

WACONIA CITY COUNCIL MEETING AGENDA



Tuesday, November 12, 2024
7:30 AM

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: NICOLE WALDRON
COUNCIL MEMBER : RANDY SORENSEN
COUNCIL MEMBER: NICK GLEASON
COUNCIL MEMBER: JEFF GRENGS
COUNCIL MEMBER: JACOB COLEMAN

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

Special City Council Meeting

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@waconia.org to make certain that you are called upon during the meeting.

- 1. CALL MEETING TO ORDER AND ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ADOPT AGENDA**
- 4. VISITOR'S PRESENTATIONS, PETITIONS, CORRESPONDENCE**
- 5. 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.

6. COUNCIL BUSINESS

- 1) [Canvass Results of 2024 Municipal Election](#)
Adopt Resolution No. 2024-242 Canvass November 5, 2024 Municipal Election Results
- 2) [Site Plan, Design Review & Variance Amendment - Olive & Second Mixed-Use Project](#)
Motion to adopt Resolution No. 2024-243 approving the Site Plan, Design Review, & Variance amendment application for the mixed-use building project titled Olive and Second.

7. ITEMS REMOVED FROM CONSENT AGENDA

8. STAFF REPORTS

9. BOARD REPORTS

- 1) Councilmember Sorensen
- 2) Councilmember Coleman
- 3) Councilmember Gleason
- 4) Councilmember Grengs
- 5) Mayor Waldron

10. ANNOUNCEMENTS

11. ADJOURN REGULAR MEETINGOFFICE OF THE CITY ADMINISTRATOR

Shane Fineran

Work Session:

UPCOMING CALENDAR OF EVENTS/MEETINGS:



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: November 12, 2024

Item Name: Canvass Results of 2024 Municipal Election

Originating Department: Administration

Presented by: Jackie Schulze

Previous Council Action (if any):

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

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

Adopt Resolution No. 2024-242 Canvass November 5, 2024 Municipal Election Results

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

The City of Waconia conducted its municipal election in conjunction with the General Election on Tuesday, November 5, 2024. The polls were open from 7:00 a.m. - 8:00 p.m. in all precincts. In addition, City Staff assisted absentee voters from September 20 through November 4.

While we are still waiting for official results from Carver County, the preliminary numbers for certification can be found below. Your packet will be updated if numbers change:

Total Number of Voters Registered on Election Day: 9,555

Total Number of Election Day Voters: 4,253

Total Number of Election Day New Registrants: 392

Total Number of Waconia In-Person Absentee Voters: 3,543 (128% increase from 2022!)

Total Number of Waconia Voters (City Hall absentee, election day, mail in, and county in person absentee): 8,702 (91.6% of registered voters)

Initial Tabulations for local offices are as follows:

Mayor:

Nicole Waldron: 3,651

Tim Litfin: 3,964

Write-In: 35

City Council:

Jim Lohan: 1,935

Derek Siddons: 2,283

Simon Malinski: 1,837

Jacob Coleman: 3,277

Write-In: 90

I'd like to recognize the efforts of all of our election judges, Hoppers and Mackenthuns for providing lunch and dinner for our election judges, the cooperation of Faith Lutheran, Trinity School, and the Ice Arena Staff for their gracious treatment of the election officials and voters and the use of their facilities, the assistance of Public Service staff for providing delivery, set-up, and take-down of election equipment, and the voters for taking the opportunity to exercise their right to vote.

In addition, a special thank you to City staff members Sue Schwalbe and Jody Lechner, as well as the temporary election judges we hired to assist with absentee voting: Vicki Cummings, Brenda Grams, Debbie Bussler, and Constance Nelson. With the huge numbers of early voting we saw this year, we would not have been able to do this without them! Waconia continues to be the only Carver County city that offers this service to our residents and the voters are sincerely appreciative of the opportunity to vote early here. Thank you to all our staff at City Hall for supporting each other and stepping up to help with customer service during this time.

Attachments:

1. [Resolution No. 2024-242 Canvass Municipal Results from November 5, 2024 Election](#)

<i>FINANCIAL IMPLICATIONS:</i> Funding Sources & Uses:	<i>ADVISORY BOARD RECOMMENDATIONS:</i> s	
Budget Information: _____ Budgeted _____ Non Budgeted _____ Amendment Required	Planning Commission	
	Parks and Recreation Board	
	Safari Island Advisory Board	
	Other	

**CITY OF WACONIA
RESOLUTION NO. 2024 – 242**

**CANVASS MUNICIPAL RESULTS
FROM NOVEMBER 5, 2024, ELECTION**

WHEREAS, the City Council of the City of Waconia held a Municipal Election in conjunction with the General Election held on November 5, 2024; and

WHEREAS, the polls were open from 7:00 a.m. to 8:00 p.m. in Precinct 1, 2, and 3 at the polling places designated in the notices posted and published; and

WHEREAS, the Municipal Election voted ballots were tabulated with the results as follows:

**Total Number of Individuals
Voting on Election Day**

Precinct 1: 1,108

Precinct 2: 1,411

Precinct 3: 1,734

TOTAL: 4,253

**Candidates for Each Office and the
Number of Votes Received:**

<u>Mayor</u>		<u>City Council</u>	
Nicole Waldron	3,651	Jim Lohan	1,935
Tim Litfin	3,964	Derek Siddons	2,283
Write In	35	Simon Malinski	1,873
		Jacob Coleman	3,277
		Write-In	90

NOW, THEREFORE, BE IT RESOLVED, that the City Council has canvassed the results of the Municipal Election as required by Minnesota State Statutes, with the results as tabulated above.

Adopted by the City Council of the City of Waconia this 12th day of November 2024.

Nicole Waldron, Mayor

Attest:

Jackie Schulze, Assistant City Administrator



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	November 12, 2024
Item Name:	Site Plan, Design Review & Variance Amendment - Olive & Second Mixed-Use Project
Originating Department:	Community Development
Presented by:	Lane Braaten
Previous Council Action (if any):	City Council approved Resolutions No. 2024-177 and No. 2024-178 approving the Site Plan, Design Review Variance and subdivision on August 19, 2024.

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

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

Motion to adopt Resolution No. 2024-243 approving the Site Plan, Design Review, & Variance amendment application for the mixed-use building project titled Olive and Second.

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

The City Council, at their regular meeting on August 19, 2024, reviewed and approved the Site Plan, Design Review, Variance and subdivision/plat associated with the Olive & Second project which proposes to replat six properties into two parcels and redevelop the south half of the block into a 5 level mixed-use building with 92 apartment units and commercial space on both Olive Street South and Elm Street South. The City Council, based on the recommendation of the Planning Commission, adopted resolutions No. 2024-177 and No. 2024-178 approving the Site Plan, Design Review, Variance and subdivision based on specific findings and the applicant meeting certain conditions associated with the project.

REQUEST

The applicant, Olive and Second, LLC, has submitted a revised plan requesting an amendment to the approved Site Plan, Design Review and a Variance for the properties identified in the project. The applicant has made some revisions to the 4th and 5th floors of the project, which they have indicated are necessary to both support the safe exiting of occupants from the roof deck and also to better align with the upper setback exterior walls with structural bearing elements below.

The proposed revisions include changes to the square footage associated with the 4th and 5th floors and to the step back distances, specifically from Olive Street South, which was a significant finding and discussion item during the approval of this project. As such, staff required the submittal of the amendment for review and discussion at the Planning Commission and City Council levels and to keep the general public involved in the process as we consider the revisions.

REVISION ANALYSIS AND STAFF REVIEW COMMENTS:

1. The **original approval** included step backs from Olive Street South consisting of:
2nd Floor Step back (from the face of the 1st floor) = 9 ft. 9 inches
4th Floor Step back (from the face of the 2nd floor) = 42 ft. 10 inches
5th Floor Step back (from the face of the 4th floor) = 27 feet
Total Step back from the front face/Olive Street face of the building to the front face of the 5th floor = **79 feet 7 inches**
2. The **proposed** step backs from Olive Street consist of:
2nd Floor Step back (from the face of the 1st floor) = 9 ft. 4 inches
4th Floor Step back (from the face of the 2nd floor) = 19 ft. 11 inches
5th Floor Step back (from the face of the 4th floor) = 39 feet 3 inches
Total Step back from the front face/Olive Street face of the building to the front face of the 5th floor = **68 feet 7 inches**

6 inches

3. Please note that there are proposed additional step backs from both the north and south facades, which were not part of the original approval. Staff has directed most of the comments on the step backs from Olive Street South as this was a significant discussion point by the applicant and a direct finding in the resolution of approval.
4. 4th Floor original deck square footage = 2,451 square feet – Reduced to 2,178 square feet.
5. 4th Floor living area/building enclosure area increased 273 square feet.
6. 5th Floor living area/building enclosure area increased 662 square feet.
7. The City Council should discuss with the applicant why the revisions are necessary and if the modifications could be accommodated in the footprint/enclosure of the original approval.
8. The increase in square footage of the 4th and 5th floors should be reviewed for consistency with the original request. The City Council should consider whether any additional findings or conditions should be associated with the project if the revisions are approved. As such, staff has included both resolutions associated with the project for review and consideration.

PUBLIC NOTICE/COMMENT

The notice was published in the WACONIA PATRIOT on October 24, 2024 and posted at Waconia City Hall. Individual notices were mailed to all property owners within 350 feet of the subject parcel. As of the date of this memo the staff have not received any public hearing comments.

CONCLUSION/RECOMMENDATION

The Planning Commission, at their regular meeting on November 7, 2024, held the required public hearing, reviewed the pertinent information, and recommended the City Council approve the request by Olive & Second, LLC for an amendment to their Site Plan, Design Review, and Variance applications associated with the project via a 5-0 vote.

Attachments:

1. [Resolution No. 2024-243 Approving Amend Site Plan and Variance](#)
2. [Amendment Narrative 10-21-2024](#)
3. [Olive and Second Amended Plans](#)
4. [Resolution No. 2024-177 Approving Site Plan, Design Review and Variance for Olive and Second Mixed Use Project](#)
5. [Resolution No. 2024-178 Approving the Olive and Second Preliminary & Final Plat](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information: _____ Budgeted _____ Non Budgeted _____ Amendment Required	Planning Commission	
	Parks and Recreation Board	
	Safari Island Advisory Board	
	Other	

ADVISORY BOARD RECOMMENDATIONS:

**CITY OF WACONIA
RESOLUTION 2024-243**

**A RESOLUTION APPROVING THE AMENDED SITE PLAN, DESIGN REVIEW AND
VARIANCE FOR THE OLIVE AND SECOND MIXED USE PROJECT**

WHEREAS, Olive & Second, LLC (the “**Applicant**”) has submitted a request to amend the Site Plan, Design Review and Variance applications, which were originally approved pursuant to Section 900.12 of the City Zoning Code; and

WHEREAS, the subject properties are identified as 125 Olive Street South (PID#750501511), 24 2nd Street West (PID# 750501505), 16 2nd Street West (PID# 750501480), 8 2nd Street West (PID# 750501460), 136 Elm Street South (PID# 750501450), and PID# 750501470; and

WHEREAS, the subject properties are zoned B-3, Central Business District, which allows mixed-use buildings as a permitted use; and

WHEREAS, the Applicant received approval via Resolution 2024-177 to construct a 5-level mixed-use building, including 92 apartment units, and 4,277 sq. ft. of commercial space on the subject properties at an overall building height of 65 feet, 10 inches; and

WHEREAS, the Applicant is proposing an amendment to the original approval that would modify the 4th and 5th floors, which would in turn reduce the approved setbacks from Olive Street South and add 273 square feet to the 4th floor living area/building enclosure area and 662 square feet to the 5th floor living area/building enclosure area; and

WHEREAS, the Planning Commission, at their regular meeting on November 7th, 2024, reviewed the information, held the required public hearing, and voted 5-0 to recommend approval of the amended Site Plan, Design Review and Variance applications for the subject properties 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. Compliance with the conditions of approval for the Olive and Second mixed-use project as stated in Resolution No. 2024-177 except as modified and revised by this resolution.
4. The revised plans are approved in substantially the form presented, together with such modifications thereof, deletions therefrom, and additions thereto, as the City Administrator may deem appropriate.

WHEREAS, the City Council further finds and concludes:

- 1) The amended Site Plan and Design Review application is consistent with the City's regulations as stated above and with the recommended conditions of approval.
- 2) The amended variance request continues to be in harmony with the purposes and intent of the ordinance as the project includes 92 apartment units and commercial spaces directly adjacent to Olive Street South and Elm Street South, which will strengthen the central business district as the community's shopping, entertainment and office center consistent with the underlying zoning district.
- 3) The proposed amendments to the mixed-use building are consistent with the City's Comprehensive Plan, specifically the Housing Plan, which identifies the construction of a variety of housing types in the community to accommodate the needs of a wide variety of households.
- 4) The proposed amendments to the planned mixed-use building will not cause the project to exceed the approved height of 65 ft. 10 inches, which the City Council found reasonable with the use of façade modulation and the stepping back of the upper floors to mitigate the overall height of the building. Specifically, the reduced Olive Street elevation steps back nearly 70 ft. before it reaches the top level of the building and the Elm Street elevation steps back 5 ft. to mitigate the height.
- 5) The proposed revisions in the building mass on the 4th and 5th floors are necessary to support the safe exiting of occupants from the roof deck and to better align the upper setback exterior walls with structural bearing elements below.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Waconia hereby approves the amended Site Plan, Design Review and Variance applications submitted by Olive & Second, LLC to allow revisions to the 4th and 5th floors of the approved mixed-use building on the subject properties subject to the conditions, findings and recommendations of the Waconia Planning Commission stated above.

Adopted by the City Council of the City of Waconia this 12th day of November, 2024.

Nicole Waldron, Mayor

Attest: _____
Jacqueline Schulze, City Clerk



October 21, 2024

Mr. Lane Braaten
Community Development Director, City of Waconia
201 South Vine Street
Waconia, MN 55387

RE: Olive and Second Mixed Use - Entitlement Amendment

Mr. Braaten,

As we continue to develop the proposed Olive and Second Apartment project, we have made some minor revisions to the project, specifically at the roof deck area on the fourth and fifth floors, which we would like to bring to your attention. The revisions generally focus on shifting a small portion of building mass on the fourth floor away from the north building edge and more into the center of the roof deck area. These changes were found necessary to both support the safe exiting of occupants from the roof deck and also better align the upper setback exterior walls with structural bearing elements below. We feel these changes continue to meet the intent and goals stated by the City Council when the project was originally approved. To that end, I offer the following:

- The Sky Lounge location has increased the setback and shifted away from the north edge of the building to a more central location within the roof deck. This portion has been extended approximately 23' toward the west and maintains a setback from the west property line of over 30'. More importantly, the new boundary maintains a setback from all fourth floor roof edges by a distance greater than its story height (actual setback = story height + approx. 1/3). Since almost any element on a roof may be visible depending on the distance being considered, this ratio between setback distance and height is often a benchmark applied to various roof elements when "visibility" is in question.
- As the plans were developed, it became clear we needed to supplement our egress strategy within this area of the building. An additional interior exit access stair has been added. This revised strategy has been discussed with the building official and has been generally accepted pending final review.
- Areas / exterior wall locations on both the fourth and fifth floors have been adjusted slightly to better align with structural bearing walls on the lower floors. These adjustments include both minor additions and subtractions to the building mass on each floor and are largely focused on the west end of the building where the significant step backs occur.

These revisions have been carefully considered to both achieve the necessary adjustments noted above, but also to respect the discussions and thoughts from both the Planning Commission and the City Council during the original entitlement process. In addition to this letter, I have included a packet which presents both the originally approved design and the proposed revisions for your consideration. I am happy to answer any questions or discuss this request further.

Respectfully,

Craig Hartman, Principal
Momentum Design Group
Architect (MN, ME)

Momentum Design Group

The Prior Works Building 755 Prior Avenue North, Suite 301A St. Paul, Minnesota 55104 952.583.9788

Olive & Second

Waconia, Minnesota

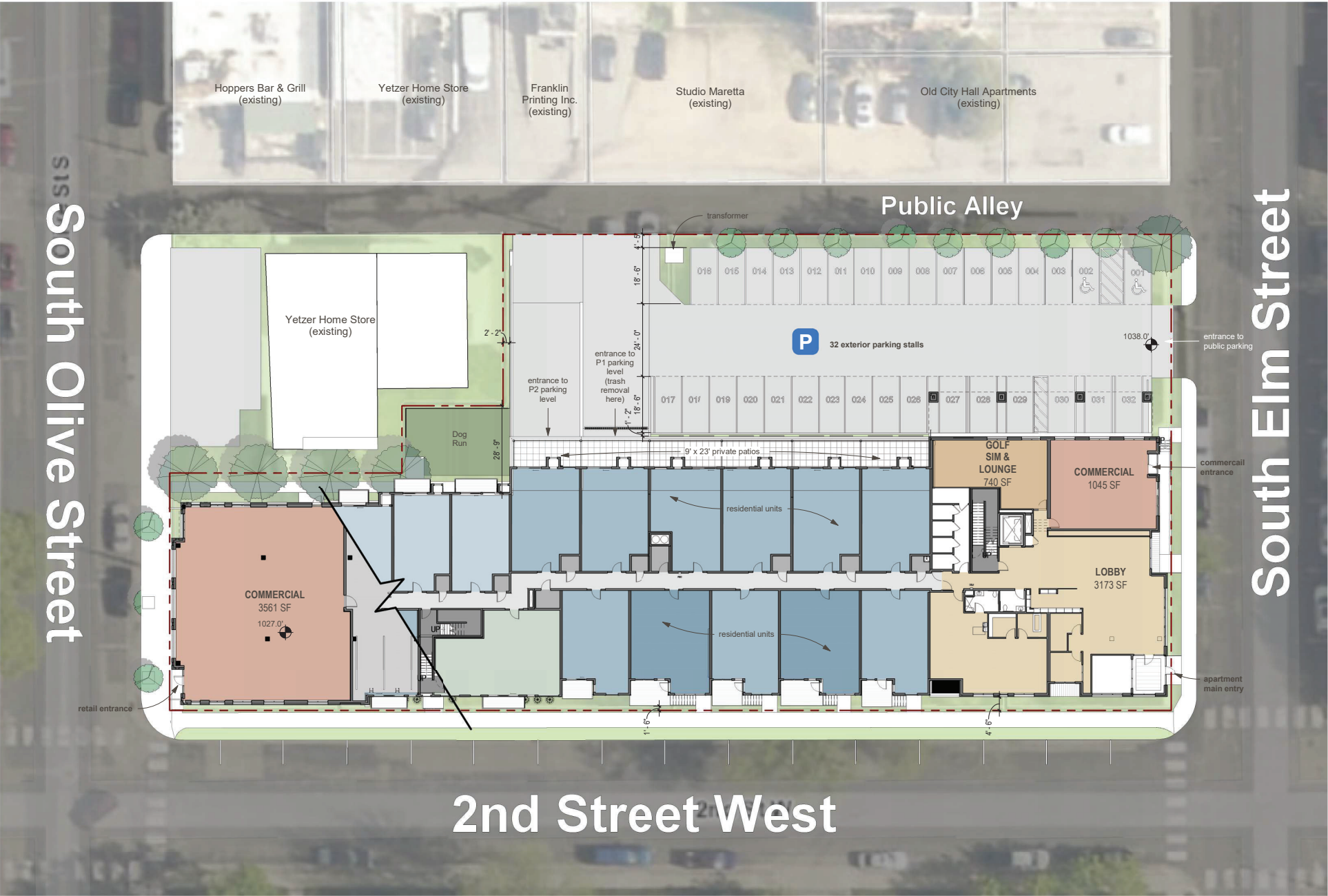


Olive Street



Elm Street and 2nd Street

Concept Design Summary



Site / Retail / P1 / First Floor Plan

GROSS BUILDING AREA BY FLOOR		GROSS BUILDING AREA BY USE	
P2 Lower Floor	25445 SF	Amenity	6003 SF
P1 Floor	25755 SF	Circulation	10131 SF
1st Floor	23454 SF	Garage	45332 SF
2nd Floor	22642 SF	Residential	90074 SF
3rd Floor	24233 SF	Retail	4912 SF
4th Floor	21678 SF	Service	1790 SF
5th Floor (PH)	17213 SF	Storage	2180 SF
Total	160420 SF	Total	160420 SF

BUILDING UNIT MATRIX				
TYPE	COUNT	COUNT %	AVG SIZE	REQ. PARKING
1 BED	40	43%	725 SF ... 871 SF	64
1 BED+	9	10%	873 SF ... 1145 SF	14
2 BED	27	29%	1052 SF ... 1464 SF	49
2 BED+	4	4%	1482 SF ... 2189 SF	7
3 BED	1	1%	1790 SF	2
ALCOVE	11	12%	558 SF ... 589 SF	18
	92			154

UNIT TYPE MATRIX BY FLOOR				
TYPE	COUNT	AREA	PCT.	TOTAL SF
1st Floor				
1 BED	10	725 SF ... 871 SF	8.5%	7437 SF
1 BED+	2	873 SF ... 873 SF	2.0%	1745 SF
2 BED	3	1052 SF ... 1265 SF	4.1%	3581 SF
ALCOVE	3	558 SF ... 589 SF	2.0%	1730 SF
1st Floor: 18				
2nd Floor				
1 BED	12	725 SF ... 871 SF	10.3%	9037 SF
1 BED+	2	873 SF ... 873 SF	2.0%	1745 SF
2 BED	6	1141 SF ... 1443 SF	8.7%	7632 SF
ALCOVE	4	558 SF ... 589 SF	2.7%	2319 SF
2nd Floor: 24				
3rd Floor				
1 BED	12	725 SF ... 871 SF	10.4%	9044 SF
1 BED+	2	873 SF ... 873 SF	2.0%	1745 SF
2 BED	6	1141 SF ... 1443 SF	8.7%	7632 SF
ALCOVE	4	558 SF ... 589 SF	2.7%	2319 SF
3rd Floor: 24				
4th Floor				
1 BED	6	728 SF ... 871 SF	5.2%	4550 SF
1 BED+	2	873 SF ... 873 SF	2.0%	1745 SF
2 BED	6	1141 SF ... 1443 SF	8.7%	7638 SF
2 BED+	2	1482 SF ... 1507 SF	3.4%	2989 SF
4th Floor: 16				
5th Floor (PH)				
1 BED+	1	1145 SF	1.3%	1145 SF
2 BED	6	1145 SF ... 1464 SF	9.0%	7835 SF
2 BED+	2	1530 SF ... 2189 SF	4.3%	3719 SF
3 BED	1	1790 SF	2.0%	1790 SF
5th Floor (PH): 10				
Total: 92				
				87380 SF

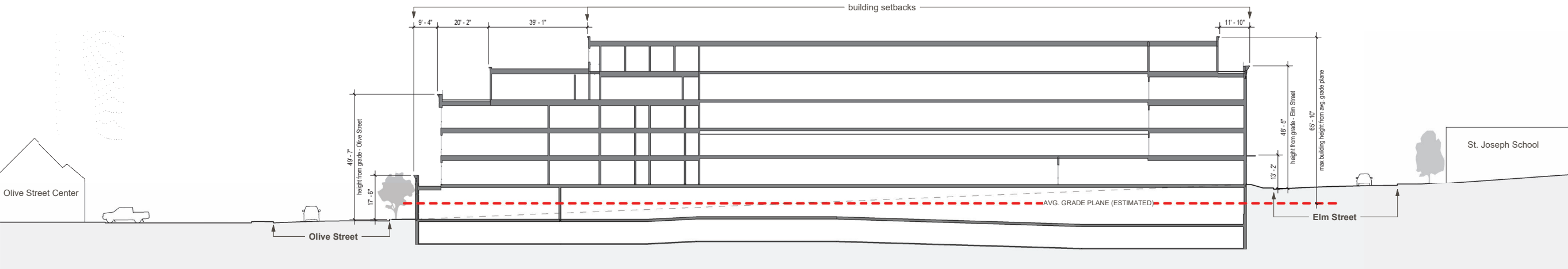
DEVELOPMENT PARKING	
Exterior	
Standard	12
Garage	
Accessible	4
Compact	24
Standard	88
Tandem	26
Total	154

ON-SITE PUBLIC PARKING	
On-Site Exterior Lot	
Accessible	2
Standard	18
Total	20

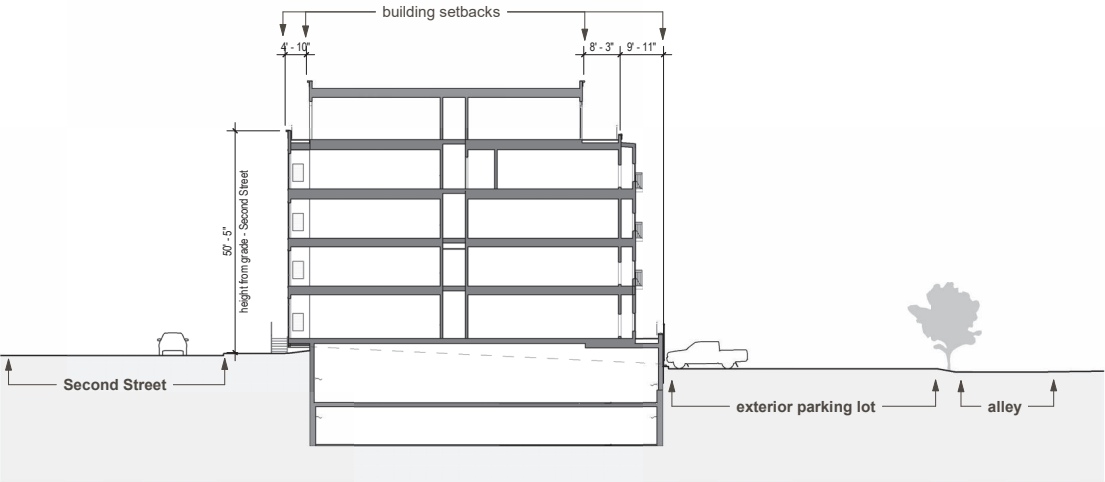
The development requires 154 stalls to satisfy the current residential parking ordinance. The project proposes to provide 174 total on-site parking stalls creating a surplus of at least 20 stalls for public benefit.



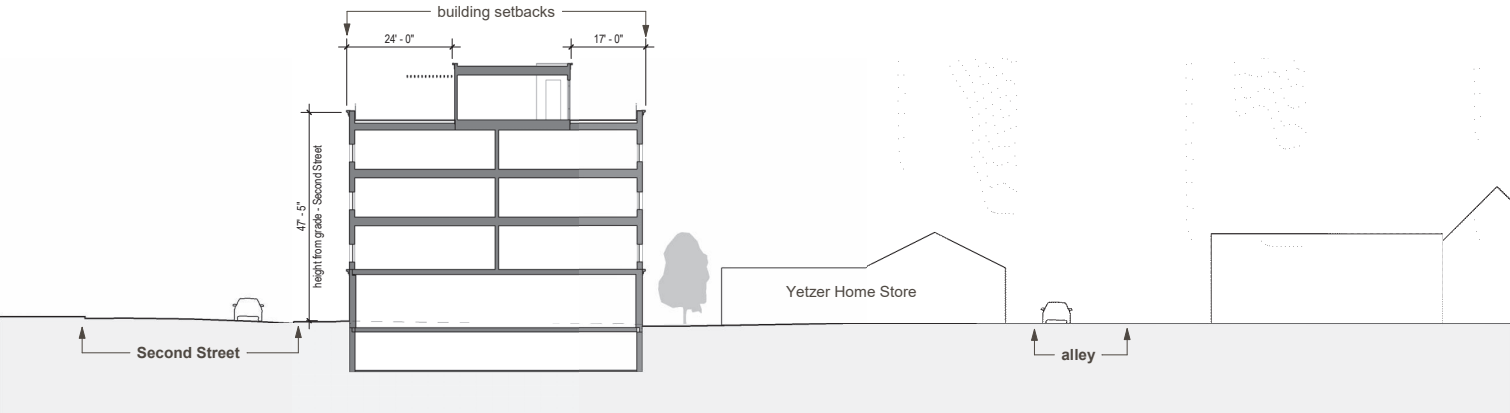
Site Sections



Site Section Looking North



Site Section Looking West 1



Site Section Looking West 2

Plans

- ALCOVE

1 BED

1 BED + DEN

2 BED

2 BED + DEN

3 BED
- VERTICAL CIRCULATION

CIRCULATION

STORAGE

AMENITY

COMMON

SERVICE

GARAGE

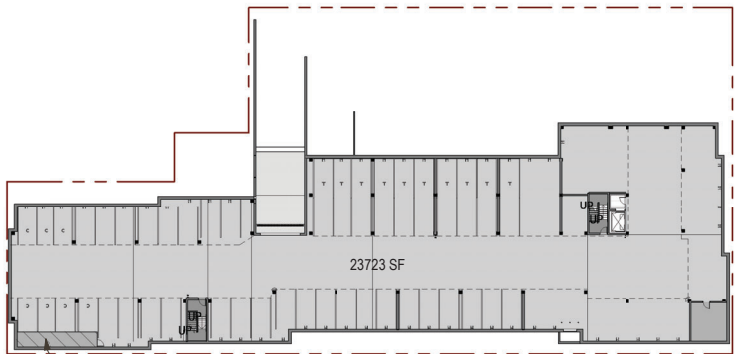
RETAIL



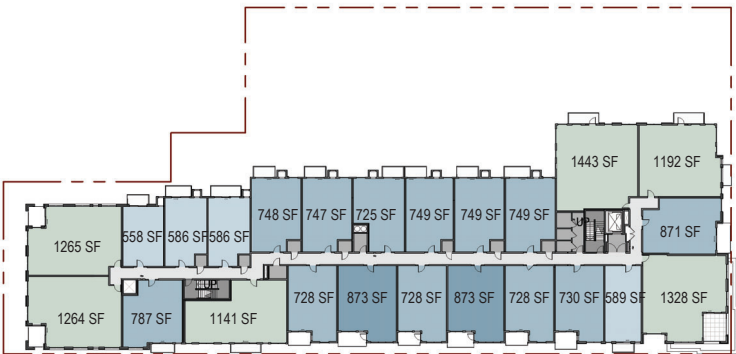
1st Floor



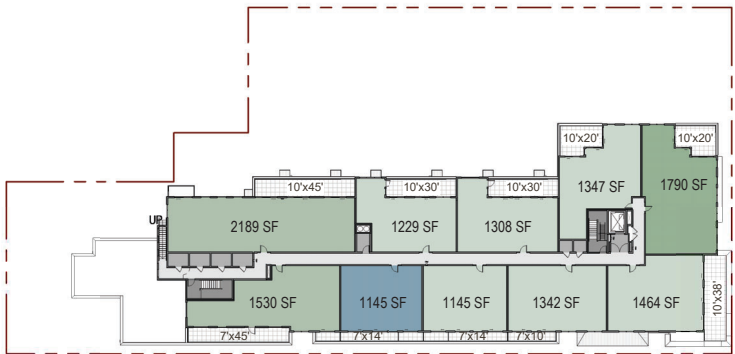
4th Floor



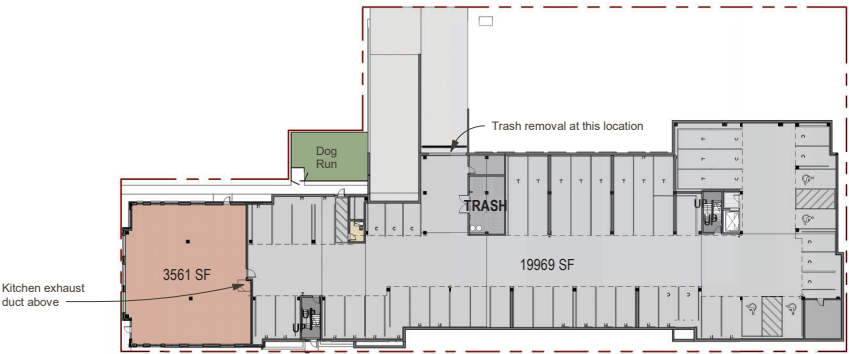
P2 Lower Floor



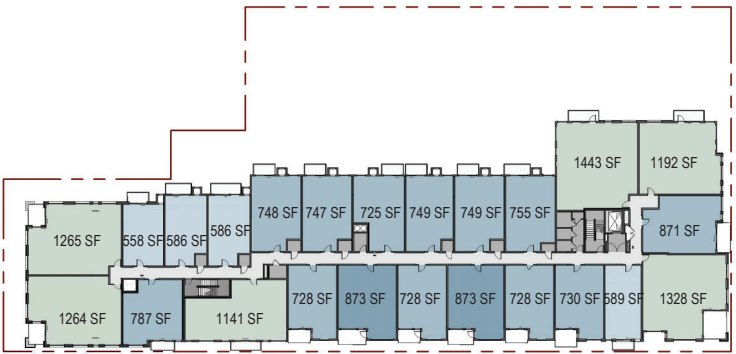
2nd Floor



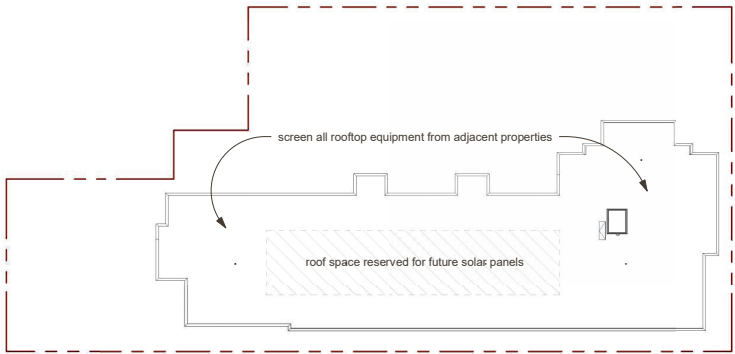
5th Floor (Penthouse Level)



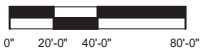
P1 Lower Floor



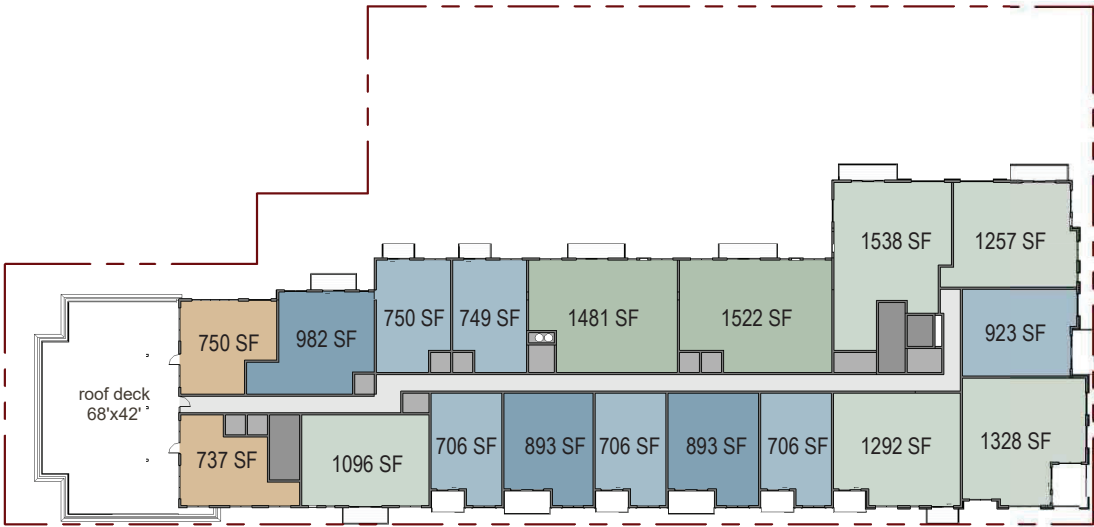
3rd Floor



Roof Plan

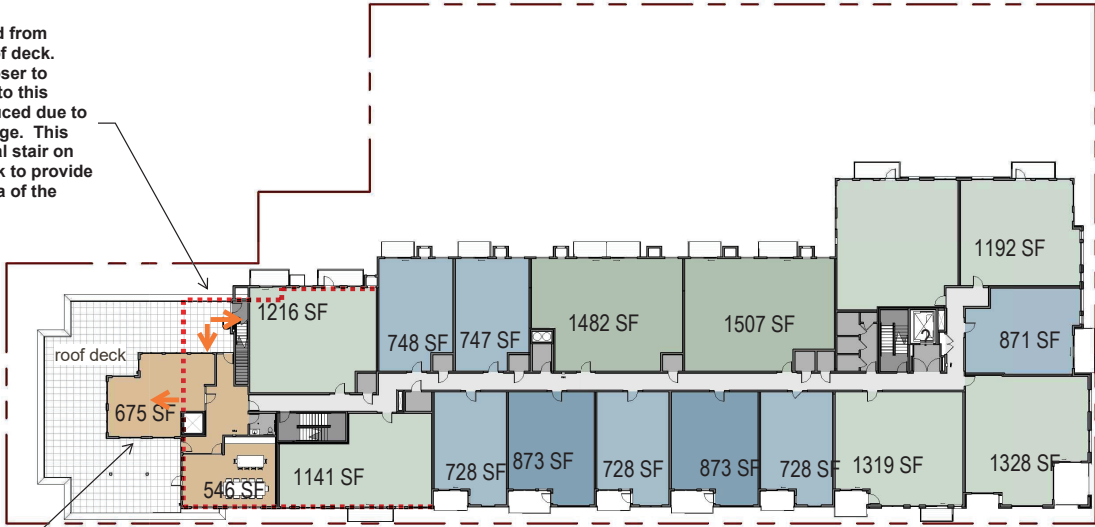


Previously Approved



4th Floor

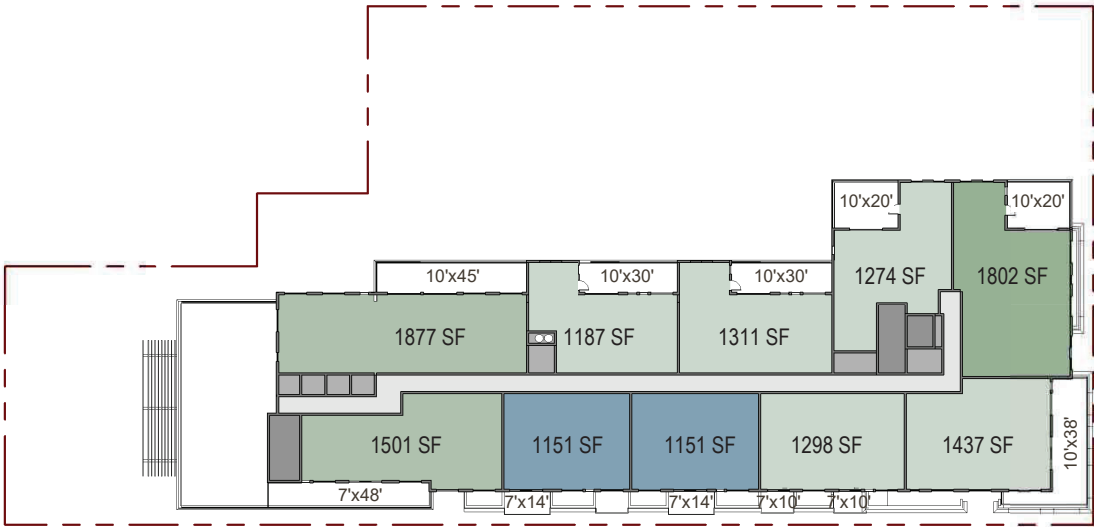
Proposed



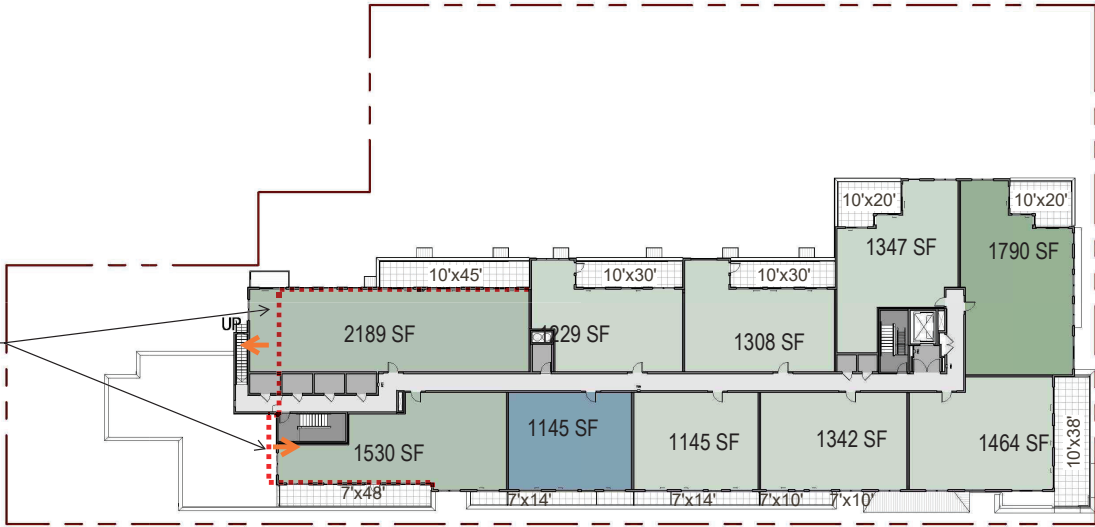
The building mass has shifted from building edge to center of roof deck. While the building pushes closer to Olive Street, overall visibility to this portion of the building is reduced due to it's relationship to the roof edge. This change supports an additional stair on the north side of the roof deck to provide required egress from this area of the building.

shifted building mass is setback from all roof edges (16' to the north, 19' to the west, and 24' to the south)

4th Floor



5th Floor (Penthouse Level)



Minor shifts in exterior building envelope are related to aligning structural bearing conditions below

5th Floor (Penthouse Level)

Concept Elevations - Proposed



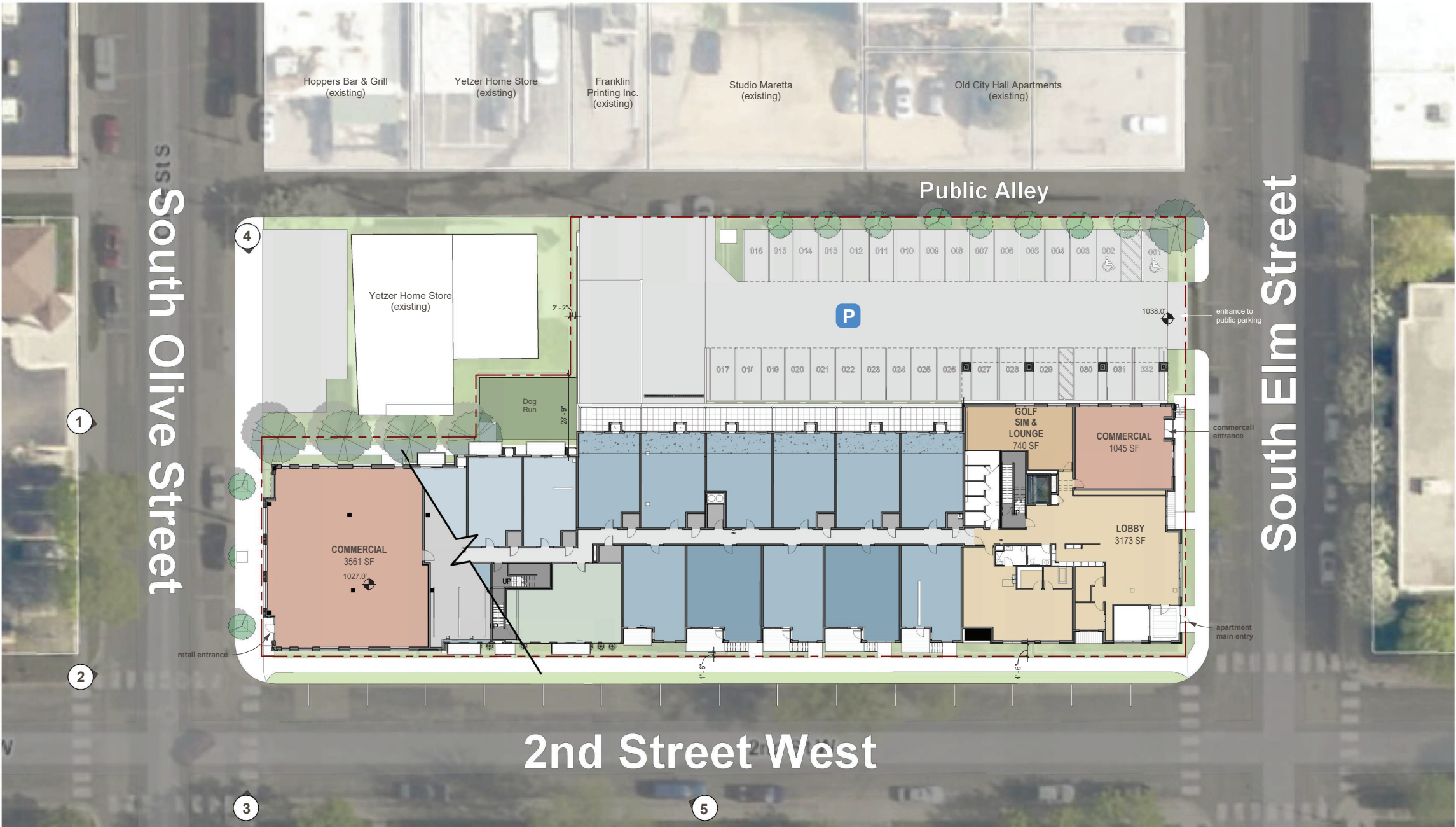
Design Standards, Downtown District Guidelines:

- 1. Building context and character**
Response: The project relates to its surrounding context and scale in a number of ways around the facade. By implementing various components of design such as cornice lines at the second floor, walk up style decks with direct access to the sidewalk, and multiple setbacks at various floors, the building reduces the perceived scale and blends further into surrounding pedestrian context. Large format storefront openings on both the east and west retail ends further complement many existing neighboring structures.
- 2. Architectural style**
Response: Olive and Second is a wonderful blend of classic building organization including a defined base, middle, and top with a modern filter. Historic elements such as a capstone cornice and projected bay windows appear however they have been translated to a more modern version. This blend is purposeful and intentionally does not try to mimic the beautiful detail of a previous age but rather compliment it.
- 3. Build-to line**
Response: The project responds to the various street fronts in different ways. Along Olive Street, the building maintains a consistent downtown minimal setback against the back of the sidewalk seamlessly blending activity between outside and in. Second Street provides a softer transition between the public sidewalk and private residential areas with landscaping and walk up style units with the Elm Street facade returning closer to the property line while still providing a softening edge of green area.
- 4. Building width and façade articulation**
Response: Early in the design process, the team focused on developing unique yet compatible facade designs intended to reduce scale and provide visual interest as you experience the project from any side. This was achieved using many of the principles listed within the design standards including:
1) Façade modulation — stepping back or extending forward a portion of the façade;
2) Vertical divisions using different textures or materials
3) Division into storefronts, with separate display windows and entrances;
4) Variation in roof lines by stepped roofs to reinforce the modulation or articulation interval;
5) Window bays and balconies at intervals equal to the articulation interval;
6) Providing a lighting fixture, trellis, tree, or other landscape feature with each interval.
- 5. Ground level expression**
Response: Olive and Second provides intermediate cornice lines, story setbacks, and projecting canopies at various locations around the building to ensure the pedestrian zone, which is generally defined as the area between grade and a height of approximately 16 feet, is properly defined and scaled to ensure a comfortable experience.
- 6. Building height**
Response: Given the site's location, additional building height provides the necessary density to support thriving businesses and also remains respectful to the existing character of downtown. While a variance for additional height has been requested, the project responds to significant grade change (approximately 14') across the site with a number of significant steps in height. The result are end facades which more closely follow the height guidelines of the district.
- 7. Roof design**
Response: Various steps in the building contribute to a varied roof level. The parapets surrounding the flat roof will provide screening for any rooftop mounted equipment. Further, this equipment will be mounted toward the center of the roofs.
- 8. Ground-floor windows**
Response: While Olive and Second is exempt from the requirements of this section, significant glazing is provided at each commercial end of the building including within the common areas along Elm Street and the retail space along Olive Street. Second street provides residential eyes on the street further enhancing safety and interaction.
- 9. Entries**
Response: Each entry is identified with either a covering such as a building recess, a canopy which projects, or large glazing areas.
- 10. Architectural details**
Response: As noted previously, the project seeks to compliment, rather than mimic, the beautiful historic details of downtown Waconia.
- 12. Building materials**
Response: Proposed building facade materials include brick, textured concrete units, horizontal lap siding, paneled siding, and glass. No prohibited materials, as defined by the standards, are proposed.
- 13. Side and rear elevations**
Response: Facade materials and general design is consistent on all sides of the project.
- 14. Building colors**
Response: Principal building colors include Chaska brick beige, red brick, classic dark bronze, and soft gray. All of the colors together present a quiet and composed facade.
- 15. Signs**
Response: Signage for the project has been provided within this packet on a conceptual level. Generally, traditional styles such as hanging blade signs and cast aluminum lettering are expected.
- 16. Placement and screening of equipment**
Response: Trash storage is contained within the building with collection activities occurring at the midpoint of the site adjacent to the alley.
- 17. Parking**
Response: The majority of the parking required for the development is planned within the building. Exterior parking is located to the side of the project with access from both Elm Street and the public alley.
- 18. Lighting**
Response: The lighting has been designed to be respectful of our neighbors and compatible with the surrounding context.

17



Standing Height View Locations



STANDING HEIGHT VIEWS

- 1 - ACROSS OLIVE STREET NW CORNER
- 2 - ACROSS OLIVE STREET SW CORNER
- 3 - ACROSS 2ND STREET SW CORNER
- 4 - ACROSS ALLEY STREET NW CORNER
- 5 - ACROSS 2ND STREET SOUTH FACADE

Site / Retail / P1 / First Floor Standing Views Plan



Standing View 1



Previously Approved



Proposed

Standing View 2



Previously Approved



Proposed

Standing View 3



Previously Approved



Proposed

Standing View 4



Previously Approved



Proposed

Standing View 5



Previously Approved



Proposed

**CITY OF WACONIA
RESOLUTION NO. 2024-177**

**A RESOLUTION APPROVING SITE PLAN, DESIGN REVIEW AND VARIANCE
FOR THE OLIVE AND SECOND MIXED USE PROJECT**

WHEREAS, Olive & Second, LLC (the “**Applicant**”) has submitted Site Plan, Design Review and Variance applications pursuant to Section 900.12 of the City Zoning Code; and

WHEREAS, the subject properties are identified as 125 Olive Street South (PID#750501511), 24 2nd Street West (PID# 750501505), 16 2nd Street West (PID# 750501480), 8 2nd Street West (PID# 750501460), 136 Elm Street South (PID# 750501450), and PID# 750501470; and

WHEREAS, the subject properties are zoned B-3, Central Business District, which allows mixed-use buildings as a permitted use; and

WHEREAS, the Applicant is proposing to construct a 5-level mixed-use building, including 92 apartment units, and 4,277 sq. ft. of commercial space on the subject properties; and

WHEREAS, the Applicant is proposing an overall building height of 65 feet, 10 inches versus the 45 foot height maximum allowed in the B-3, Central Business District; and

WHEREAS, the Planning Commission, at their regular meeting on August 8th, 2024, voted 5-0 to recommend approval of the Site Plan, Design Review and Variance applications for the subject properties 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 Public Services Department shall review and approve the landscape plan to ensure the species and placement of proposed plantings isn't problematic within the right-of-way or problematic from a species standard.
6. All indirect costs with the building permit, review, and final plans associated with engineering and administrative costs shall be paid by the applicant/owner.
7. The applicant/property owner shall determine if a Carver County Watershed Management Organization (CCWMO) permit is required. A copy of any approvals or permits required shall be submitted conditional to final approval and issuance of a building permit.
8. The applicant shall submit a copy of the final plan set to the Fire Chief for review and approval prior to building permit issuance.
9. Any future signage shall require a permit and shall conform to Section 900.10 of the City Code and all applicable design standard requirements.
10. The rooftop mechanical screening details shall be submitted with the building permit application drawings and shall be reviewed and approved by City staff prior to building permit issuance.
11. The applicant shall submit an application to vacate the existing sewer easement and driveway easement that impact the site.
12. Execution of a Developer's Agreement.
13. The applicant shall contact the City Planning Department for a final site inspection when all conditions of approval regarding this application have been completed.
14. The applicant shall continue to work with city staff to coordinate possible onsite stormwater improvements in conjunction with the future downtown reconstruction project.
15. Each apartment unit shall be allocated onsite parking associated with the rent/lease of their unit to ensure that the newly created public parking and the existing street parking is not the primary parking used by the 92-unit apartment building.

WHEREAS, the City Council further finds and concludes:

- 1) The Site Plan and Design Review application is consistent with the City's regulations as stated above with the recommended conditions of approval.
- 2) The variance request is in harmony with the purposes and intent of the ordinance as the project includes 92 apartment units and commercial spaces directly adjacent to Olive Street South and Elm Street South, which will strengthen the central business district as the community's shopping, entertainment and office center consistent with the underlying zoning district.
- 3) The proposed mixed-use building is consistent with the City's Comprehensive Plan, specifically the Housing Plan, which identifies the construction of a variety of housing types in the community to accommodate the needs of a wide variety of households.
- 4) The City's Comprehensive Plan includes an objective under sustainable growth that the downtown continues to be supported as the historic, social and psychological heart of the city and promote an environment that is walkable, dense, diverse and in keeping with its historic character. The proposed building is consistent with the objective identified, specifically walkability, density and diversity. Additionally, the proposed brick facades are in keeping with the historic character of downtown.

- 5) The proposed mixed-use building at a height of 65 ft. 10 inches is reasonable as the applicant uses façade modulation and the stepping back of the upper floors to mitigate the overall height of the building. Specifically, the Olive Street elevation steps back nearly 80 ft. before it reaches the top level of the building and the Elm Street elevation steps back 5 ft. to mitigate the height.
- 6) The property in question abuts three separate road rights of way and the elevation change from Elm Street South to Olive Street South is approximately 14 feet, which makes it challenging to meet the 45-foot maximum height requirement when redeveloping the entire south half of the block.
- 7) The subject properties are zoned B-3, Central Business District and are located within the Downtown Design Standards District, which allow mixed use buildings as a permitted use. Allowing the building to exceed the maximum height requirement would be in keeping with essential characteristics as the property proposes to use both red brick and Chaska brick facades on the Olive and Elm Street elevations and proposes to step back and modulate the building facades to lessen the visual impact and massing of the building in question.
- 8) The site plan provides the necessary underground parking for the proposed apartment units, while also providing an at-grade public parking lot for use of businesses throughout the downtown district. The inclusion of the public parking improvements has caused the footprint of the building to be reduced, which has caused the applicant to include additional floors to meet the necessary unit count to make the project viable.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Waconia hereby approves the Site Plan, Design Review and Variance applications submitted by Olive & Second, LLC for to allow construction of a mixed-use building on the subject properties subject to the conditions, findings and recommendations of the Waconia Planning Commission stated above.

Adopted by the City Council of the City of Waconia this 19th day of August 2024.



Nicole Waldron, Mayor

Attest: 

Jacqueline Schulze, Assistant City Administrator

**CITY OF WACONIA
RESOLUTION NO. 2024-178**

**RESOLUTION APPROVING THE OLIVE AND SECOND
PRELIMINARY & FINAL PLAT**

WHEREAS, Olive & Second, LLC (the “Applicant”) has submitted a preliminary plat application titled OLIVE AND SECOND, which proposes to replat six (6) commercial parcels into two (2) commercial parcels pursuant to Chapter 1000 of the Waconia Code of Ordinances; and

WHEREAS, the Applicant has also submitted a final plat application for the OLIVE AND SECOND plat pursuant to Chapter 1000 of the Waconia Code of Ordinances; and

WHEREAS, the subject properties are identified as 125 Olive Street South (PID#750501511), 24 2nd Street West (PID# 750501505), 16 2nd Street West (PID# 750501480), 8 2nd Street West (PID# 750501460), 136 Elm Street South (PID# 750501450), and PID# 750501470; and

WHEREAS, the Planning Commission conducted a public hearing for the OLIVE AND SECOND Preliminary and Final Plat applications on August 8th, 2024, and received all public comment; and

WHEREAS, the Planning Commission and staff have reviewed the preliminary and final plat applications and recommend approval of the OLIVE AND SECOND Preliminary and Final Plat consisting of two (2) commercial parcels:

1. The OLIVE AND SECOND Preliminary and Final Plats 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. Execution of a Developer’s Agreement.
4. The applicant shall obtain, if necessary, Carver County Water Management Organization (CCWMO) approval and permitting for erosion control and storm water management. A copy of any approvals or permits shall be submitted prior to any land disturbing activities.
5. The applicant shall obtain, if necessary, 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.
6. The easement, watermain, sanitary sewer, grading and storm water issues shall be resolved to the satisfaction of the City Engineer and Public Services Director prior to the issuance of a building permit for the OLIVE AND SECOND development.
7. Compliance with applicable items contained in Chapter 1000 of the City of Waconia Subdivision Ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Waconia hereby approves the OLIVE AND SECOND Preliminary and Final Plat subject to the findings noted above.

Adopted by the City Council of the City of Waconia this 19th day of August 2024.



Nicole Waldron, Mayor

Attest: 

Jacqueline Schulze, City Clerk