is present along north side of Sparrow Road and there is a bituminous trail along the west side of Oak Avenue. There are ADA-compliant pedestrian ramps located in the northeast, northwest, and southwest corners. No intersection lighting is present (there is a single residential level light on Sparrow's east approach approximately 30' from Oak Avenue). W11-2 and W16-7P pedestrian crossing signage is located on both the northbound and southbound approaches.

A review of the need for implementing AWSC at this intersection considers entering traffic volumes, intersection sightlines, and historical crash data per Minnesota Manual for Minimum Uniform Traffic Control Devices (MnMUTCD) Section 2B.7 Multi-Way Stop Applications.

Per the MnMUTCD, the decision to install AWSC should be based on an engineering study. The following criteria should be considered:

- A. *Where traffic control signals are justified, the multi-way stop is an interim measure to control traffic while traffic control signal construction is underway;*
- B. *Five or more reported crashes within a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left turn collisions as well as right-angle collisions.*
- C. *Minimum volumes:*
 1. *The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and*
 2. *The combined vehicular, pedestrian, and bicycle volume entering the intersection for the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but*
 3. *If the 85th-percentile approach speed of the major street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in items 1 and 2.*
- D. *Where no single criterion is satisfied, by where Criteria B, C.1 and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.*

Other criteria that may be considered in an engineering study include:

- A. *The need to control left turn conflicts;*
- B. *The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;*
- C. *Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop; and*

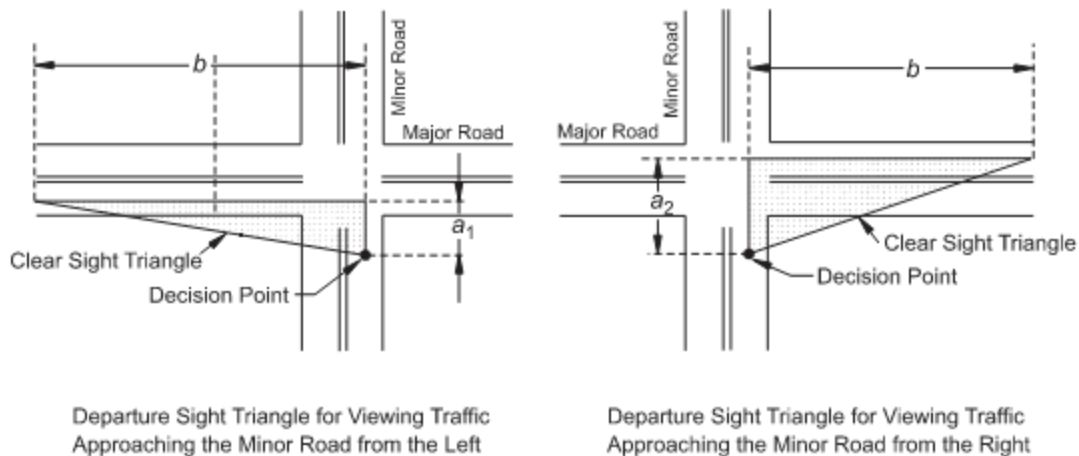
- D. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection.*

An analysis of the intersection in consideration of primary MnMUTCD guidance finds the following:

- A. No traffic control signal is planned or warranted at the study intersection.
- B. Crash data obtained from MnCMAT2 indicates 3 angle-related crashes have been reported at the intersection within the last 10 years. This does not meet the required 5 or more crashes in one year susceptible to correction by a multi-way stop installation; therefore, the crash history does not meet the threshold for implementing AWSC.
- C. The traffic volume on the major street approaches of Oak Avenue is a maximum of 371 for one hour and over 300 vehicles for one additional hour. The maximum combined hourly volume for the minor street of Sparrow Road is 161, short of the minimum 200 units per hour. Even with a reduction to 70% volume thresholds, the hourly volumes on the major and minor approaches only meet the reduced thresholds for 2 hours of the day, which does not meet the required 8-hour minimum.
- D. Even with a reduction to 80% volume thresholds, the required hourly volumes on the major and minor streets are only satisfied for 1 hour of the day.

Engineering judgment may be applied in considering the secondary AWSC conditions outlined in the MnMUTCD:

- A. With low traffic volumes and no major traffic generated in the immediate area, it is unlikely that there are a high number of left turn conflicts that need to be controlled. Additionally, no left turn-related crashes have occurred within the past 10 years.
- B. The intersection's location in a primarily residential area does not presently generate high volumes of pedestrian crossings. Therefore, it is not likely that there are frequent enough conflicts between pedestrians and vehicles to warrant a higher degree of intersection traffic control.
- C. Required intersection sightlines for a left turn from stop condition are established in the AASHTO Green Book, see **Figure 2**. For 30 mph approaches, a 335 foot sight triangle must be provided at the point of stopping so left turning drivers can safely judge whether there is an adequate gap in conflicting traffic to safely enter the major road. Similarly, a 290 foot sight triangle must be provided for drivers attempting to turn right from the minor road. Implementing control on all approaches reduces the sight distance required to safely navigate the intersection.

Figure 2: Departure Sight Triangles (Stop-Controlled)

There may be sightline limitations related to the trees/fence in the northeast corner of the intersection for westbound vehicles at the Sparrow Road approach. There are no issues related to the vertical or horizontal curvature of the major approaches. Minor tree trimming is expected to resolve any sight distance limitations.

- D. The north leg of Oak Avenue is classified as a major collector, while the east leg of Sparrow Road is classified as a minor collector. The south leg of Oak Avenue and west leg of Sparrow Road are both local roadways. The north leg of Oak Avenue provides access to TH 5 and the Waconia High School/Middle School campus to the north, as well as connecting to a sizeable network of local roadways in residential Waconia. Both minor approaches of Sparrow Road serve to provide direct access to primarily residential areas. Although both roadways are classified as collectors, the two streets are not equal in function or characteristics, as the north leg of Oak Avenue serves as a primary through connector to a major highway and the east leg of Sparrow Road is primarily a residential access roadway. Therefore, implementation of an AWSC is likely to degrade the collector functionality of Oak Avenue and be detrimental to overall intersection operations and safety.

CONCLUSION

An analysis of the study intersection finds that none of the typical warrants for all-way stop control implementation are satisfied. Frequent left turn or pedestrian/vehicle conflicts likely do not exist at a level which would warrant AWSC at this time. Additionally, unwarranted AWSC implementation may cause low stopping-compliance rates for traffic on the major throughway of Oak Avenue, which in turn could degrade its collector-street functionality and decrease overall safety for vehicles and pedestrians at the intersection. Finally, AWSC should not be used as a speed control device. **Therefore, it is recommended that the existing intersection traffic control remain in place.**

This intersection may benefit from the addition of intersection lighting. It is recommended that this location be considered for lighting improvements as city priorities and funding allow. The

recommended lighting location would be in either the northwest or northeast corners for proximity to the crosswalk.

Because data collection occurred after the school year ended, it may be helpful to collect updated traffic and pedestrian counts during an active school session to better assess the High School/Middle School campus's impact on the intersection.