CITY OF WACONIA
PLANNING COMMISSION AGENDA

Regular Meeting of
Planning Commission
Waconia, Minnesota

Thursday, Oct. 6, 2016
City Hall – 6:30 PM

MEMBERS: Mike Blanchfield, Steve Hebeisen, Don Osmundson, John Meisch, Nathan Vilmain
ALTERNATE MEMBER: Robert Grohmann
CITY COUNCIL MEMBER LIAISON: Jim Sanborn

STAFF: Lane Braaten, Community Development Director
Brenda Wurst, Recording Secretary
Ethan Nelson, Assistant Planner

1. Call meeting to order and roll call

2. Adopt Agenda

3. Minutes Approval from: September 1, 2016 Regular Planning Commission Meeting. Pages 1-5

4. New Business

A. PUBLIC HEARING: Sudheimer Retail Addition PRELIMINARY AND FINAL PLAT APPLICATION submitted by KTJ 290, LLC, for the properties located at 10590 and 10594 10th Street West. Pages 6-16

B. SITE PLAN and DESIGN REVIEW: Request submitted by KTJ 290, LLC, for a proposed freestanding retail building, multi-tenant building and other site improvements - Lot 1, Block 1, Sudheimer Retail Addition. Pages 17-31

C. SITE PLAN AND DESIGN REVIEW: Request submitted by KTJ 290, LLC, for a proposed freestanding Culver's Restaurant – Lot 2, Block 1, Sudheimer Retail Addition. Pages 32-33

D. SITE PLAN AND DESIGN REVIEW: Request submitted by KTJ 290, LLC, for a proposed free standing Holiday Gas Station- Lot 3, Block 1, Sudheimer Retail Addition. Pages 34-56

5. Other

Adjourn

WACONIA PLANNING COMMISSION
THURSDAY, September 1, 2106

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

1. CALL MEETING TO ORDER.

MEMBERS PRESENT:	Hebeisen, Osmundson, Meisch, Blanchfield
MEMBERS ABSENT:	Vilmain
ALTERNATE:	Grohmann
STAFF PRESENT:	Braaten, Nelson, Stein
VISITORS:	See attached sheet
COUNCIL LIASION:	Jim Sanborn

Reminder to please sign in.

2. ADOPT AGENDA: Motion by Meisch, seconded by Osmundson to adopt the Agenda as presented. All present voted aye. MOTION CARRIED.

3. APPROVE MINUTES: Motion by Hebeisen, second by Osmundson to approve the minutes from the August 4, 2016, Planning Commission Meeting. All present voted aye. MOTION CARRIED.

4. NEW BUSINESS:

STEEP SLOPE LAND ALTERATION PERMIT – REQUEST BY COLORSCAPES BY DESIGNS, ON BEHALF OF CHAD STIERNAGLE, TO ALLOW LANDSCAPE IMPROVEMENTS WITHIN THE STEEP SLOPE AT 211 LAKEVIEW TERRACE BLVD.

The City received a Steep Slope Alteration Permit Application from Colorscapes by Design, on behalf of Chad Stiernagle, to allow landscape improvements within a steep slope on the property located at 211 Lakeview Terrace Blvd. The applicant is requesting approval to install retaining walls, approximately 150 c. y. of fill material and a 220 sq. ft. paver patio within the steep slope on the lake side of the existing home.
Braaten displayed a location map of the community showing the property at 211 Lakeview Terrace Blvd. The property is zoned R-2 Single Family Residential and is within our Shoreland Overlay District. There is a significant drop off in the back yard toward the lake.
Steep Slope – Land where agricultural activity or development is either not recommended or described as poorly suited due to slope steepness and the site's soil characteristics, as mapped and described in available county soil surveys or other technical reports, unless appropriate design and construction techniques and farming practices are used in accordance with the provisions of these regulations. Where specific information is not available, steep slopes are lands having average slopes over 12% as measured over horizontal distances of 50 feet or more, that are not bluffs.

STEEP SLOPE ALTERATION PERMIT PROCEDURES:
The City Code requires, prior to the commencement of any development on a steep slope, an application for a permit shall be made to the City for review and approval by the Planning Commission and City Council. Steep Slopes, as defined in the Shoreland Overlay District, are slopes exceeding 12% over a distance of 50 feet or more, which are not bluffs. Properties outside of the Shoreland area are also

required to get approval of a Steep Slope Permit prior to commencement of any work for slopes of 18% or more.

The Shoreland Overlay District states *"Local government officials must evaluate the possible soil erosion impacts and development visibility from public waters before issuing a permit for construction of sewage treatment systems, roads, driveways, structures or other improvements on steep slopes. When determined necessary, conditions must be attached to issued permits to prevent erosion and to preserve existing vegetation screening of structures, vehicles, another facilities as viewed from the surface of the public waters, assuming summer, leaf-on vegetation."*

Further, Section 900.06, Subd. 7. Shoreland Overlay District, F. Shoreland Alterations has been attached to this report for your review. In summary, Shoreland alterations are allowed as long as the applicant is not intensively clearing the vegetation on the steep slope, the structures on the property are reasonably screened as viewed from the water, pesticide use is minimized on the property, grading and/or filling done in way so as not to detrimentally affect the lake or neighboring properties, exposure of bare ground is limited and methods to control soil erosion are put in place (see attached).

Braaten explained pictures of the property lay out and the improvements to be made.

Motion by Osmundson, second by Meisch to approve the steep slope land alteration permit – request by Colorscapes by Designs with the following conditions listed below.

1) The Site Plan/Erosion Control Plan submitted with the application be followed as approved and revised by the Planning Commission and City Council.
2) All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
3) The applicant shall comply with the Bolton and Menk memo dated August 16th, 2016, which is attached to this report as Attachment #5.
4) All retaining walls exceeding 4 ft. in height shall require a permit and shall be designed by a licensed engineer.
5) Approval of the Steep Slope Land Alteration Permit request shall also serve as approval for the grading and filling to be done in conjunction with the proposed improvements.
6) The excavation or filling permit shall run for six (6) months unless a lesser or greater period is requested and approved by the City Council.
7) The bare ground shall be exposed for the shortest time possible.
8) Altered areas must be stabilized to acceptable erosion control standards consistent with the field office technical guides of the local soil and water conservation districts and the United States Soil Conservation Service.

All in favor voted aye. MOTION CARRIED.
This item will be brought to the City council May 19th for final approval.

VARIANCE – REQUEST BY LELAND OTTO TO LOCATE A 170 SQ. FT. UTILITY SHED 9 FT. FROM THE SIDE LOT LINE WITHOUT IMPROVEMENT OF A DRIVEWAY SURFACE FOR THE PROPERTY AT 509 PINE STREET SOUTH.
-This item was Tabled at the August 4th, 2016 Planning Commission Meeting and is a continuation for the variance request at address 509 Pine Street South.

The Planning Commission, at their regular meeting on August 4th, 2016, held the public hearing and briefly discussed the Variance request submitted by Mr. Leland Otto. This submittal is to construct a 170 sq. ft. shed/accessory building on his property 9 ft. from the side lot without the improvement of a driveway access. Mr. Otto was not able to attend the meeting on August 4th so the application was tabled

until the September 1th, 2016 regular meeting of the Commission. There was additional information requested regarding the shed/accessory structure which was provided to the Commissioners via email from staff on August 16, 2016.

There has been no comments on the shed or its location.

Braaten gave an overview on the variance request by Leland Otto. He displayed the location of the property which is right off of Highway 5 and at the end of Pine Street. This property is zoned R-5, but has been a single family residential. A picture of the structure was provided for the Commission members by the applicant along with Braaten explaining numbered pictures of the location for the proposed shed on the property.

Blanchfield stated that this does not feel like a structure, but more of a portable temporary tent. It's never been considered that these types of tents as a structure or accessory building. Braaten explained to the Commission that under our current ordinance garage structures and sheds are based on square footage no matter what materials they are made of. The ordinance reads that 144 and below is considered a utility shed, 144 and above is considered accessory structure or garage structure. The only thing that is mentioned in the ordinance regarding materials is that shed structures cannot be made of metal.

Meisch mentioned a concern of his with the consistency for shed variance going forward.

Otto stated he would use this shed as storage for lawn mowers and his snow blower. Otto also mentioned the door to this shed would be facing the house and there is no way a car could even get into it. He also demonstrated how he would anchor the shed.

Overview of the discussion regarding this variance request:

- Looking at this structure as a **utility building**- it's oversized,
- Looking at this structure as a **garage**- a driveway is needed.
-Commissioners went through the criteria with Mr. Otto.

VARIANCE REVIEW CRITERIA:

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

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

-Commissioners asked if a 10 x 17 shed is needed and if Otto would consider a smaller structure.
-A circumstance to consider is that a tree is located where the shed should be placed but the home owner wants to save the tree.
-Braaten talked about the right of way from highway 5 in regards to placement of the shed and there being limited space for the shed because of the need to be 25' from the right of way.
-In looking for a unique circumstance and a practical difficulty it was noted that by looking at the pictures there is no option for a driveway.
-This variance approval is not about the material that the shed is made of it's about the side yard setback and the driveway surface.
-Over all, there is no other place on the property to place the shed because of the setback issue and driveway access being impossible.

Motion by Hebeisen, second by Osmundson to approve the variance request by Leland Otto to locate a 170 sq. ft. utility shed 9 ft. from the side lot line without improvement of a driveway surface for the property at 509 Pine Street South with the 5 recommendations mentioned below:

1) The utility shed/accessory building be constructed as proposed and as conditionally revised by the Planning Commission and City Council.
2) All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
3) The utility shed shall be located a minimum of 9 ft. from the north property line and meet all other setback requirements.
4) The applicant contact City staff upon completion of the project to verify all conditions set forth in the granting of the variance have been met.
5) The variance request shall become void unless acted up within one year of the date of formal approval by the City Council.

All in favor voted aye. MOTION CARRIED.

Braaten gave an update:

-Revisit the shed ordinance.

-The Preliminary and Final plat was received for the Oppidan project located off Highway 5 across from Hometown Bank. They are proposing the Holiday Station Store, Culvers and then to the west a multi-tenant building along with another 9,000 square foot building.

-There has not been a submittal from the Avalon Group for the structure proposed to go in by Target.

There being no further business, motion by Meisch to adjourn at 7:30, seconded by Hebeisen. All present voted aye. MOTION CARRIED.

Respectfully submitted,

Brenda Stein
Recording Secretary

Thursday, September 1, 2016

WACONIA PLANNING COMMISSION MEETING

PLEASE SIGN IN

NAME	ADDRESS
1. Leland Otto	509 So. Pine Street
2. Chad Sternagle	211 Lakeview Terrace Blvd
3.	
4. Phil Schroeder	211 PROJECT
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REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:	October 6th, 2016
Item Name:	PUBLIC HEARING - Sudheimer Retail Addition Preliminary and Final Plat Applications submitted by KTJ 290, LLC for the properties located at 10590 & 10594 10th Street West
Originating Department:	Community Development
Presented by:	Lane Braaten, Community Development Director
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.)*

Open Public Hearing
Motion to close the Public Hearing
Motion recommending either approval or denial of the proposed Sudheimer Retail Addition Preliminary and Final Plat Applications.

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

BACKGROUND:
Applicant: Tom Ryan
Owner: KTJ 290, LLC
Address: 10590 & 10594 10th Street West
P.I.D. #: 750235100 & 750235200
Zoning District: B-1, Highway Business District
Comprehensive Plan Designation: C – Commercial

REQUEST:
The City has received a preliminary and final plat application from Tom Ryan, on behalf of KTJ 290, LLC, for the properties located at 10590 & 10594 10th Street West. The preliminary and final plat, titled Sudheimer Retail Addition, is proposed to include three (3) commercial parcels and one (1) outlot, along with the dedication of right-of-way.

APPLICABLE ORDINANCE PROVISIONS:
1. Section 900.05, Subd. 2.F – B-1, Highway Business District
2. Section 1000 – Subdivision Ordinance

EXISTING CONDITIONS:
The subject parcels, located at 10590 and 10594 10th Street West, are currently undeveloped and located within the Waconia City Limits (see attached location map). Specifically, the properties are located south and east of the intersection of Hwy. 5 and County Road 10. Most recently the properties were used as a staging area for construction equipment and materials during the Hwy. 5, Cherry Street and 10th Street road construction projects.

PRELIMINARY PLAT REVIEW:

SUBDIVSION DESIGN FEATURES
The City of Waconia staff have reviewed the proposed Preliminary Plat application for the Sudheimer Retail Addition commercial development drafted by Kimley-Horn Associates, Inc. dated August 31st, 2016 and provide the following review and comments:

Streets/Access
The applicant is proposing three main accesses to the development, two full accesses off of 10th Street West and a right in only access off of Cherry Street. Staff finds the proposed accesses off of 10th Street West to be in compliance with City standards. The right in access proposed shall be modified per the City Engineer memo dated September 29, 2016 (see

attached). The final Cherry Street access shall be subject to the final review and approval of the City Engineer and the Public Services Director.

The proposed arrangement, character, extent, width, grade and location of all streets shown on the Sudheimer Retail Addition Preliminary Plat plans are in conformance with the City Code and the City's Comprehensive Plan. The road sections were reviewed and approved as part of the Hwy. 5 project last year.

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.

Blocks
The blocks proposed in the Sudheimer Retail Addition commercial development are in conformance with the standards set forth in City Ordinance.

Lots
The subject parcels are zoned B-1, Highway Business District, which require a minimum lot area of 17,500 sq. ft. and a minimum lot width of 100 ft. The proposed parcels are in conformance with said standards.

Outlots
The proposed plans indicate one (1) outlot being created with the approval of the Sudheimer Retail Addition commercial development (Outlot A).

Outlot A – The parcel size is such that future commercial development of Outlot A can meet minimum sizing requirements in the B-1, Highway Business District.

Staff is requesting the plat be revised to include a separate outlot at the stormwater pump station. This is the triangular piece of the 10th Street right-of-way located to the south of Outlot A.

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 land to be dedicated if it determines that the present and future residents of the subdivision would require greater or lesser amounts of land for such purposes. Further, City Ordinance requires payment in lieu of land if the area is not suitable or desirable for park/playground/open space purposes.

The Park & Recreation Board reviewed the Sudheimer Retail Addition Preliminary Plat at their regular meeting on September 15th and recommended that City Council accept cash in lieu of land as the area is not desirable for park/playground/open space purposes because of location. Per Ordinance requirements for the subdivision of commercial property they are recommending a payment in lieu of land in the amount of $5,000 per gross acre, minus the lands occupied by delineated wetlands and the property utilized for road right-of-way, which was already provided to the City as part of a perpetual easement during the Hwy. 5 project.

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 City installed sidewalk along the 10th Street West section of the property as part of the Hwy. 5 project last year. The applicant is proposing internal sidewalk segments linking the existing sidewalk to the three parcels, which is in compliance with City Ordinance requirements.

Trails
There are existing bituminous trail sections along the Hwy 5 corridor, the County Road 10 segment and the Cherry Street segment bordering the proposed subdivision. Further trail segments are not necessary as part of the subdivision

applications, but linking the existing trail segments to the uses on the proposed properties should be considered as part of this application and the Site Plan applications for the properties.

Future development of Outlot A will require additional trail and sidewalk improvements. The trail and sidewalk improvements shall be reviewed at the time of Site Plan for said property.

Landscaping

The landscaping of the properties will be reviewed and approved as part of the Site Plan and Design Review Applications for each of the subject parcels at the time of development.

Utilities & Storm Water Management

The utility and storm water information have been reviewed by the City Engineer and the Public Services Director. There are a couple of outstanding items which require resolution, but the City Engineer has indicated, in the attached September 29th, 2016 memo, approval of the project with the stated conditions. The applicant shall work with the City Engineer to revise the utility information to the satisfaction of the City prior to any work commencing on site.

FINAL PLAT REVIEW:

Attached you will also find the application material pertaining to the Sudheimer Retail Addition Final Plat as proposed by Tom Ryan/KTJ 290, LLC. The proposed final plat is consistent with the Sudheimer Retail Addition Preliminary Plat, which includes the development of three (3) parcels and one (1) outlot.

Staff recommends approval of the proposed Sudheimer Retail Addition Final Plat application if the Commission finds that the preliminary plat meets City Ordinance requirements. Further, any recommendation of approval should require a condition of approval requiring the property owner enter into a developers agreement with the City prior to the issuance of any building permits for the subject parcels.

PUBLIC NOTICE/COMMENT

The notices were published in the WACONIA PATRIOT on September 22nd, 2016 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 and time of this report the City has not received any comments regarding the proposed Sudheimer Retail Addition commercial development.

CONCLUSION / RECOMMENDATION

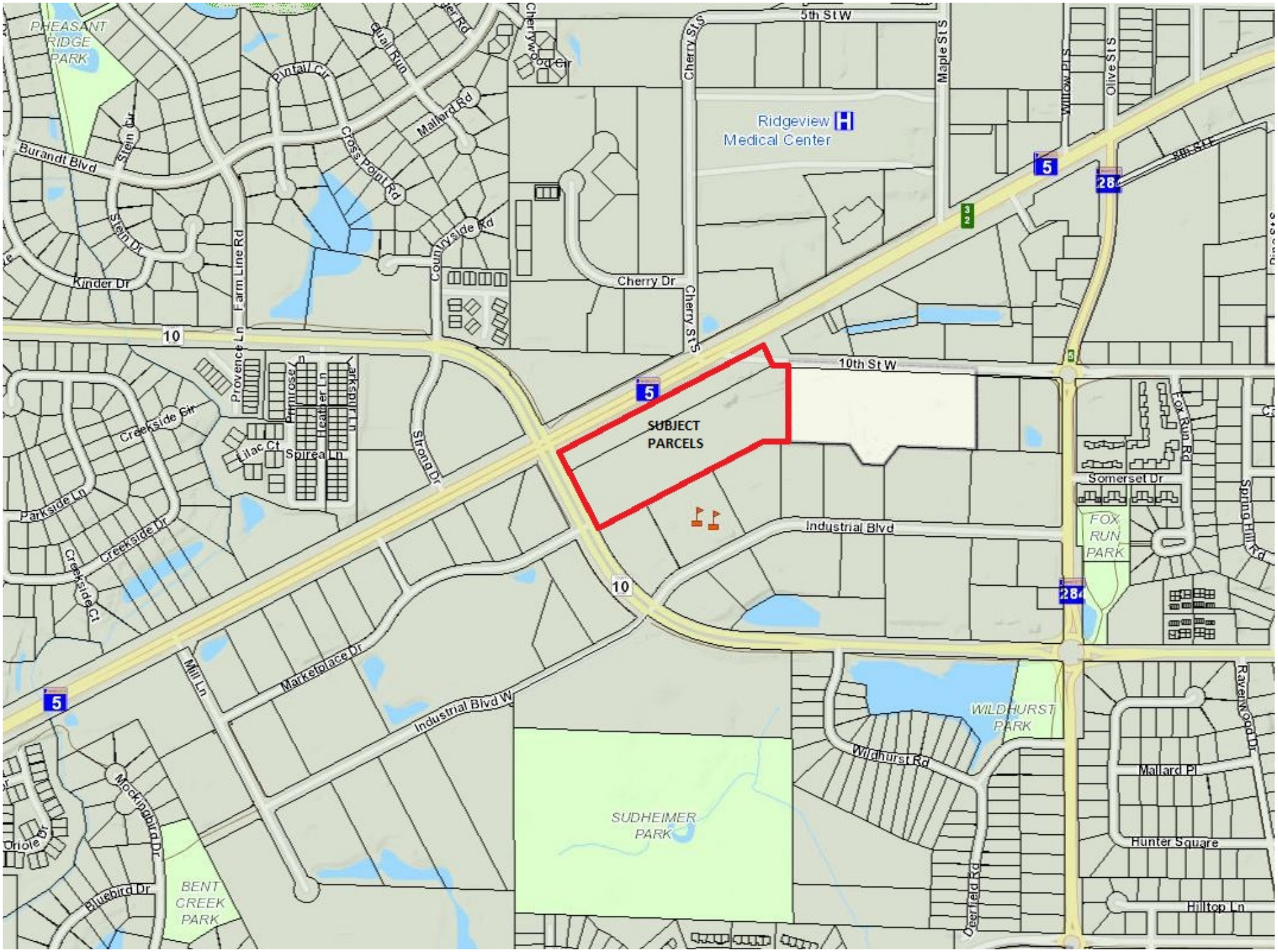
The Planning Commission should hold the public hearing and make a recommendation to the City Council regarding the Preliminary and Final Plat applications for the Sudheimer Retail Addition commercial development. Upon recommendation by the Planning Commission this item will be forwarded to the City Council for review at their upcoming meeting scheduled for October 17th, 2016.

If the Planning Commission chooses to recommend approval of the Sudheimer Retail Addition Preliminary and Final Plats staff would recommend the approvals with the following conditions:

1. The Sudheimer Retail Addition 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. 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 watermain, sanitary sewer, grading, and stormwater issues shall be resolved to the satisfaction of the City Engineer and Public Services Director prior to the issuance of the building permit for the Sudheimer Retail Addition commercial development.
7. Compliance with applicable items contained in Chapter 1000 of the City of Waconia Subdivision Ordinance.
8. The plat shall be revised to include a separate outlot at the stormwater pump station. This is the triangular piece of the 10th Street right-of-way located to the south of Outlot A.
9. Compliance with the items noted in the City Engineer memo dated September 29, 2016.
10. Execution of a Developer's Agreement for the Final Plat.

ATTACHMENTS:
Attachment 1: Location Map (1 page)
Attachment 2: Public Hearing Notice (1 page)
Attachment 3: City Engineer Memo dated September 29th, 2016 (1 page)
Attachment 4: Preliminary Plat (1 page)
Attachment 5: Sudheimer Retail Addition Final Plat (2 pages)
Attachment 6: Site Plan (1 page)

LOCATION MAP—10590 & 10594 10TH STREET WEST



CITY OF WACONIA, MN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Waconia, MN, will hold a public hearing on October 6th, 2016 at 6:30 p.m., at the Waconia City Hall, 201 South Vine Street, Waconia, MN, to consider a Preliminary and Final Plat application by Tom Ryan, on behalf of KTJ 290, LLC, for the properties legally described as follows:

Tract 1:
The Northwest Quarter of the Southeast Quarter of Section 23, Township 116 North, Range 25 West, EXCEPTING therefrom the following tracts of land:

1. That part thereof platted as Sudheimer Industrial Park 2nd Addition.
2. That part thereof lying northwesterly of the former southeasterly right-of-way of the Chicago and Northwestern Railway Company.
3. That part which lies southwesterly of the southwesterly line of the County State Aid Highway Number 32 right of way.

Tract 2:
A strip of land One Hundred (100) feet in width, the same being Fifty (50) feet in width on each side of the centerline of the main track (now removed) of the Minneapolis & St. Louis Railway Company (now the Chicago and North Western Transportation Company) as said main track centerline was originally located over and across the Northwest Quarter of the Southeast Quarter of Section Twenty-three (23), Township One Hundred Sixteen (116), Range Twenty-five (25).

The proposed Preliminary and Final Plat includes approximately 10 acres of land south of MN State Hwy. 5 and east of CSAH 10 (PID#s 750235100 and 750235200).

Pertinent information pertaining to this request is available at the City Hall. Interested persons may submit written or oral comments pertaining to this matter any time prior to the hearing, or at the hearing on Thursday, October 6th, 2016. Written comments will be distributed to the Planning Commission for review and consideration. Please submit written comments by mail, email or in person as follows:

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

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

(Published in the September 22nd, 2016 Waconia Patriot newspaper)

BOLTON & MENK
Real People. Real Solutions.

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Chaska, MN 55318-1172

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

MEMORANDUM

Date: September 29, 2016

To: Lane Braaten, City of Waconia

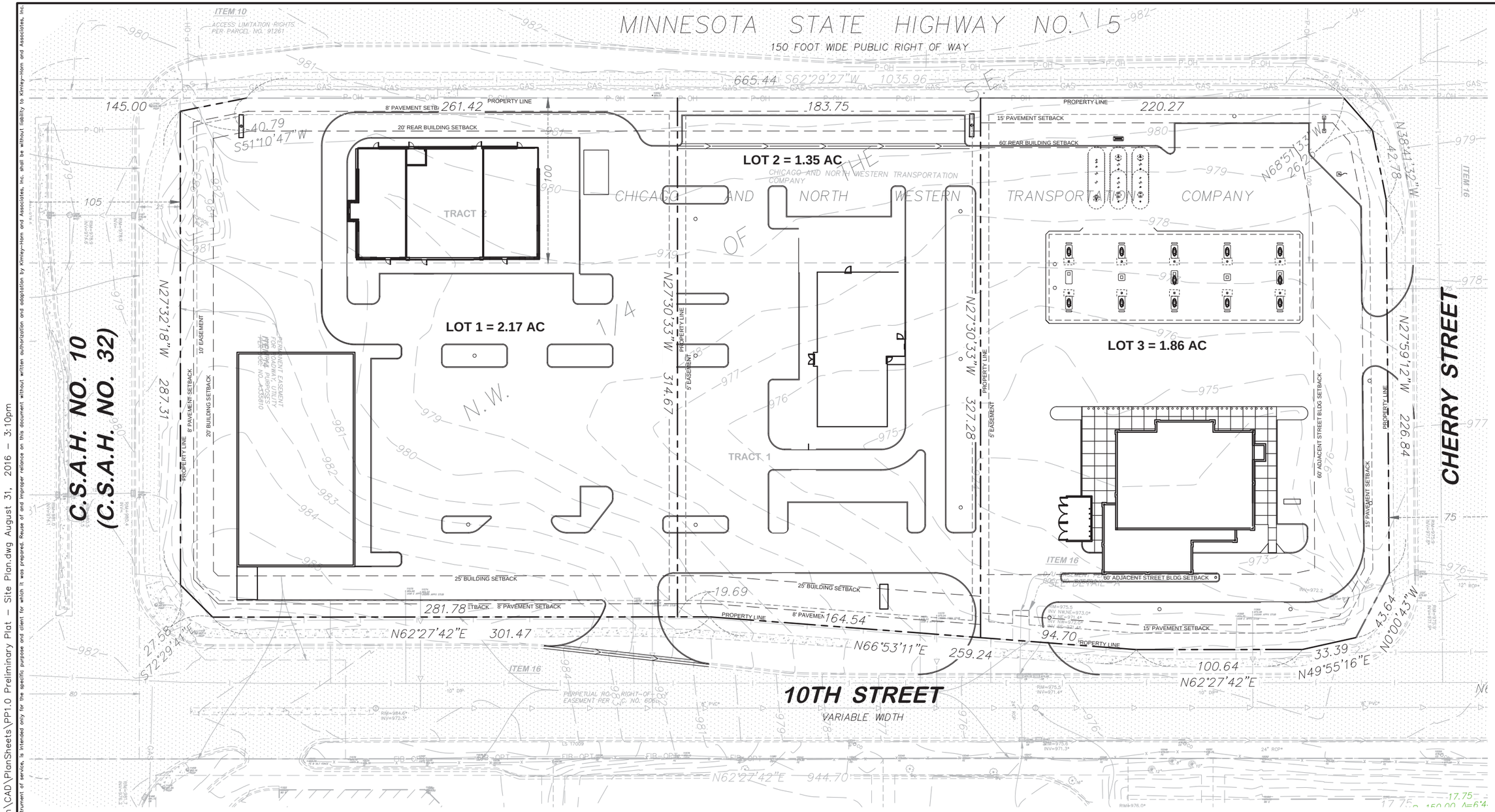
CC: Craig Eldred, Public Services Director
Paul Moline, Carver County Land & Water Services
Bob Bean, Bolton & Menk

From: Jake Saulsbury, P.E., Bolton & Menk

Subject: Waconia Crossings Development
Engineering Review

Bolton & Menk has received additional information for the proposed Waconia Crossings Development located south of Hwy 5 and east of CSAH 10. Based on this information and revised plans dated September 26, 2016, the engineering of the project is approved with the following conditions:

- Provide a copy of the Carver County Water Management Organization permit, the NPDES permit, and any other approved permits.
- Provide a copy of the updated plats showing the separate triangular parcel (south of Outlot A) where the stormwater reuse pump is located.
- The Stormwater Pollution Prevention Plan (SWPPP) needs to be submitted.
- The 36' wide right-in only entrance of Cherry Street will not function as designed with only signing and striping to restrict other turning movements. This entrance is recommended to be reduced to be 16'–18' wide. Either the planned truck access route needs to be modified or this entrance needs to be modified to include a concrete surmountable apron.
- Cleanouts have been added to storm sewer bends as requested. Consideration should also be given to adding cleanouts at the two proposed tee locations.
- The addition of the second CB at the low point on 10th Street (east entrance location) is acceptable as shown. The Drainage Scheduled table shall be updated to include the casting type and invert elevation of the new CB to match the in-place CB.
- Additional coordination shall occur for the payment, operation, and maintenance of the regional stormwater reuse system used to meet the necessary water quality and volume control requirements of the site.
- Provide copies of final plans, final specifications, and record drawings (at project completion).



RETAIL DEVELOPMENT	
EXISTING ZONING	AG - AGRICULTURAL
PROPOSED ZONING	B-1 HIGHWAY BUSINESS DISTRICT
REQUIRED SETBACKS	
FRONT	25' BUILDING, 8' PAVEMENT
SIDE STREET	20' BUILDING, 8' PAVEMENT
SIDE INTERIOR	20' BUILDING, 8' PAVEMENT
REAR	20' BUILDING, 8' PAVEMENT
REQUIRED SETBACKS FOR FUEL STATION	
FRONT	60' BUILDING, 15' PAVEMENT
ADJACENT TO STREET	60' BUILDING, 15' PAVEMENT
REAR	30' BUILDING, 15' PAVEMENT

PARCEL	REQUIRED	PROPOSED
LOT 1	61	67
LOT 2	56	75
LOT 3	52	54
TOTAL	169	196

LEGAL DESCRIPTION

Tract 1:
The Northwest Quarter of the Southeast Quarter of Section 23, Township 116 North, Range 25 West, EXCEPTING therefrom the following tracts of land:

1. That part thereof platted as Sudheimer Industrial Park 2nd Addition.
2. That part thereof lying northwesterly of the former southeasterly right–of–way of the Chicago and Northwestern Railway Company.
3. That part which lies southwesterly of the southwesterly line of the County State Aid Highway Number 32 right of way.

Tract 2:
A strip of land One Hundred (100) feet in width, the same being Fifty (50) feet in width on each side of the centerline of the main track (now removed) of the Minneapolis & St. Louis Railway Company (now the Chicago and North Western Transportation Company) as said main track centerline was originally located over and across the Northwest Quarter of the Southeast Quarter of Section Twenty–three (23), Township One Hundred Sixteen (116), Range Twenty–five (25).

No.	REVISIONS	DATE	BY
1	CITY SUBMITTAL	08/31/16	APD

Kimley»Horn
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2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114
PHONE: (651) 645-4197
WWW.KIMLEY-HORN.COM

KHA PROJECT 160700728.23.02
DATE 08/31/16
SCALE AS SHOWN
DESIGNED BY ERM
DRAWN BY ERM
CHECKED BY MCB

PRELIMINARY PLAT

WACONIA RETAIL
WACONIA, MINNESOTA

OPPIDAN
Builder of Brands, Creator of Value.

SHEET NUMBER
PP1.0

PRELIMINARY - NOT FOR CONSTRUCTION

K:\TWC_LDEV\OPPIDAN\WACONIA RETAIL\3 Design\CAD\PlanSheets\PP1.0 Preliminary Plat – Site Plan.dwg August 31, 2016 – 3:10pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SUDHEIMER RETAIL ADDITION

R.T. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Paul J. Dinzeo as Trustee of Robert G. Sudheimer Irrevocable Trust, owners of the following described property situated in the City of Waconia, County of Hennepin, Sate of Minnesota:

Real property in the City of Waconia, County of Carver, State of Minnesota, described as follows:

Tract 1:
The Northwest Quarter of the Southeast Quarter of Section 23, Township 116 North, Range 25 West,
EXCEPTING therefrom the following tracts of land:

1. That part thereof platted as Sudheimer Industrial Park 2nd Addition.
2. That part thereof lying northwesterly of the former southeasterly right-of-way of the Chicago and Northwestern Railway Company.
3. That part which lies southwesterly of the southwesterly line of the County State Aid Highway Number 32 right of way.

Tract 2:
A strip of land One Hundred (100) feet in width, the same being Fifty (50) feet in width on each side of the centerline of the main track (now removed) of the Minneapolis & St. Louis Railway Company (now the Chicago and North Western Transportation Company) as said main track centerline was originally located over and across the Northwest Quarter of the Southeast Quarter of Section Twenty-three (23), Township One Hundred Sixteen (116), Range Twenty-five (25).

Has caused the same to be surveyed and platted as SUDHEIMER RETAIL ADDITION and do hereby donate and dedicate to the public for public use forever the public way and also dedicates the easements as shown on the plat for drainage and utility purposes only.

In witness whereof said Robert G. Sudheimer Irrevocable Trust, have hereunto set his hand this _____ day of _____, 201__.

_____
Paul J. Dinzeo, Trustee of the
Robert G. Sudheimer Irrevocable Trust

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____ , 201__, by Paul J. Dinzeo, Trustee of the Robert G. Sudheimer Irrevocable Trust.

_____

_____

Notary Public _____ County, _____

My commission expires _____

I Eric Roeser do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____, day of _____, 201__.

_____
Eric Roeser, Licensed Land Surveyor
Minnesota License No. 47476

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____ , 201__, by Eric Roeser, Licensed Land Surveyor.

_____

_____

Notary Public _____ County, _____

My commission expires _____

CITY COUNCIL, CITY OF WACONIA, MINNESOTA

This plat was approved by the City Council of the City of Waconia, Minnesota, this _____ day of _____, 201__, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Signed: _____ Signed: _____
Mayor Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this _____ day of _____, 201__.

Luke Kranz, County Surveyor

by _____

COUNTY AUDITOR/TREASURER, CARVER COUNTY, MINNESOTA

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20_____.

Laurie Davies, County Auditor/Treasurer

By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

I hereby certify that this plat of SUDHEIMER RETAIL ADDITION was filed this _____ day of _____, 20_____, at _____ o'clock ___. M. as Document No._____.

Luke Kranz, County Recorder

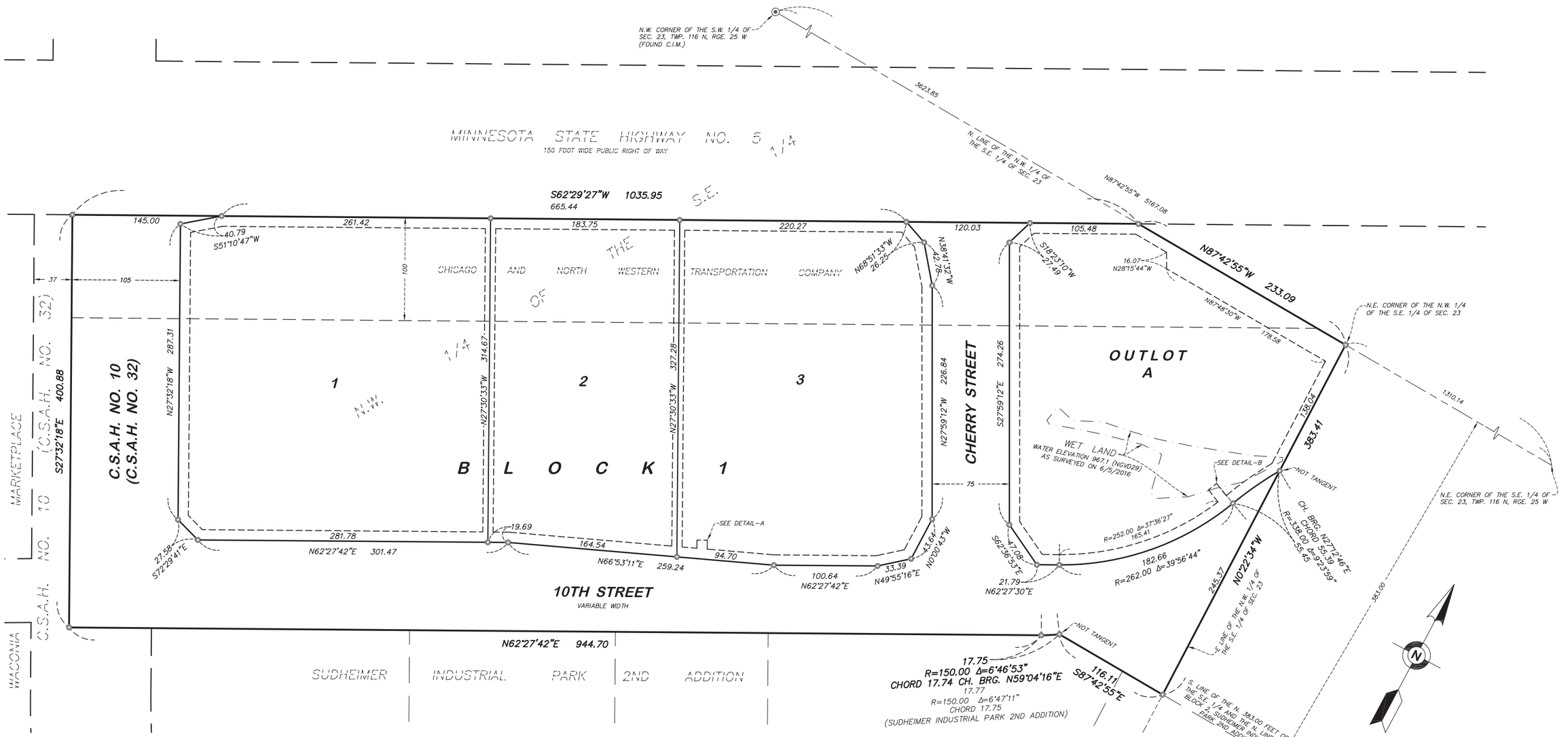
By: _____

Egan, Field & Nowak, Inc.
land surveyors since 1872

Printed 8/19/2016 at 11:34 AM by Eric Roeser

SUDHEIMER RETAIL ADDITION

R.T. DOC. NO. _____

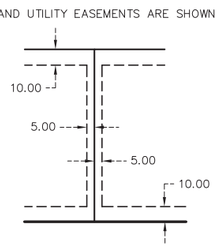


The north line of the Southeast Quarter of Section 23 is assumed to bear S87°42'55"E

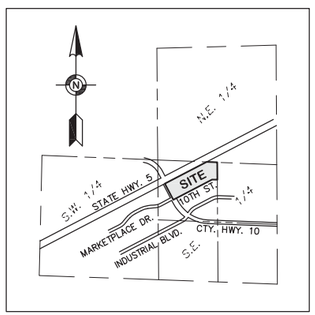
◎ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NUMBER 47476

◉ DENOTES A FOUND CARVER COUNTY CAST IRON MONUMENT

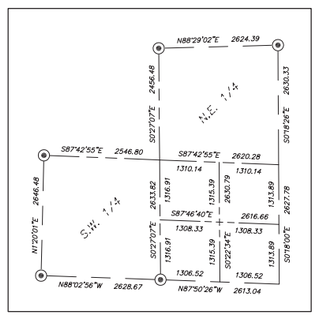
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



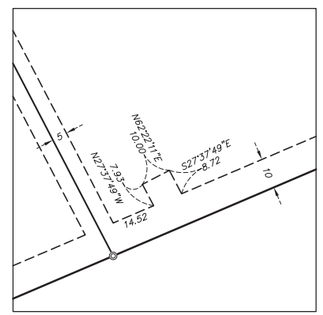
BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, BEING 10 FEET IN WIDTH AND ADJOINING REAR LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.



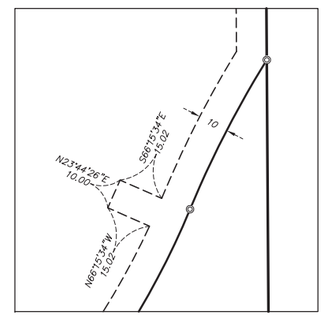
VICINITY MAP
NOT TO SCALE



SEC. 23 T116N R25W DETAIL
NOT TO SCALE



DETAIL - A
NOT TO SCALE

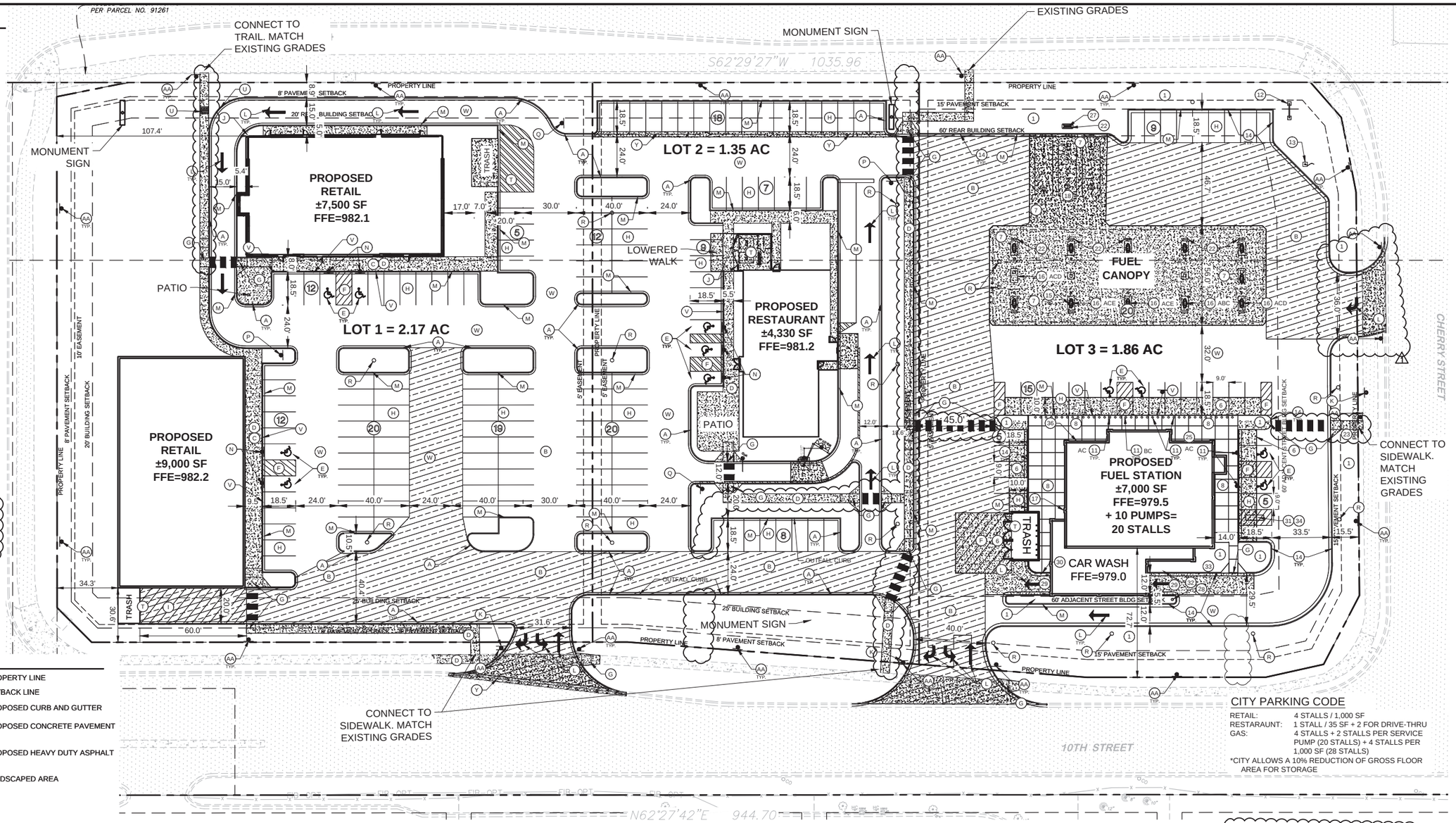


DETAIL - B
NOT TO SCALE

Egan, Field & Nowak, Inc.
land surveyors since 1872

SHEET 2 OF 2

Printed 8/19/2016 at 11:53 AM by Eric Roeser



SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY PER PLAN. ALL COST SHALL BE INCLUDED IN BASE BID.
6. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK, INC. DATED AUGUST 19TH, 2016.
8. TOTAL LAND AREA IS ±5.38 ACRES.
9. CONTRACTOR SHALL REFER TO ARCH/ MEP PLANS FOR SITE LIGHTING & ELECTRICAL PLAN.
10. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
11. CONTRACTOR SHALL RESTORE SIDEWALK, STREET, CURB AND GUTTER, AND BOULEVARD DAMAGED DURING UTILITY AND DRIVEWAY WORK WITHIN THE RIGHT OF WAY IN ACCORDANCE WITH CITY OF WACONIA ENGINEERING STANDARDS AND A MANNER ACCEPTABLE TO THE CITY ENGINEER.
12. WORK IN PUBLIC RIGHT-OF-WAY MUST BE COORDINATED WITH THE CITY OF WACONIA PUBLIC SERVICES DEPARTMENT. CONTRACTOR MUST PROVIDE A MINIMUM 48 HOUR NOTICE TO ANY WORK BEING PERFORMED.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT
- LANDSCAPED AREA

CITY PARKING CODE

RETAIL:	4 STALLS / 1,000 SF
RESTARAUNT:	1 STALL / 35 SF + 2 FOR DRIVE-THRU
GAS:	4 STALLS + 2 STALLS PER SERVICE PUMP (20 STALLS) + 4 STALLS PER 1,000 SF (28 STALLS)

*CITY ALLOWS A 10% REDUCTION OF GROSS FLOOR AREA FOR STORAGE

KEYNOTES

- (A) B612 CURB AND GUTTER
- (B) HEAVY DUTY PAVEMENT
- (C) INTEGRAL SIDEWALK
- (D) CONCRETE SIDEWALK
- (E) ADA PARKING SPACE
- (F) SYSL 4" PAVEMENT YELLOW STRIPING @ 45°
- (G) ADA RAMP. SEE SHEET C3.3 FOR DETAIL
- (H) PARKING STALL WITH 4" WHITE PARKING STALL STRIPING. SEE SITE PLAN NOTES FOR STRIPING DETAILS
- (I) LOADING DOCK
- (J) 6" Ø PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET
- (K) "STOP" SIGN. SEE DETAIL SHEET.
- (L) SOLID ARROW PAVEMENT MARKINGS PAINTED 'RETROREFLECTIVE WHITE'.
- (M) OUTFALL CURB
- (N) HANDICAP PARKING SIGN
- (O) STOP BAR PAVEMENT MARKING. SEE DETAIL SHEET.
- (P) "ONE WAY DO NOT ENTER" SIGN.
- (Q) "BEGIN ONE WAY" SIGN.
- (R) LIGHT POLE W ITH BASE. SEE DETAIL SHEET.
- (S) TRANSFORMER PAD BY ELEC. CONTRACTOR
- (T) TRASH ENCLOSURE (SEE ARCH. PLANS)
- (U) 2' CURB CUT WITH RIP RAP
- (V) 10' TRANSITION CURB TO FLUSH
- (W) STANDARD DUTY PAVEMENT
- (X) BIKE RACK
- (Y) 3.0' CONCRETE VALLEY GUTTER
- (Z) NEENAH SIDEWALK GRATE WITH FLUME UNDERNEATH
- (AA) "NON POTABLE WATER" SIGN FOR IRRIGATION

FUEL STATION SPECIFIC KEYNOTES

1. LANDSCAPE / GREEN AREA. REFER TO SHEET L1.0 FOR MORE INFO.
2. REFER TO SITE PLAN DIMENSIONS
3. REFER TO KEYNOTE E
4. REFER TO KEYNOTES F & L
5. REFER TO KEYNOTES B & W
6. 10' WIDE, 6" DEEP COLORED CONCRETE APRON WITH 6"X6", 10 GAUGE WELDED WIRE MESH. PIGMENT TO BE INTEGRATED INTO CONCRETE MIX PRIOR TO BEING PLACED. COLOR: BLACK TO MATCH ASPHALT
7. 6" DEPTH CONCRETE SLAB ON GRADE WITH 6"X6", 10 GAUGE WELDED WIRE MESH
8. 6" INTEGRAL CONCRETE CURB/WALK. SEE DETAIL 10/SPS. PROVIDE HANDICAP ACCESS RAMP
9. REFER TO KEYNOTE T
10. REFER TO KEYNOTE R
11. CONCRETE FILLED PIPE BOLLARD. PER DETAIL 4/SPS AND 7/SPS
    A. POST/BOLLARD MOUNTED ADA 'DISABILITY PARKING ONLY' SIGN
    B. POST/BOLLARD MOUNTED 'NO PARKING SIGN'
    C. 'THANK YOU' SIGN
12. TRADEMARK SIGN. FOOTINGS BY SIGN CONTRACTOR (SIGN CONTRACTOR TO VERIFY FINAL LOCATION WITH PM PRIOR TO PLACING FOOTING)
13. FLAG POLE W/ 4" CONC SLAB. CONC FTG PER DTL 12/SPS. PROVIDE SPOT LIGHT MOUNTED ON TRADEMARK SIGN POLE
14. B6-18 CONC CURB & GUTTER. SEE DETAIL 11/SPS
15. 30'X164' ISLAND COMPLEX CANOPY (4920 SF) VERIFY COLUMN AND FOOTING SIZE WITH CANOPY PLANS. CANOPY GRAPHICS PER OWNER.
16. A. 4'X10' SS ISLAND FORMS (PROVIDED BY PETROLEUM CONTRACTOR). CONC FILL BY GC.
    B. E85 FUEL DISPENSER
    C. FUEL DISPENSER BY OWNER
    D. DIESEL DISPENSER BY OWNER
    E. SERVICE CENTER PER OWNER, INSTALLED BY GC
17. 'FREE AIR' HOSE BIB WITH SIGNAGE PER OWNER
18. (3) UNDERGROUND FUEL STORAGE TANKS PER OWNER
19. SEE C4.0 & C5.0 FOR STORM SEWER LOCATIONS
20. REFER TO KEYNOTE X
21. 4"-6" PVC SLEEVE UNDER PAVEMENT AREAS FOR IRRIGATION LINES. VERIFY SIZE AND LOCATIONS WITH IRRIGATION CONTRACTOR PRIOR TO INSTALLATION.
22. U-PIPE BOLLARD PER DETAIL 2/SPS
23. REFER TO KEYNOTE D
24. NOT USED
25. LP CAGE
26. REFER TO KEYNOTE S
27. 12' HT. VENT PIPES WITH CONCRETE SLAB
28. OVERHEAD CAR WASH CLEARANCE BAR PER DET 6/SPS (BY GC)
29. 6" DEPTH CONC SLAB W/ HYDRONIC HEAT PER HYDRONIC PLAN M3
30. CAR WASH 'DRY TIMER' PER CAR WASH MANUFACTURER
31. (2) AUTO VACUUM. INSTALL PER MANUFACTURER'S SPECS. PROTECT WITH 6" PIPE BOLLARD (2 REQ'D, AT FRONT CORNERS, BOLLARD COVER: BLUE). (TRASH CONTAINER BY HOLIDAY CO.)
32. CAR WASH CONTROLLER KEYPAD
33. 'RED BOX' MERCHANDISER (IF APPROVED)

SITE DATA SUMMARY

RETAIL DEVELOPMENT	
EXISTING ZONING	B-1 HIGHWAY BUSINESS DISTRICT
REQUIRED SETBACKS	
FRONT	25' BUILDING, 8' PAVEMENT
SIDE STREET	20' BUILDING, 8' PAVEMENT
SIDE INTERIOR	20' BUILDING, 8' PAVEMENT
REAR	20' BUILDING, 8' PAVEMENT
REQUIRED SETBACKS FOR FUEL STATION	
FRONT	60' BUILDING, 15' PAVEMENT
ADJACENT TO STREET	60' BUILDING, 15' PAVEMENT
REAR	30' BUILDING, 15' PAVEMENT

*CITY OF WACONIA REQUIRES LANDSCAPED ISLANDS FOR EVERY 225' OR MORE OF UNINTERRUPTED PARKING STALLS OR ONE LANDSCAPED ISLAND PER 16 STALLS OVER 100 STALLS

PARKING SUMMARY

PARCEL	REQUIRED	PROPOSED
LOT 1	61	67
LOT 2	56	75
LOT 3	52	54
TOTAL	169	196

LOT 2 LANDSCAPE REQUIREMENT

*CITY CODE REQUIRES 30% OF THE GROSS LOT AREA TO BE LANDSCAPED. THIS CAN INCLUDE IMPERVIOUS SURFACES SUCH AS PATIOS, ETC.

TOTAL LOT AREA: ±58,854 SF
PERVIOUS AREA: ±16,007 SF
IMPERVIOUS LANDSCAPE AREAS: ±2,182 SF
TOTAL LANDSCAPED AREAS: ±18,189 SF (30.9%)

LAND SUMMARY

PARCEL	LOT AREA	BUILDING AREA	PROPOSED IMPERVIOUS (INCL. BLDG)	PROPOSED PERVIOUS	PERCENTAGE IMPERVIOUS*
LOT 1	±94,499 SF (±2.17 AC)	16,800 SF	±67,904 SF (±1.56 AC)	±26,595 SF (±0.61 AC)	71.8%
LOT 2	±58,854 SF (±1.35 AC)	4,330 SF	±42,847 SF (±0.98 AC)	±16,007 SF (±0.37 AC)	72.8%
LOT 3	±81,054 SF (±1.86 AC)	7,700 SF	±64,913 SF (±1.49 AC)	±16,141 SF (±0.37 AC)	80.0%
TOTAL	±234,407 SF (±5.38 AC)	28,830 SF	±175,664 SF (±4.03 AC)	±58,743 SF (±1.35 AC)	74.9%

*CITY OF WACONIA ALLOWS MAXIMUM 80% HARDCOVER SURFACE.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	09/26/16	JRA
0	CITY SUBMITTAL	08/31/16	APD

Kimley»Horn
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114
PHONE: (651) 645-4197
WWW.KIMLEY-HORN.COM

KHA PROJECT 160774025
DATE 09/26/16
SCALE AS SHOWN
DESIGNED BY ERW
DRAWN BY ERW
CHECKED BY MCB

SITE PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

WACONIA RETAIL
WACONIA, MINNESOTA
OPPIDAN
Builder of Dreams, Creator of Value.

SHEET NUMBER
C-3.0

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improvements to this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDEV\OPPIDAN\WACONIA RETAIL\3 Design\CAD\PlanSheets\C-3.0 SITE PLAN.dwg September 26, 2016 - 6:40pm

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:	October 6th, 2016					
Item Name:	SITE PLAN and DESIGN REVIEW– Lot 1, Block 1, Sudheimer Retail Addn. –submitted by KTJ 290, LLC					
Originating Department:	Community Development					
Presented by:	Lane Braaten, Community Development Director					
Previous Council Action (if any)**:**						
Item Type (X only one):	Consent		Regular Session	X	Discussion Session	

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

Provide recommendation to the City Council regarding Site Plan and Design Review for the proposed retail building, multi-tenant building and site improvements for Lot 1, Block 1, Sudheimer Retail Addition.

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

BACKGROUND

Applicant: Tom Ryan
Owner: KTJ 290, LLC
Address(es): 10590 & 10594 10th Street West
PID# 750235100 & 750235200
Zoning: B-1, Highway Business District
Comprehensive Plan Designation: C, Commercial
Design District: Highway District

REQUEST

The applicant, Mr. Tom Ryan, on behalf of KTJ 290, LLC, has submitted an application for Site Plan and Design Review for the parcel described as Lot 1, Block 1, Sudheimer Retail Addition. The applicant is proposing the construction of a freestanding 9,300 sq. ft. retail building, a 7,500 sq. ft. multi-tenant building and other site improvements on the subject property.

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, Subd. 10 - Site Plan Review

SITE PLAN REVIEW

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

ZONING
The subject parcel is zoned B-1, Highway Business District. The proposed retail uses are permitted in the B-1 zoning district. The proposed drive through business is a permitted use with special restrictions, which are noted in the staff comments in this report.

LOT REQUIREMENTS
The subject property is located in the B-1, Highway Business District. Section 900.05, Subd. 2.F of the City Ordinance states *"The purpose of this district is to provide for an appropriate range of businesses that will be utilized by area residents as well as vehicular traffic generated from the surrounding area."* The Lot Requirements for the Highway Business District are indicated in Table 1-1 below. The proposed uses include permitted uses and a permitted use with special restrictions, which allows for alternate setback and lot requirements.

Table 1-1.

	B-1 – Lot Requirements – Drive-in Businesses & Retail Uses
Lot Area	17,500 sq. ft. min.
Lot Width	100 ft. min.
Maximum Hardcover Surface	80% max.
Maximum Principal Structure Height	35 ft. max.
Front Yard Setback	25 ft. min.
Side Yard Setback – Interior	15 ft. min.
Rear Yard Setback	20 ft. min.
School or Church Setback	300 ft. min.
Residentially Zoned Property Setback	100 ft. min.
Street ROW Intersection Setback	100 ft. min.
Landscaped Area	30% min.

The structure setbacks, building height, and hardcover surface requirements stated above have been satisfied based on a review of the Site Plan – C-3.0 dated 09/26/16 and the exterior elevations provided for both buildings.

SCREENING OF EQUIPMENT
The applicant has not proposed any outdoor equipment on the subject parcel. Future outdoor and/or rooftop mechanical equipment shall be screened from neighboring properties in compliance with the City Code.

OFF-STREET PARKING
City Ordinance requires the following parking requirements for retail sales:
Four (4) spaces for each 1,000 square feet of gross floor space, less storage space.

The applicant is proposing a total of 68 parking spaces, which exceeds the City Ordinance requirement of 61.

LANDSCAPING
Section 900.07, Subd. 2.B of the City Ordinance requires one (1) tree for every on 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.

For purposes of landscape review for Lots 1, 2 and 3, Block 1, Sudheimer Retail Addition, the required number of landscape plantings were determined based on the whole. Specifically, the site perimeter of the three parcels requires a total of 41 trees to be planted. Further, City Ordinance states *"Additional plantings shall be required for properties fronting State Highway #5. The following will be required for every 40' of frontage along Highway #5:*

1. *One (1) three inch (3") minimum deciduous tree OR One (1) eight foot (8') foot minimum coniferous tree.*

The applicant is proposing 24 trees, which when considered as part of the whole is in compliance with City Ordinance requirements. It should be further clarified that the 17 additional trees required for the frontage of the entire development along Hwy 5 are required to meet the 3 inch/8 ft. standard rather than the typical 2.5 inch deciduous and the 6 ft. coniferous tree standards. The landscape plans shall be modified to clarify where the 17 larger trees shall be planted throughout the development.

SIGNS

The applicants have not submitted any specific signage details with regard to the proposed Site Plan improvements. The applicant is aware that any future signage shall require the submittal and approval of a sign permit through the City and will require conformance to the City Sign Ordinance.

The applicant should clarify the proposed signage for the site. There is a discrepancy in the plan set with some sheets indicating a monument sign at the corner of Hwy. 5 and CSAH 10 and an additional pylon sign along Hwy. 5. Pylon signs are prohibited and only one monument sign is allowed per premises of record in the B-1, Highway Business District and therefore will not be permitted as proposed. A recommendation of approval regarding this application does not approve the placement of a pylon sign on the property.

LIGHTING

Section 900.08, Subd. 1.C provides standards for exterior lighting. The lighting plan submitted meets City Ordinance requirement standards. Staff is requesting additional information regarding the fixtures, light poles and base specifications to insure compliance and continuity of design.

VEHICULAR ACCESS

The applicant is proposing access to the property via a shared accesses along 10th Street West. Staff has reviewed the proposed access and have found it to be compliant with the necessary access spacing and circulation for the area.

PEDESTRIAN ACCESS

There are existing bituminous trails along the Hwy. 5 and the CSAH 10 corridors and existing sidewalk located along 10th Street West. The applicant is proposing a sidewalk/trail connection to the sidewalk along the 10th Street West corridor, allowing pedestrian access and internal circulation between the three properties, and a connection to the trail along Hwy. 5.

The placement of the required bike rack shall be clarified as the keynotes for the site plan indicate a bicycle rack, but one has not been provided on site.

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 proposed trash enclosures are in conformance with the City Code requirements.

GRADING. DRAINAGE & UTILITIES

The utility and storm water information have been reviewed by the City Engineer and the Public Services Director. There are a couple of outstanding items which require resolution, but the City Engineer has indicated, in the

attached September 29th, 2016 memo, approval of the project with the stated conditions. The applicant shall work with the City Engineer to revise the utility information to the satisfaction of the City prior to any work commencing on site.

DESIGN REVIEW – HIGHWAY DISTRICT

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

Based on a review of the plan set provided by the applicant for the 9,300 sq. ft. retail building and the 7,500 sq. ft. multi-tenant building staff finds that the majority of the design requirements stated in the Highway Design District have been met to the City standards. Further, stated below you will find one noted section of the design review which requires consideration and/or further review by the Planning Commission and City Council.

PARKING LOT LANDSCAPING

Objective: To soften the appearance of parking lots when viewed from an abutting street or sidewalk.

Standards: All parking and loading areas (including drive-through facilities, pump island service areas, and stacking spaces) fronting public streets or sidewalks shall provide:

1. A landscaped yard at least 5 feet wide along the public street or sidewalk.
2. Screening consisting of either a masonry wall, fence, berm or hedge or combination that forms a screen a minimum of 3 feet in height, a maximum of 4-1/2 feet in height, and not less than 50 percent opaque.
3. One tree shall be provided for each 25 linear feet of parking lot frontage on a public street or access way.

Design Response: The proposed landscape plan indicates conformance with items 1 and 3 above. The applicant should clarify how item 2 above will be met.

CONCLUSION / RECOMMENDATION

The Planning Commission should make a recommendation to the City Council regarding the request by Tom Ryan, on behalf of KTJ 290, LLC, for Site Plan and Design Review approval for the two new retail buildings to be located on Lot 1, Block 1, Sudheimer Retail Addition. This item will be forwarded to the City Council for review at their upcoming meeting scheduled for October 17th, 2016.

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

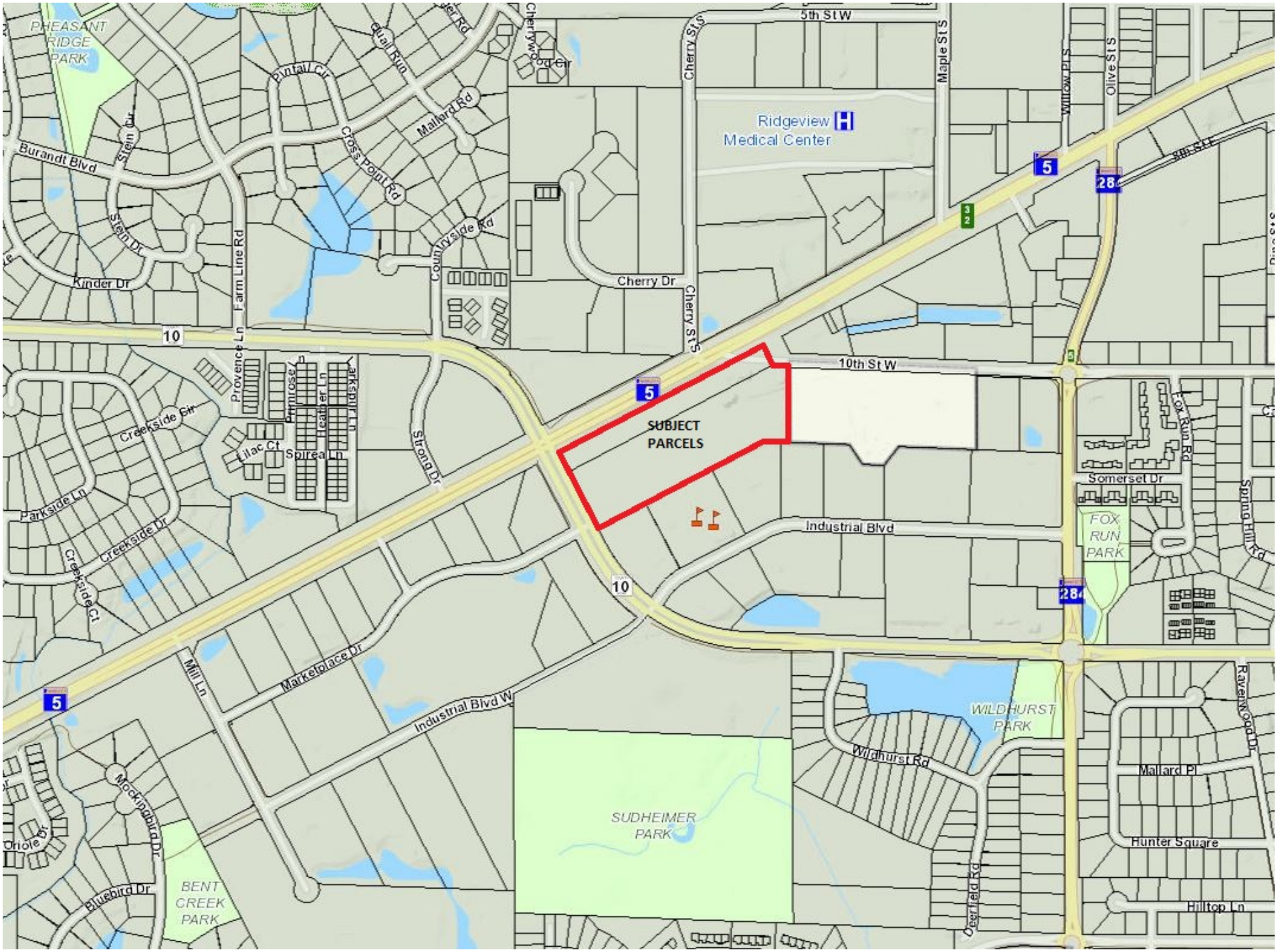
1. The proposed improvements shall be completed as approved and as conditionally revised by the Planning Commission and the City Council.
2. All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
3. The items listed on the City Engineers September 29th, 2016 Memo shall be resolved to the satisfaction of the City Engineer, the Public Services Director and the Community Development Director prior to the issuance of the building permit for either of the proposed buildings.
4. The applicant shall provide the City with a letter of credit to guarantee the proper installation and growth of the approved landscape plan. The letter of credit shall be submitted by the developer prior to obtaining a building permit that is equal to the amount of the required landscaping to be installed. The letter of credit shall be held by the City and must cover one full calendar year subsequent to the installation of said landscaping and must be conditioned upon complete and satisfactory implementation of the approved landscape plan.
5. All indirect costs with the building permit, review, and final plans associated with engineering and administrative costs shall be paid by the applicant/owner.
6. The applicant/property owner will be required to obtain Carver County Watershed Management Organization (CCWMO) approval and permitting. A copy of any approvals or permits required shall be submitted conditional to final approval. Depending on the timing of this submittal, the new CCWMO stormwater management rules may be in effect.

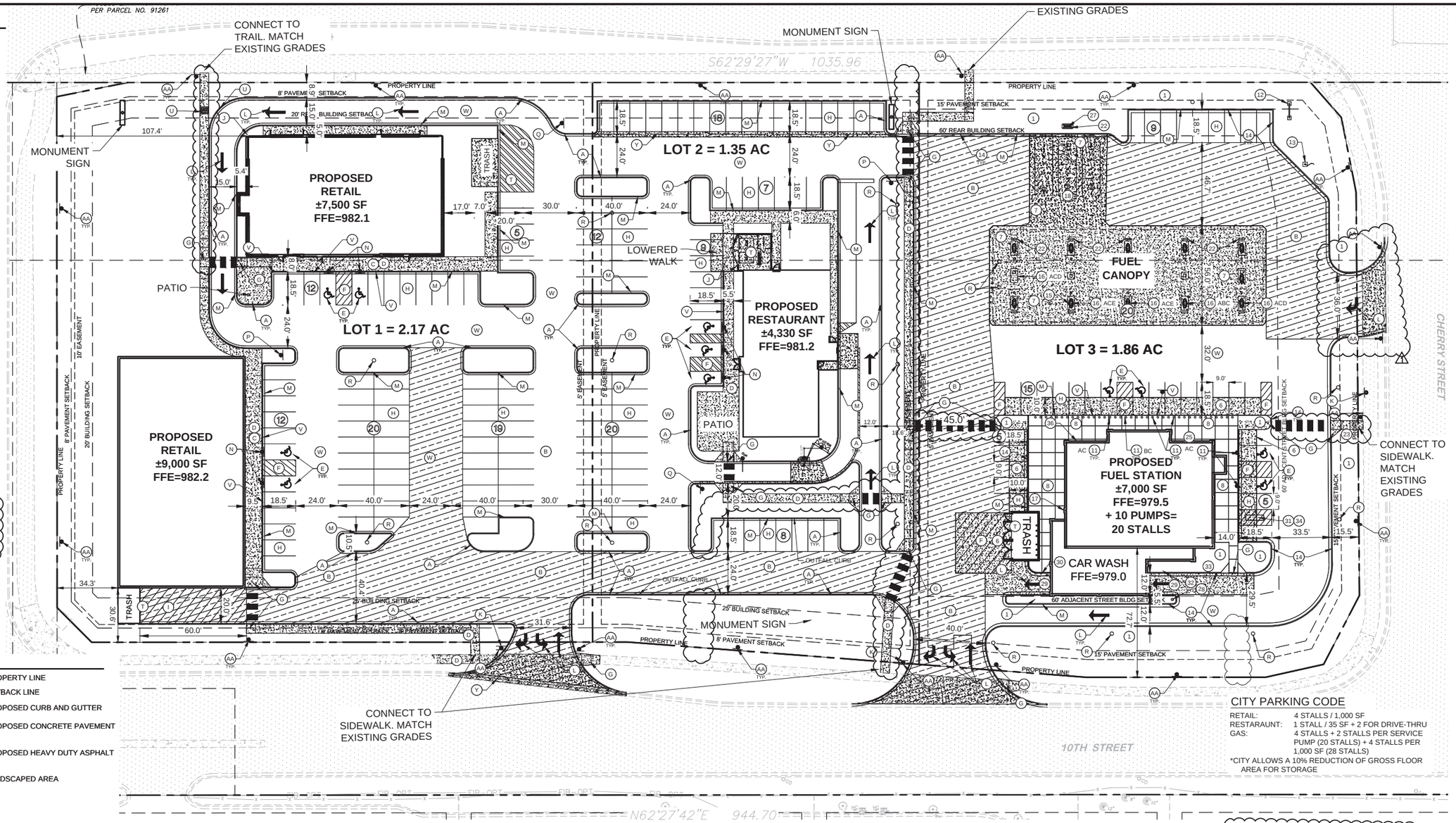
7. The plans shall be revised to include bicycle parking consistent with the Pedestrian and Bicycle Access Design Standard.
8. The additional plantings required for frontage along Hwy. 5 shall be indicated on the landscape plan. The additional plantings total 17 trees for the entire site. The plantings will require a minimum 3 inch deciduous or 8 ft. coniferous tree. This is in addition to the 41 trees required per landscape requirements.
9. The complement of trees fulfilling the requirements of this policy shall be not less than 25% deciduous and not less than 33% coniferous. The landscape plan shall be revised to indicate compliance with this standard.
10. A 6-inch non-surmountable curb shall separate all walks and landscape areas from parking and maneuvering areas.
11. The proposed mixed use retail building with drive-through facilities shall be completed in compliance with Section 900.05, Subd. 2.F.4. Uses Permitted with Special Restrictions, specifically subpart b. Drive-in Businesses.
12. The applicant shall submit additional information regarding the fixtures, light poles and base specifications to insure compliance and continuity of design.
13. The applicant shall provide a bicycle rack on site.
14. The applicant shall revise the landscape plan to include screening consistent with the Parking Lot Landscaping Design Standard.
15. Stormwater management is provided for this site via a regional system. The pond located southeast of the Cherry Street and 10th Street intersection provides rate control, and a regional stormwater reuse system for irrigation provides water quality treatment and volume control. The one-time Stormwater Management Connection fee and yearly Operation and Maintenance fee must be coordinated with City. In addition, a meter will be required for connection to the irrigation system.
16. 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:

Attachment 1: Location Map (1 page)
Attachment 2: Site Plan (1 page)
Attachment 3: Truck Movement & Pedestrian Access Plan (1 page)
Attachment 4: Landscape Plan and Landscape Details (2 pages)
Attachment 5: Bldg. Elevations and Floor Plans (4 pages)
Attachment 6: City Engineer Memo dated September 29th, 2016

LOCATION MAP—10590 & 10594 10TH STREET WEST





SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY PER PLAN. ALL COST SHALL BE INCLUDED IN BASE BID.
6. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK, INC. DATED AUGUST 19TH, 2016.
8. TOTAL LAND AREA IS ±5.38 ACRES.
9. CONTRACTOR SHALL REFER TO ARCH/ MEP PLANS FOR SITE LIGHTING & ELECTRICAL PLAN.
10. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
11. CONTRACTOR SHALL RESTORE SIDEWALK, STREET, CURB AND GUTTER, AND BOULEVARD DAMAGED DURING UTILITY AND DRIVEWAY WORK WITHIN THE RIGHT OF WAY IN ACCORDANCE WITH CITY OF WACONIA ENGINEERING STANDARDS AND A MANNER ACCEPTABLE TO THE CITY ENGINEER.
12. WORK IN PUBLIC RIGHT-OF-WAY MUST BE COORDINATED WITH THE CITY OF WACONIA PUBLIC SERVICES DEPARTMENT. CONTRACTOR MUST PROVIDE A MINIMUM 48 HOUR NOTICE TO ANY WORK BEING PERFORMED.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT
- LANDSCAPED AREA

CITY PARKING CODE

RETAIL:	4 STALLS / 1,000 SF
RESTARAUNT:	1 STALL / 35 SF + 2 FOR DRIVE-THRU
GAS:	4 STALLS + 2 STALLS PER SERVICE PUMP (20 STALLS) + 4 STALLS PER 1,000 SF (28 STALLS)

*CITY ALLOWS A 10% REDUCTION OF GROSS FLOOR AREA FOR STORAGE

KEYNOTES

- (A) B612 CURB AND GUTTER
- (B) HEAVY DUTY PAVEMENT
- (C) INTEGRAL SIDEWALK
- (D) CONCRETE SIDEWALK
- (E) ADA PARKING SPACE
- (F) SYSL 4" PAVEMENT YELLOW STRIPING @ 45°
- (G) ADA RAMP. SEE SHEET C3.3 FOR DETAIL
- (H) PARKING STALL WITH 4" WHITE PARKING STALL STRIPING. SEE SITE PLAN NOTES FOR STRIPING DETAILS
- (I) LOADING DOCK
- (J) 6" Ø PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET
- (K) "STOP" SIGN. SEE DETAIL SHEET.
- (L) SOLID ARROW PAVEMENT MARKINGS PAINTED 'RETROREFLECTIVE WHITE'.
- (M) OUTFALL CURB
- (N) HANDICAP PARKING SIGN
- (O) STOP BAR PAVEMENT MARKING. SEE DETAIL SHEET.
- (P) "ONE WAY DO NOT ENTER" SIGN.
- (Q) "BEGIN ONE WAY" SIGN.
- (R) LIGHT POLE W ITH BASE. SEE DETAIL SHEET.
- (S) TRANSFORMER PAD BY ELEC. CONTRACTOR
- (T) TRASH ENCLOSURE (SEE ARCH. PLANS)
- (U) 2' CURB CUT WITH RIP RAP
- (V) 10' TRANSITION CURB TO FLUSH
- (W) STANDARD DUTY PAVEMENT
- (X) BIKE RACK
- (Y) 3.0' CONCRETE VALLEY GUTTER
- (Z) NEENAH SIDEWALK GRATE WITH FLUME UNDERNEATH
- (AA) "NON POTABLE WATER" SIGN FOR IRRIGATION

FUEL STATION SPECIFIC KEYNOTES

1. LANDSCAPE / GREEN AREA. REFER TO SHEET L1.0 FOR MORE INFO.
2. REFER TO SITE PLAN DIMENSIONS
3. REFER TO KEYNOTE E
4. REFER TO KEYNOTES F & L
5. REFER TO KEYNOTES B & W
6. 10' WIDE, 6" DEEP COLORED CONCRETE APRON WITH 6"X6", 10 GAUGE WELDED WIRE MESH. PIGMENT TO BE INTEGRATED INTO CONCRETE MIX PRIOR TO BEING PLACED. COLOR: BLACK TO MATCH ASPHALT
7. 6" DEPTH CONCRETE SLAB ON GRADE WITH 6"X6", 10 GAUGE WELDED WIRE MESH
8. 6" INTEGRAL CONCRETE CURB/WALK. SEE DETAIL 10/SPS. PROVIDE HANDICAP ACCESS RAMP
9. REFER TO KEYNOTE T
10. REFER TO KEYNOTE R
11. CONCRETE FILLED PIPE BOLLARD. PER DETAIL 4/SPS AND 7/SPS
    A. POST/BOLLARD MOUNTED ADA 'DISABILITY PARKING ONLY' SIGN
    B. POST/BOLLARD MOUNTED 'NO PARKING SIGN'
    C. 'THANK YOU' SIGN
12. TRADEMARK SIGN. FOOTINGS BY SIGN CONTRACTOR (SIGN CONTRACTOR TO VERIFY FINAL LOCATION WITH PM PRIOR TO PLACING FOOTING)
13. FLAG POLE W/ 4" CONC SLAB. CONC FTG PER DTL 12/SPS. PROVIDE SPOT LIGHT MOUNTED ON TRADEMARK SIGN POLE
14. B6-18 CONC CURB & GUTTER. SEE DETAIL 11/SPS
15. 30'X164' ISLAND COMPLEX CANOPY (4920 SF) VERIFY COLUMN AND FOOTING SIZE WITH CANOPY PLANS. CANOPY GRAPHICS PER OWNER.
16. A. 4'X10' SS ISLAND FORMS (PROVIDED BY PETROLEUM CONTRACTOR). CONC FILL BY GC.
    B. E85 FUEL DISPENSER
    C. FUEL DISPENSER BY OWNER
    D. DIESEL DISPENSER BY OWNER
    E. SERVICE CENTER PER OWNER, INSTALLED BY GC
17. 'FREE AIR' HOSE BIB WITH SIGNAGE PER OWNER
18. (3) UNDERGROUND FUEL STORAGE TANKS PER OWNER
19. SEE C4.0 & C5.0 FOR STORM SEWER LOCATIONS
20. REFER TO KEYNOTE X
21. 4"-6" PVC SLEEVE UNDER PAVEMENT AREAS FOR IRRIGATION LINES. VERIFY SIZE AND LOCATIONS WITH IRRIGATION CONTRACTOR PRIOR TO INSTALLATION.
22. U-PIPE BOLLARD PER DETAIL 2/SPS
23. REFER TO KEYNOTE D
24. NOT USED
25. LP CAGE
26. REFER TO KEYNOTE S
27. 12' HT. VENT PIPES WITH CONCRETE SLAB
28. OVERHEAD CAR WASH CLEARANCE BAR PER DET 6/SPS (BY GC)
29. 6" DEPTH CONC SLAB W/ HYDRONIC HEAT PER HYDRONIC PLAN M3
30. CAR WASH 'DRY TIMER' PER CAR WASH MANUFACTURER
31. (2) AUTO VACUUM. INSTALL PER MANUFACTURER'S SPECS. PROTECT WITH 6" PIPE BOLLARD (2 REQ'D, AT FRONT CORNERS, BOLLARD COVER: BLUE). (TRASH CONTAINER BY HOLIDAY CO.)
32. CAR WASH CONTROLLER KEYPAD
33. 'RED BOX' MERCHANDISER (IF APPROVED)

SITE DATA SUMMARY

RETAIL DEVELOPMENT	
EXISTING ZONING	B-1 HIGHWAY BUSINESS DISTRICT
REQUIRED SETBACKS	
FRONT	25' BUILDING, 8' PAVEMENT
SIDE STREET	20' BUILDING, 8' PAVEMENT
SIDE INTERIOR	20' BUILDING, 8' PAVEMENT
REAR	20' BUILDING, 8' PAVEMENT
REQUIRED SETBACKS FOR FUEL STATION	
FRONT	60' BUILDING, 15' PAVEMENT
ADJACENT TO STREET	60' BUILDING, 15' PAVEMENT
REAR	30' BUILDING, 15' PAVEMENT

*CITY OF WACONIA REQUIRES LANDSCAPED ISLANDS FOR EVERY 225' OR MORE OF UNINTERRUPTED PARKING STALLS OR ONE LANDSCAPED ISLAND PER 16 STALLS OVER 100 STALLS

PARKING SUMMARY

PARCEL	REQUIRED	PROPOSED
LOT 1	61	67
LOT 2	56	75
LOT 3	52	54
TOTAL	169	196

LOT 2 LANDSCAPE REQUIREMENT

*CITY CODE REQUIRES 30% OF THE GROSS LOT AREA TO BE LANDSCAPED. THIS CAN INCLUDE IMPERVIOUS SURFACES SUCH AS PATIOS, ETC.

TOTAL LOT AREA: ±58,854 SF
PERVIOUS AREA: ±16,007 SF
IMPERVIOUS LANDSCAPE AREAS: ±2,182 SF
TOTAL LANDSCAPED AREAS: ±18,189 SF (30.9%)

LAND SUMMARY

PARCEL	LOT AREA	BUILDING AREA	PROPOSED IMPERVIOUS (INCL. BLDG)	PROPOSED PERVIOUS	PERCENTAGE IMPERVIOUS*
LOT 1	±94,499 SF (±2.17 AC)	16,800 SF	±67,904 SF (±1.56 AC)	±26,595 SF (±0.61 AC)	71.8%
LOT 2	±58,854 SF (±1.35 AC)	4,330 SF	±42,847 SF (±0.98 AC)	±16,007 SF (±0.37 AC)	72.8%
LOT 3	±81,054 SF (±1.86 AC)	7,700 SF	±64,913 SF (±1.49 AC)	±16,141 SF (±0.37 AC)	80.0%
TOTAL	±234,407 SF (±5.38 AC)	28,830 SF	±175,664 SF (±4.03 AC)	±58,743 SF (±1.35 AC)	74.9%

*CITY OF WACONIA ALLOWS MAXIMUM 80% HARDCOVER SURFACE.

NORTH

GRAPHIC SCALE IN FEET 0 15 30 60

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	09/26/16	JRA
0	CITY SUBMITTAL	08/31/16	APD

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KHA PROJECT 160774025
DATE 09/26/16
SCALE AS SHOWN
DESIGNED BY ERW
DRAWN BY ERW
CHECKED BY MCB

SITE PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

WACONIA RETAIL
WACONIA, MINNESOTA
OPPIDAN Builder of Dreams, Creator of Value.

SHEET NUMBER
C-3.0

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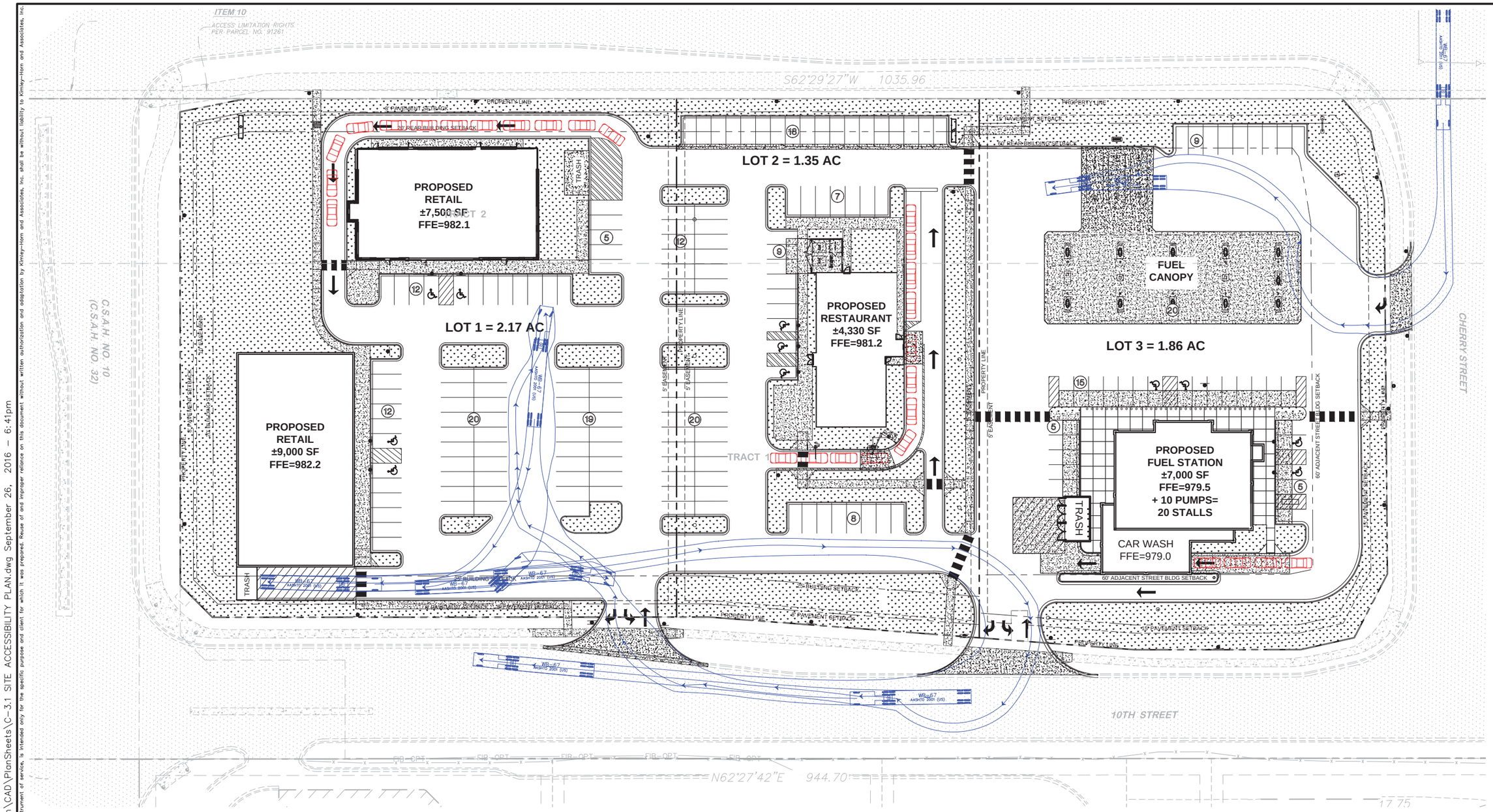

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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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0	CITY SUBMITTAL	08/31/16	APD
1	CITY COMMENTS	09/26/16	JRA

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KHA PROJECT 160774025

DATE	09/26/16
SCALE	AS SHOWN
DESIGNED BY	ERW
DRAWN BY	ERW
CHECKED BY	MCB

TRUCK MOVEMENT & PEDESTRIAN ACCESS PLAN

WACONIA RETAIL
WACONIA, MINNESOTA

OPPIDAN
Builder of Spaces, Grower of Men.

SHEET NUMBER
C3.1

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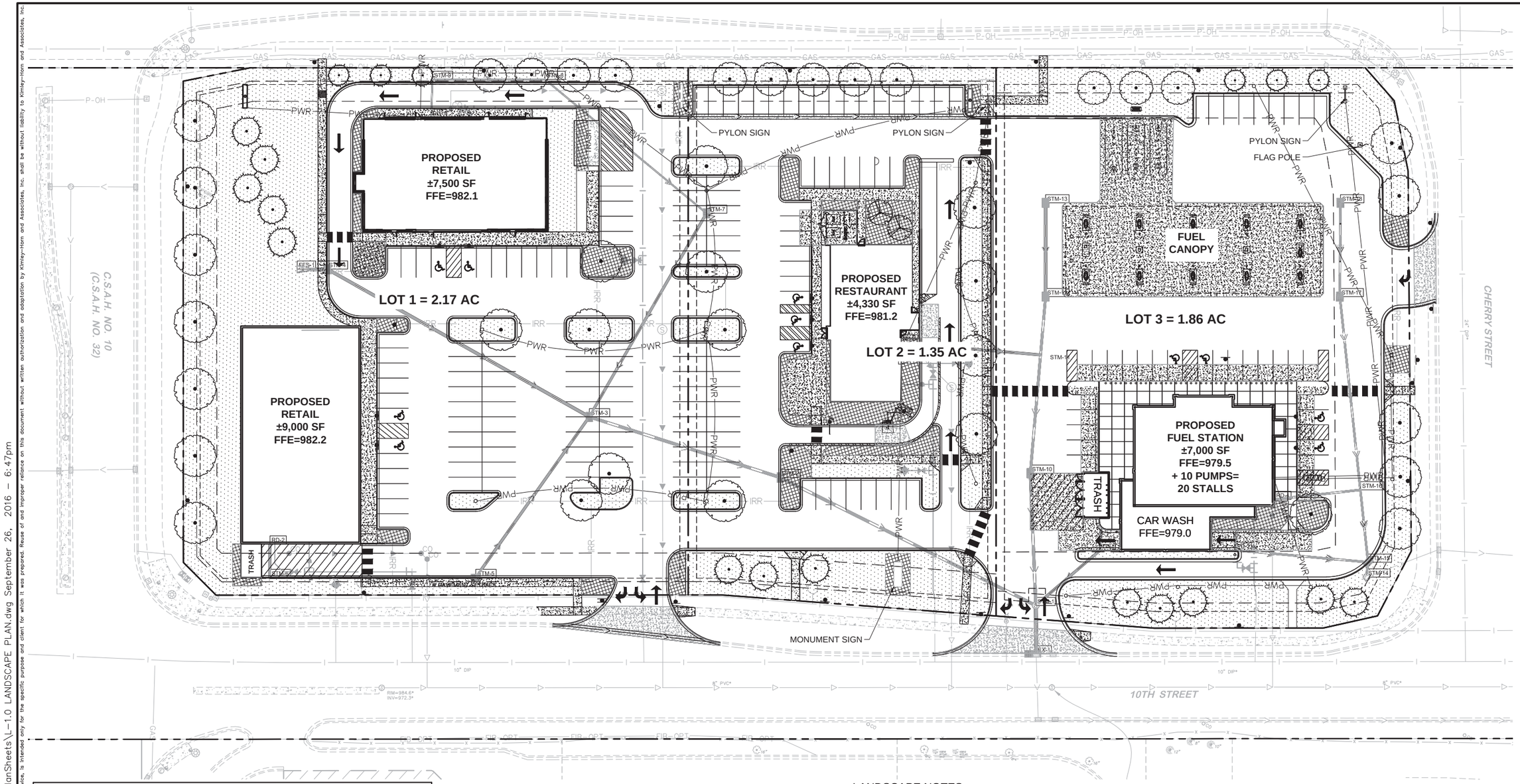

PRELIMINARY PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME	SIZE	ROOT
OVERSTORY DECIDUOUS	38	SWAMP WHITE OAK	2.5" CAL.	B & B
		COMMON HACKBERRY	2.5" CAL.	B & B
		NORTHERN ACCLAIM HONEYLOCUST	2.5" CAL.	B & B
		FALL FIESTA MAPLE	2.5" CAL.	B & B
		PATRIOT ELM	2.5" CAL.	B & B
		KENTUCKY COFFEETREE	2.5" CAL.	B & B
		BOULEVARD LINDEN	2.5" CAL.	B & B
ORNAMENTAL DECIDUOUS	2	PRAIRIEFIRE CRABAPPLE	1.5" CAL.	B & B
		IVORY SILK LILAC	1.5" CAL.	B & B
		AUTUMN BRILLIANCE SERVICEBERY	1.5" CAL.	B & B
EVERGREEN	19	BLACK HILLS SPRUCE	6' HT	B & B
		EASTERN RED JUNIPER	6' HT	B & B
		AUSTRIAN PINE	6' HT	B & B

SHRUB/ PERENNIAL BEDS SHALL RECEIVE 4" MINIMUM HARDWOOD MULCH	365	VIBURNUM	#5	CONT.
		FORSYTHIA	#5	CONT.
		DOGWOOD	#5	CONT.
		ROSE	#3	CONT.
		SPIREA	#3	CONT.
		JUNIPER	#2	CONT.
	1,703	BLACK EYED SUSAN	#1	CONT.
		DAYLILY	#1	CONT.
		KARL FOERSTER	#1	CONT.
		CATMINT	#1	CONT.
	53,021 SF	SOD		

LANDSCAPE REQUIREMENTS

CODE	REQUIRED	PROPOSED
1 TREE/1,000SF TOTAL BUILDING FLOOR AREA OR 1 TREE/50LF SITE PERIMETER, WHICHEVER IS GREATER	41	41
1 TREE/40LF PERIMETER ALONG HWY. 5	17	18

LANDSCAPE NOTES

1. PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1.
2. INSTALL PLANT MATERIAL ONCE FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. ALL SAGS OR RISES IN GRADE SHALL BE CORRECTED PRIOR TO THE PLACEMENT OF SOD.
3. INSTALL PLANT MATERIALS PER PLANTING DETAILS. PLANT SYMBOLS ON PLAN TAKE PRECEDENCE OVER SCHEDULES IS DISCREPANCIES IN QUANTITIES EXIST.
4. FERTILIZE PLAN MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL, OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AND ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE SAUCER.
5. INSTALL 18" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, SHRUBS, PERENNIALS, & ANNUALS UNLESS OTHERWISE NOTED.
6. INSTALL MINIMUM 6" DEPTH OF TOPSOIL BORROW IN SOD AREAS. TOPSOIL BORROW TO MEET MNDOT SPECIFICATION 3877 AND MUST BE APPROVED BY THE CITY PRIOR TO SOD INSTALLATION.
7. ALL SOD AND VEGETATIVE PLANTINGS SHALL BE COMPLETED NO LATER THAN 6 MONTHS FROM THE DATE OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. TREE WRAPPING SHALL OCCUR IN THE FALL ON OCTOBER 15 AND REMOVE WRAPPING AFTER APRIL 15.
9. APPLY PRE-EMERGENT HERBICIDE PREEN (OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY SHREDDED HARDWOOD MULCH.
10. INSTALL 4" DEEP DOUBLE SHREDDED HARDWOOD BARK MULCH RINGS AT CONIFEROUS & DECIDUOUS TREES AND IN PLANTING AREAS WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
11. ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN PLANTING AREAS.
12. WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
13. ALL SOD AREAS AND PLANTING BEDS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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KHA PROJECT 160774025.1.102
DATE 08/31/16
SCALE AS SHOWN
DESIGNED BY KML
DRAWN BY KML
CHECKED BY JLK

LANDSCAPE PLAN

WACONIA RETAIL
WACONIA, MINNESOTA

OPPIDAN
Industry of Innovation, Generation of Value.

SHEET NUMBER
L-1.0

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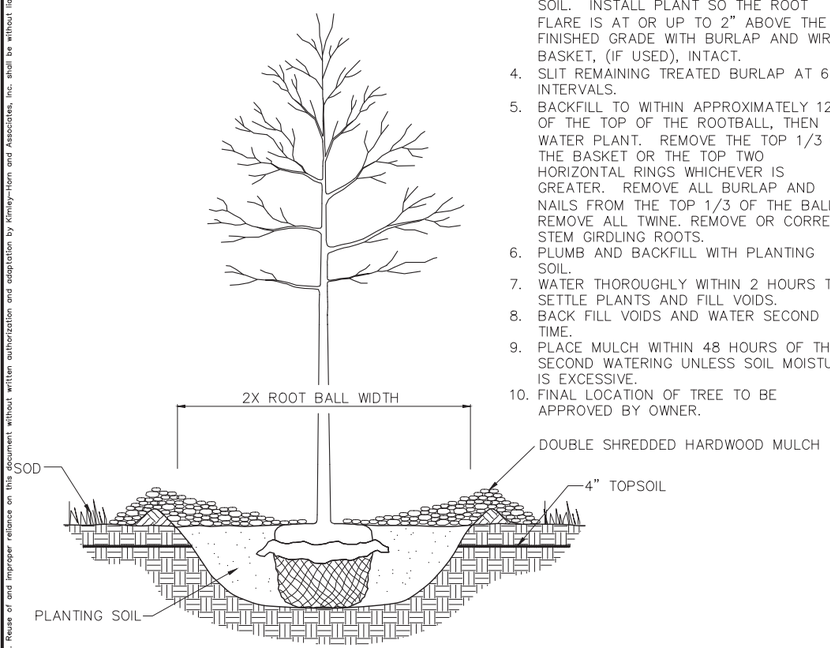
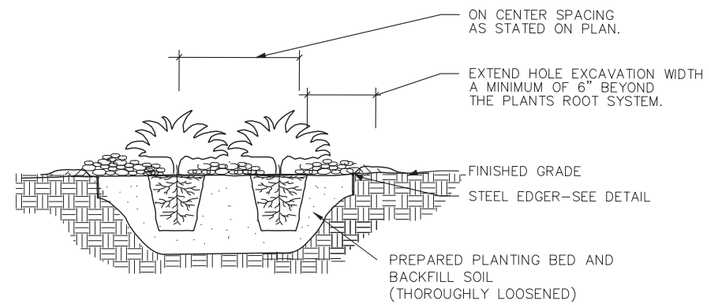


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

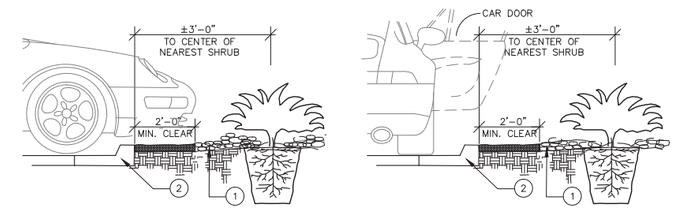
1 TREE PLANTING DETAIL



NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3–4" OF ORGANIC COMPOST.

2 SHRUB PLANTING DETAIL

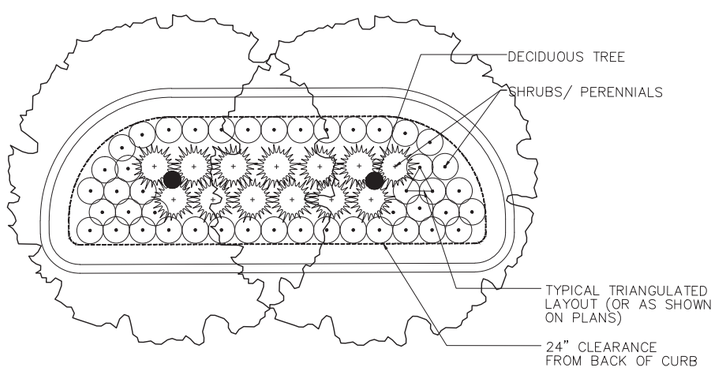


PARKING ISLAND, NOSE–IN DETAIL

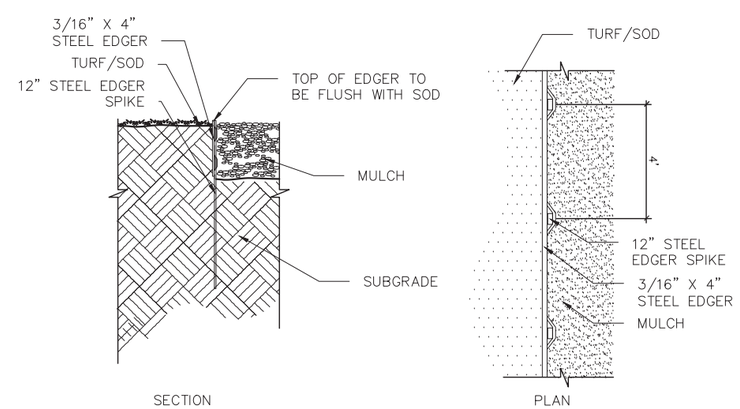
PARKING ISLAND, SIDE DETAIL

1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN.
2. MULCH SHALL BE MIN. 4" DEEP. NO POP–UP IRRIGATION HEADS SHALL BE LOCATED
3. WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
4. CURB OR PARKING LOT EDGE.

3 PARKING SPACE PLANTINGS



4 LANDSCAPE ISLAND PLANTINGS



5 LANDSCAPE EDGER DETAIL

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	09/26/16	JRA
0	CITY SUBMITTAL	08/31/16	APD

Kimley»Horn
©2015 KIMLEY-HORN AND ASSOCIATES, INC.
2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

KHA PROJECT 160774025.1.102
DATE 08/31/16
SCALE AS SHOWN
DESIGNED BY KML
DRAWN BY KML
CHECKED BY JLK

LANDSCAPE DETAILS

WACONIA RETAIL
WACONIA, MINNESOTA
OPPIDAN

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER
L-1.1

K:\TWC_LDEV\OPPIDAN\WACONIA RETAIL\3 Design\CAD\PlanSheets\L-1.1 LANDSCAPE DETAILS.dwg September 26, 2016 – 6:49pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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

GLAZING REQUIREMENTS:

550 SF x .5 = 275 SF
REQUIRED: 275 SF

PROVIDED: 390 SF

SIGNAGE REQUIREMENTS:

TENANT #1
564 SF x .1 = 56 SF
ALLOWABLE: 56 SF

AREA SHOWN: 56 SF

TENANT #2
360 SF x .1 = 36 SF
ALLOWABLE: 36 SF

AREA SHOWN: 36 SF

TENANT #3
484 SF x .1 = 48 SF
ALLOWABLE: 48 SF

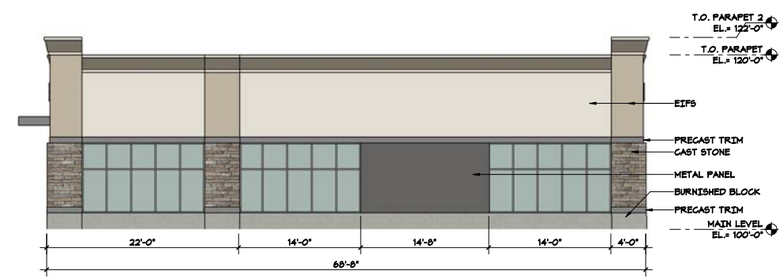
AREA SHOWN: 48 SF

TENANT #4
360 SF x .1 = 36 SF
ALLOWABLE: 36 SF

AREA SHOWN: 36 SF

TENANT #5
564 SF x .1 = 56 SF
ALLOWABLE: 56 SF

AREA SHOWN: 56 SF



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

GLAZING REQUIREMENTS:

343 SF x .5 = 171.5 SF
REQUIRED: 171.5 SF

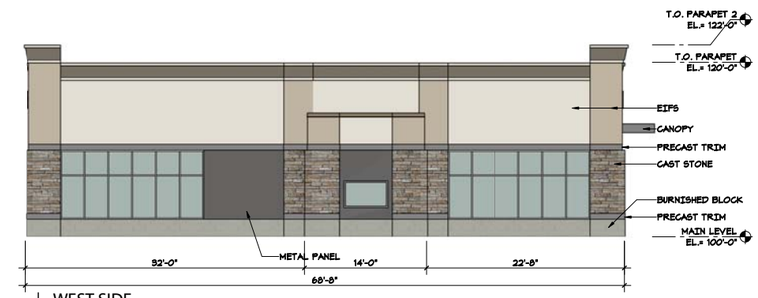
PROVIDED: 210 SF

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

GLAZING REQUIREMENTS:

550 SF x .5 = 275 SF
REQUIRED: 275 SF

PROVIDED: 275 SF

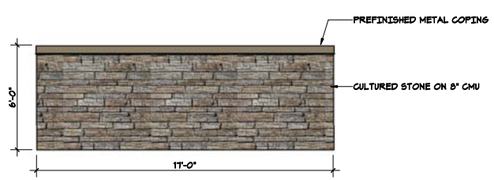


WEST SIDE
SCALE: 1/8" = 1'-0"

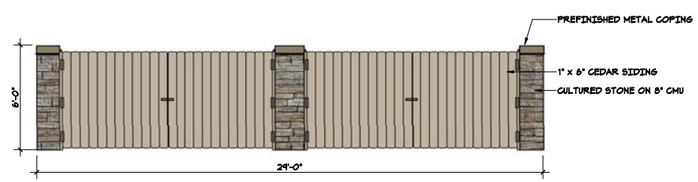
GLAZING REQUIREMENTS:

343 SF x .5 = 171.5 SF
REQUIRED: 171.5 SF

PROVIDED: 179 SF



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



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

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Waconia Multi-Tenant Retail
Waconia, MN
08.08.2016
Waconia, MN

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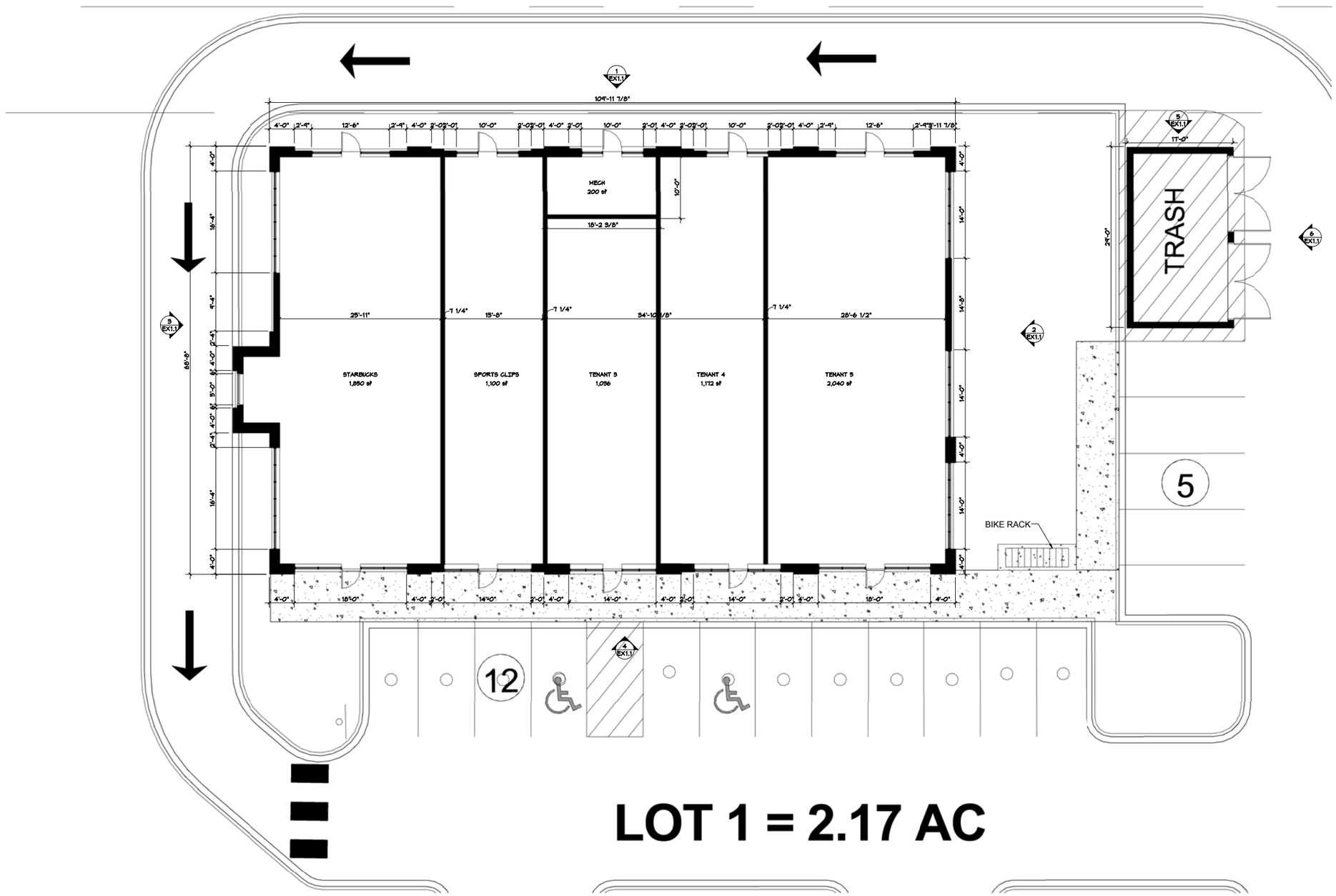
htg-architects.com



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

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Waconia, MN
08.08.2016
Waconia, MN

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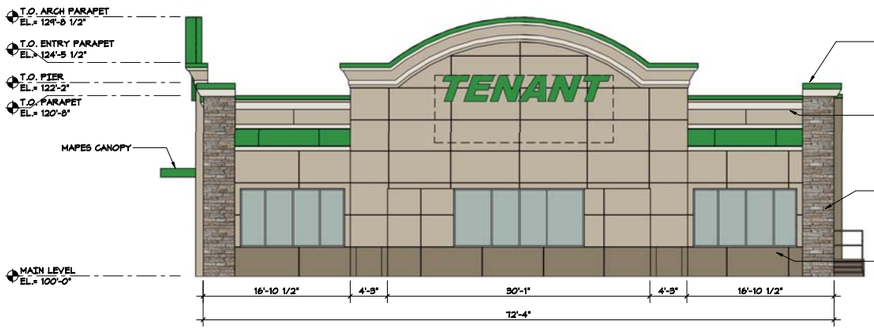


NORTH ELEVATION

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

REQUIRED GLAZING

361 SF x .5 = 180.5
REQUIRED: 180.5 SF

PROVIDED: 182 SF

SIGNAGE REQUIREMENTS

1,609 SF x .1 = 161
ALLOWABLE: 161 SF

AREA SHOWN: 160 SF

EAST ELEVATION

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

REQUIRED GLAZING

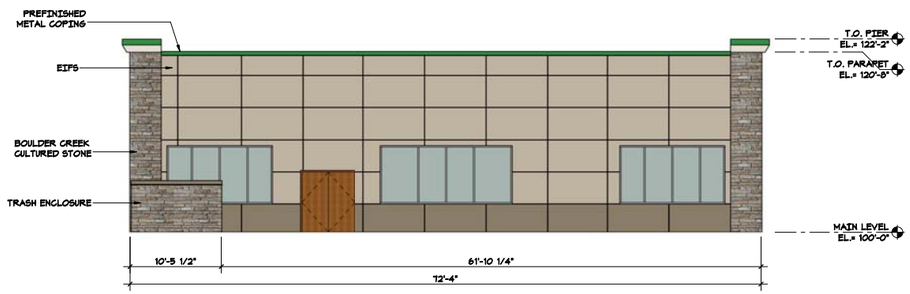
648 SF x .5 = 324
REQUIRED: 324 SF

PROVIDED: 327 SF

SIGNAGE REQUIREMENTS

2,682 SF x .1 = 268
ALLOWABLE: 268 SF

AREA SHOWN: 160 SF



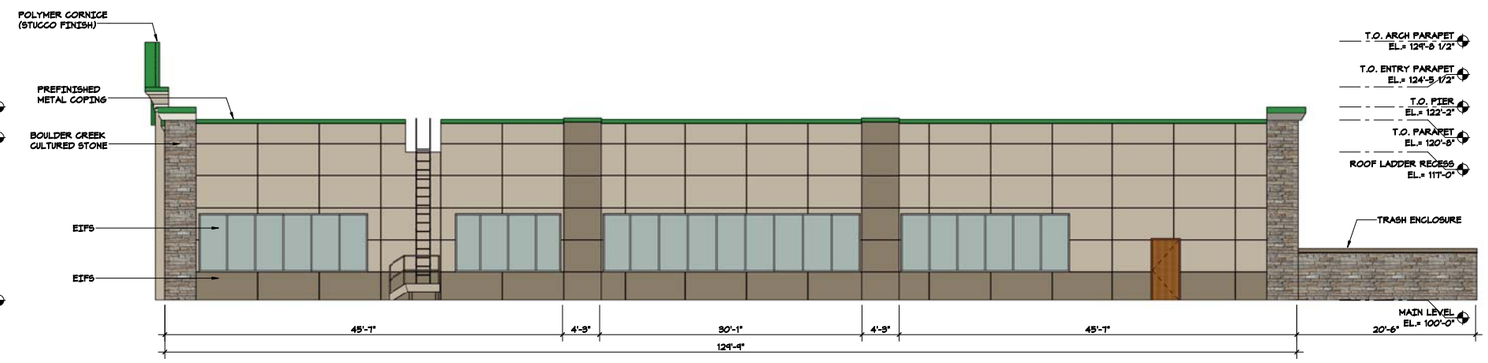
SOUTH ELEVATION

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

REQUIRED GLAZING

361 SF x .5 = 180.5
REQUIRED: 180.5 SF

PROVIDED: 182 SF



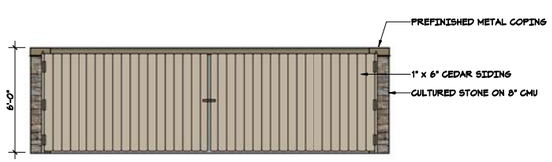
WEST ELEVATION

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

REQUIRED GLAZING

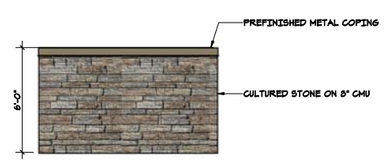
648 SF x .5 = 324
REQUIRED: 324 SF

PROVIDED: 382 SF



TRASH ENCLOSURE DOORS

SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE SIDE 1

SCALE: 1/4" = 1'-0"

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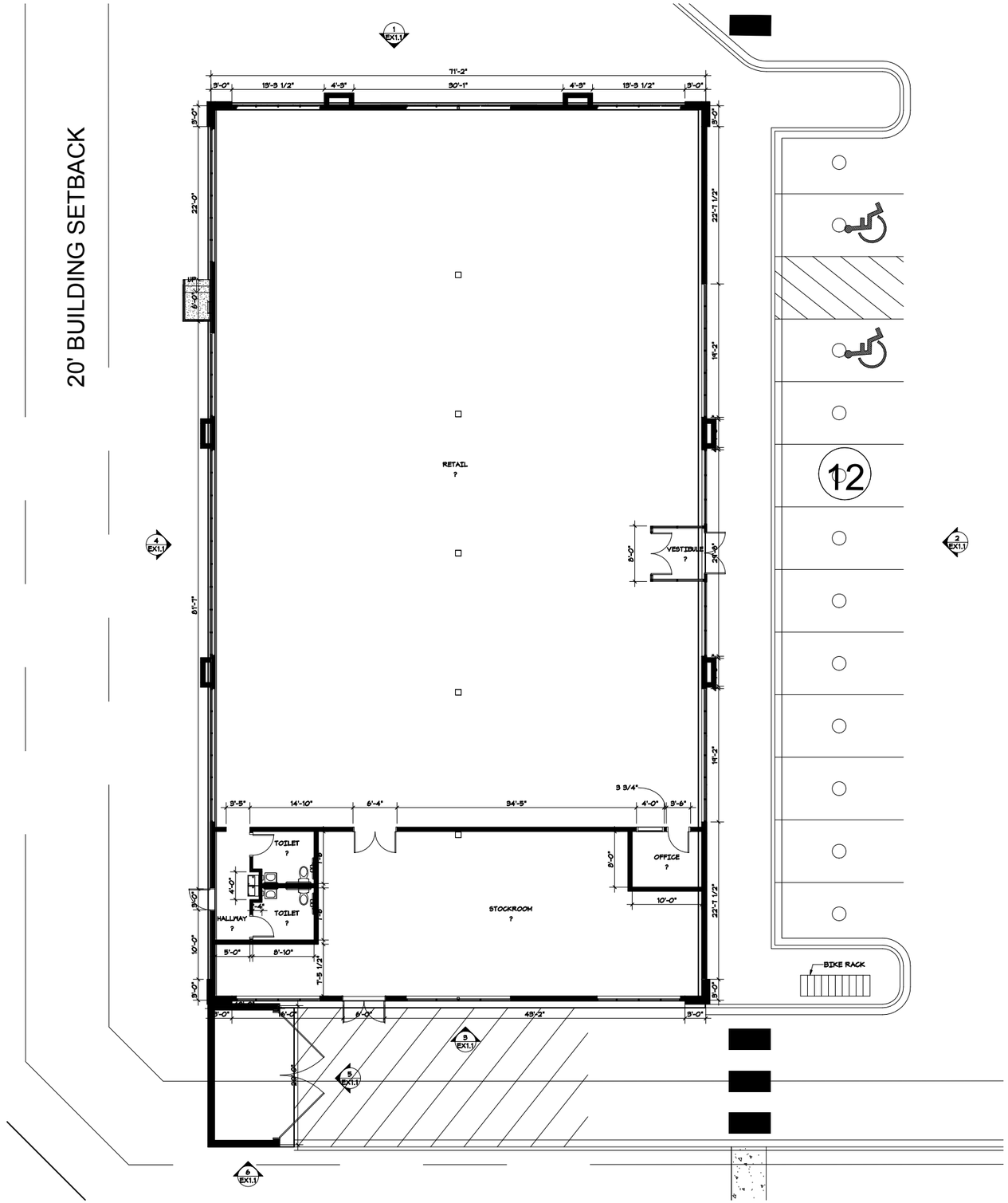

MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Waconia Dollar Tree
Waconia, MN
08/08/2016
Waconia, MN

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BOLTON & MENK
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Bolton-Menk.com

MEMORANDUM

Date: September 29, 2016

To: Lane Braaten, City of Waconia

CC: Craig Eldred, Public Services Director
Paul Moline, Carver County Land & Water Services
Bob Bean, Bolton & Menk

From: Jake Saulsbury, P.E., Bolton & Menk

Subject: Waconia Crossings Development
Engineering Review

Bolton & Menk has received additional information for the proposed Waconia Crossings Development located south of Hwy 5 and east of CSAH 10. Based on this information and revised plans dated September 26, 2016, the engineering of the project is approved with the following conditions:

- Provide a copy of the Carver County Water Management Organization permit, the NPDES permit, and any other approved permits.
- Provide a copy of the updated plats showing the separate triangular parcel (south of Outlot A) where the stormwater reuse pump is located.
- The Stormwater Pollution Prevention Plan (SWPPP) needs to be submitted.
- The 36' wide right-in only entrance of Cherry Street will not function as designed with only signing and striping to restrict other turning movements. This entrance is recommended to be reduced to be 16'–18' wide. Either the planned truck access route needs to be modified or this entrance needs to be modified to include a concrete surmountable apron.
- Cleanouts have been added to storm sewer bends as requested. Consideration should also be given to adding cleanouts at the two proposed tee locations.
- The addition of the second CB at the low point on 10th Street (east entrance location) is acceptable as shown. The Drainage Scheduled table shall be updated to include the casting type and invert elevation of the new CB to match the in-place CB.
- Additional coordination shall occur for the payment, operation, and maintenance of the regional stormwater reuse system used to meet the necessary water quality and volume control requirements of the site.
- Provide copies of final plans, final specifications, and record drawings (at project completion).

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:	October 6th, 2016					
Item Name:	SITE PLAN and DESIGN REVIEW– Lot 2, Block 1, Sudheimer Retail Addn. – Culver's– submitted by KTJ 290, LLC					
Originating Department:	Community Development					
Presented by:	Lane Braaten, Community Development Director					
Previous Council Action (if any)**:**						
Item Type (X only one):	Consent		Regular Session	X	Discussion Session	

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

Provide recommendation to the City Council regarding Site Plan and Design Review for the proposed Culver's and site improvements for Lot 2, Block 1, Sudheimer Retail Addition.

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

BACKGROUND

Applicant: Tom Ryan
Owner: KTJ 290, LLC
Address(es): 10590 & 10594 10th Street West
PID# 750235100 & 750235200
Zoning: B-1, Highway Business District
Comprehensive Plan Designation: C, Commercial
Design District: Highway District

REQUEST

The applicant, Mr. Tom Ryan, on behalf of KTJ 290, LLC, has submitted an application for Site Plan and Design Review for the parcel described as Lot 2, Block 1, Sudheimer Retail Addition. The applicant is proposing the construction of a freestanding Culver's Restaurant.

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, Subd. 10 - Site Plan Review

SITE PLAN REVIEW

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

ZONING
The subject parcel is zoned B-1, Highway Business District. The proposed drive-in business is a "Use Permitted with Special Restrictions" in the B-1 zoning district.

LOT REQUIREMENTS
The subject property is located in the B-1, Highway Business District. Section 900.05, Subd. 2.F of the City Ordinance states *"The purpose of this district is to provide for an appropriate range of businesses that will be utilized by area residents as well as vehicular traffic generated from the surrounding area."* The Lot Requirements for the Highway Business District are indicated in Table 1-1 below. The proposed use is a permitted use with special restrictions, which allows for alternate setback and lot requirements.

Table 1-1.

	B-1 – Lot Requirements – Drive-in Businesses
Lot Area	17,500 sq. ft. min.
Lot Width	100 ft. min.
Maximum Hardcover Surface	80% max.
Maximum Principal Structure Height	35 ft. max.
Front Yard Setback	25 ft. min.
Side Yard Setback – Interior	15 ft. min.
Rear Yard Setback	20 ft. min.
School or Church Setback	300 ft. min.
Residentially Zoned Property Setback	100 ft. min.
Street ROW Intersection Setback	100 ft. min.
Landscaped Area	30% min.

The structure setbacks, building height, and hardcover surface requirements stated above have been satisfied based on a review of the Site Plan – C-3.0 dated 09/26/16 and the Exterior Elevations – A-3 dated 01/01/16.

SCREENING OF EQUIPMENT
The applicant has not proposed any outdoor equipment on the subject parcel. Future outdoor and/or rooftop mechanical equipment shall be screened from neighboring properties in compliance with the City Code.

OFF-STREET PARKING
City Ordinance requires the following parking requirements for a fast food establishment, drive-in restaurant:
One (1) space for each 35 square feet of gross floor area and an additional two (2) parking spaces shall be added for drive through service facilities.

It appears the applicant can meet the minimum parking requirements stated above, but staff requires a floor plan for the proposed Culver's restaurant to insure compliance. Any recommendation of approval should require the submittal of a floor plan for the use.

LANDSCAPING
Section 900.07, Subd. 2.B of the City Ordinance requires one (1) tree for every on 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.

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:	October 6th, 2016
Item Name:	SITE PLAN and DESIGN REVIEW– Lot 3, Block 1, Sudheimer Retail Addn. – Holiday Station – submitted by KTJ 290, LLC
Originating Department:	Community Development
Presented by:	Lane Braaten, Community Development Director
Previous Council Action (if any)**:**	

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

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

Provide recommendation to the City Council regarding Site Plan and Design Review for the proposed Holiday Station and site improvements for Lot 3, Block 1, Sudheimer Retail Addition.

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

BACKGROUND

Applicant: Tom Ryan
Owner: KTJ 290, LLC
Address(es): 10590 & 10594 10th Street West
PID# 750235100 & 750235200
Zoning: B-1, Highway Business District
Comprehensive Plan Designation: C, Commercial
Design District: Highway District

REQUEST

The applicant, Mr. Tom Ryan, on behalf of KTJ 290, LLC, has submitted an application for Site Plan and Design Review for the parcel described as Lot 3, Block 1, Sudheimer Retail Addition. The applicant is proposing the construction of a free standing Holiday Gas Station.

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, Subd. 10 - Site Plan Review

SITE PLAN REVIEW

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

EXISTING USE
The subject parcels, located at 10590 and 10594 10th Street West, are currently undeveloped and located within the Waconia City Limits (see attached location map). Specifically, the properties are located south and east of the intersection of Hwy. 5 and County Road 10. Most recently the properties were used as a staging area for construction equipment and materials during the Hwy. 5, Cherry Street and 10th Street road construction projects.

ZONING
The subject parcel is zoned B-1, Highway Business District. The proposed motor fuel station and convenience store is a "Use Permitted with Special Restrictions" in the B-1 zoning district.

LOT REQUIREMENTS
The subject property is located in the B-1, Highway Business District. Section 900.05, Subd. 2.F of the City Ordinance states *"The purpose of this district is to provide for an appropriate range of businesses that will be utilized by area residents as well as vehicular traffic generated from the surrounding area."* The Lot Requirements for the Highway Business District are indicated in Table 1-1 below. The proposed use is a permitted use with special restrictions, which allows for alternate setback and lot requirements.

Table 1-1.

	B-1 – Lot Requirements – Motor Fuel Stations with a Car Wash
Lot Area	17,500 sq. ft. min.
Lot Width	150 ft. min.
Maximum Hardcover Surface	80% max.
Maximum Principal Structure Height	35 ft. max.
Maximum Overhead Canopy Height	20 ft. max.
Front Yard Setback	60 ft. min.
Setback to Adjacent Street	60 ft. min.
Side Yard Setback – Interior	30 ft. min.
Rear Yard Setback	30 ft. min.
Pump Setback from ROW	25 ft. min.
Overhead Canopy	10ft. from ROW & 20 ft. from P/L

The structure setbacks, building height, and hardcover surface requirements stated above have been satisfied based on a review of the Site Plan – C-3.0 dated 09/26/16, Landscape Plan – L.1 dated April 22, 2016 and the Exterior Elevations – A2 and A3, dated 09/01/16.

SCREENING OF EQUIPMENT
The applicant has not proposed any outdoor equipment on the subject parcel. Future outdoor and/or rooftop mechanical equipment shall be screened from neighboring properties in compliance with the City Code.

OFF-STREET PARKING
City Ordinance requires the following parking requirements for a motor fuel station;
At least four (4) off-street parking spaces plus two (2) off-street parking spaces for each service stall. Those facilities designed for sale of other items than strictly automotive products, parts or service shall be required to provide additional parking in compliance with other applicable portions of this Ordinance.

City Ordinance requires the following parking requirements for Retail sales:
Four (4) spaces for each 1,000 sq. ft. of gross floor space, less storage space.

The applicant is proposing a total of 54 parking spaces, which exceeds City Ordinance requirements.

LANDSCAPING
Section 900.07, Subd. 2.B of the City Ordinance requires one (1) tree for every on 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.

For purposes of landscape review for Lots 1, 2 and 3, Block 1, Sudheimer Retail Addition, the required number of landscape plantings were determined based on the whole. Specifically, the site perimeter of the three parcels requires a total of 41 trees to be planted. Further, City Ordinance states *"Additional plantings shall be required for properties fronting State Highway #5. The following will be required for every 40' of frontage along Highway #5:*

1. *One (1) three inch (3") minimum deciduous tree OR One (1) eight foot (8') foot minimum coniferous tree.*

The Applicant is proposing 17 trees, which when considered as part of the whole is in compliance with City Ordinance requirements. It should be further clarified that the 17 additional trees required for the frontage along Hwy 5 are required to meet the 3 inch/8 ft. standard rather than the typical 2.5 inch deciduous and the 6 ft. coniferous tree standards. The landscape plans shall be modified to clarify where the 17 larger trees shall be planted throughout the development.

The B-1, Highway Business District standards for Motor Fuel Stations, which is a permitted use with special restrictions, requires a 15 ft. minimum landscaped yard behind all property lines except a driveway entrances. The Landscape Plan indicates compliance with this standard.

SIGNS
The applicants have not submitted any signage details with regard to the proposed Site Plan improvements. The applicant is aware that any future signage shall require the submittal and approval of a sign permit through the City and will require conformance to the City Sign Ordinance.

The Site Plan indicates a pylon sign at the corner of Hwy. 5 and Cherry Street. Pylon signs are prohibited in the B-1, Highway Business District and therefore will not be permitted as proposed. A recommendation of approval regarding this application does not approve the placement of a pylon sign on the property.

LIGHTING
Section 900.08, Subd. 1.C provides standards for exterior lighting. The lighting plan submitted meets City Ordinance requirement standards. Staff is requesting additional information regarding the fixtures, light poles and base specifications to insure compliance and continuity of design.

VEHICULAR ACCESS
The applicant is proposing a shared access along 10th Street West, which would allow access to the Holiday Gas Station and Culver's. Also, the applicant is proposing a right in only access along Cherry Street. Staff has reviewed the proposed accesses and have found them to be compliance with the necessary access spacing and circulation for the area.

PEDESTRIAN ACCESS
There is existing bituminous trail along the Hwy. 5 corridor and the Cherry Street corridor in addition to the existing sidewalk located along 10th Street West. The applicant is proposing a sidewalk connection to the sidewalk along the Cherry Street corridor and the Hwy. 5 corridor, allowing pedestrian access and internal circulation between the three properties.

The placement of the required bike rack shall be clarified as the keynotes for the site plan indicate a bicycle rack, but one has not been provided on site.

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 applicants have proposed a trash enclosure on the west side of the proposed structure, which will match the principal structure in that it will be constructed with the same brick. The proposed trash enclosure is in conformance with the City Code requirements.

GRADING. DRAINAGE & UTILITIES
The utility and storm water information have been reviewed by the City Engineer and the Public Services Director. There are a couple of outstanding items which require resolution, but the City Engineer has indicated, in the attached September 29th, 2016 memo, approval of the project with the stated conditions. The applicant shall work with the City Engineer to revise the utility information to the satisfaction of the City prior to any work commencing on site.

DESIGN REVIEW – HIGHWAY DISTRICT
City Ordinance requires Design Review with the understanding that *"the visual character and historic resources of the City are important attributes of its quality of life."* City Ordinance requires Design Review to be conducted as part of the Site Plan Review process.

Based on a review of the plan set provided by the applicant for the Holiday Gas Station staff finds that the design requirements stated in the Highway Design District have been met to the City standards. Further, stated below you will find two noted sections of the design review which require consideration and review by the Planning Commission and City Council.

BUILDING MATERIALS
Objective: To ensure that high-quality, authentic materials that evoke traditional downtown settings are used in new commercial development.
Standard: Buildings should be constructed of high-quality materials such as brick, stone or textured, cast stone or tinted masonry units. The following materials are prohibited:
X Unadorned plain or painted concrete block
X Tilt-up concrete panels
X Pre-fabricated steel or sheet metal panels
X Reflective glass
X Aluminum, vinyl, fiberglass, asphalt or fiberboard siding
X Wood siding

Accent materials may be used on up to 15% of the building's façade. These may include metal, glass block, spandrel glass or similar materials as approved by the Planning Commission (see Figure 18).

Other Materials: The Planning Commission may also approve other materials that the Planning Commission, in its discretion, determines ae compatible with any permitted materials if it finds that: 1) the quality and appearance of the proposed materials is consistent with the standard that has been set within the Highway District; and 2) the use of these materials will not have a detrimental effect upon adjacent property values or property values within the City.

Design Response: The proposed building materials are in compliance with the Highway District Design Standards. This design section has been included to duly note the proposed materials for the proposed Holiday Gas Station and to summarize the proposed finishes for the Planning Commission and City Council. The materials include, but are not limited to:

1. Brick – 1 - (Light) Endicott Ivory Velour (modular thin brick)
2. Brick – 2 - (Medium) Endicott Desert Ironspot Light Velour (modular thin brick)
3. Thin Stone - Coronado Playa Vista Limestone "Alaskan Sunset" – Drystack Joints
4. Mortar – Natural Gray
5. EIFS (Entry) – Dryvit #108 "Manor White", Sandpebble texture/Lymstone Finish at Bands
6. Wall Cap Flashing (Bldg.) – Prefinished metal – Color: Una-clad "Silver metallic" steel or "clear anodized" aluminum with "electric blue" top cap
7. Wall Cap Flashing (Gas Canopy) – Prefinished metal – Color: Una-clad "Electric blue"
8. Angled Metal Window Cornices & Flat Metal Entry Canopy – Prefinished metal – Color: Clear anodized aluminum
9. Metal Soffits – Prefinished metal – Color: White
10. Alum. Storefront – Clear anodized

PARKING LOT LANDSCAPING

Objective: To soften the appearance of parking lots when viewed from an abutting street or sidewalk.

Standards: All parking and loading areas (including drive-through facilities, pump island service areas, and stacking spaces) fronting public streets or sidewalks shall provide:

1. A landscaped yard at least 5 feet wide along the public street or sidewalk.
2. Screening consisting of either a masonry wall, fence, berm or hedge or combination that forms a screen a minimum of 3 feet in height, a maximum of 4-1/2 feet in height, and not less than 50 percent opaque.
3. One tree shall be provided for each 25 linear feet of parking lot frontage on a public street or accessway.

Design Response: The proposed landscape plan indicates conformance with items 1 and 3 above. The applicant should clarify how item 2 above will be met.

CONCLUSION / RECOMMENDATION

The Planning Commission should make a recommendation to the City Council regarding the request by Tom Ryan, on behalf of KTJ 290, LLC, for Site Plan and Design Review approval for construction of a new Holiday Gas Station to be located on Lot 3, Block 1, Sudheimer Retail Addition. This item will be forwarded to the City Council for review at their upcoming meeting scheduled for October 17th, 2016.

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

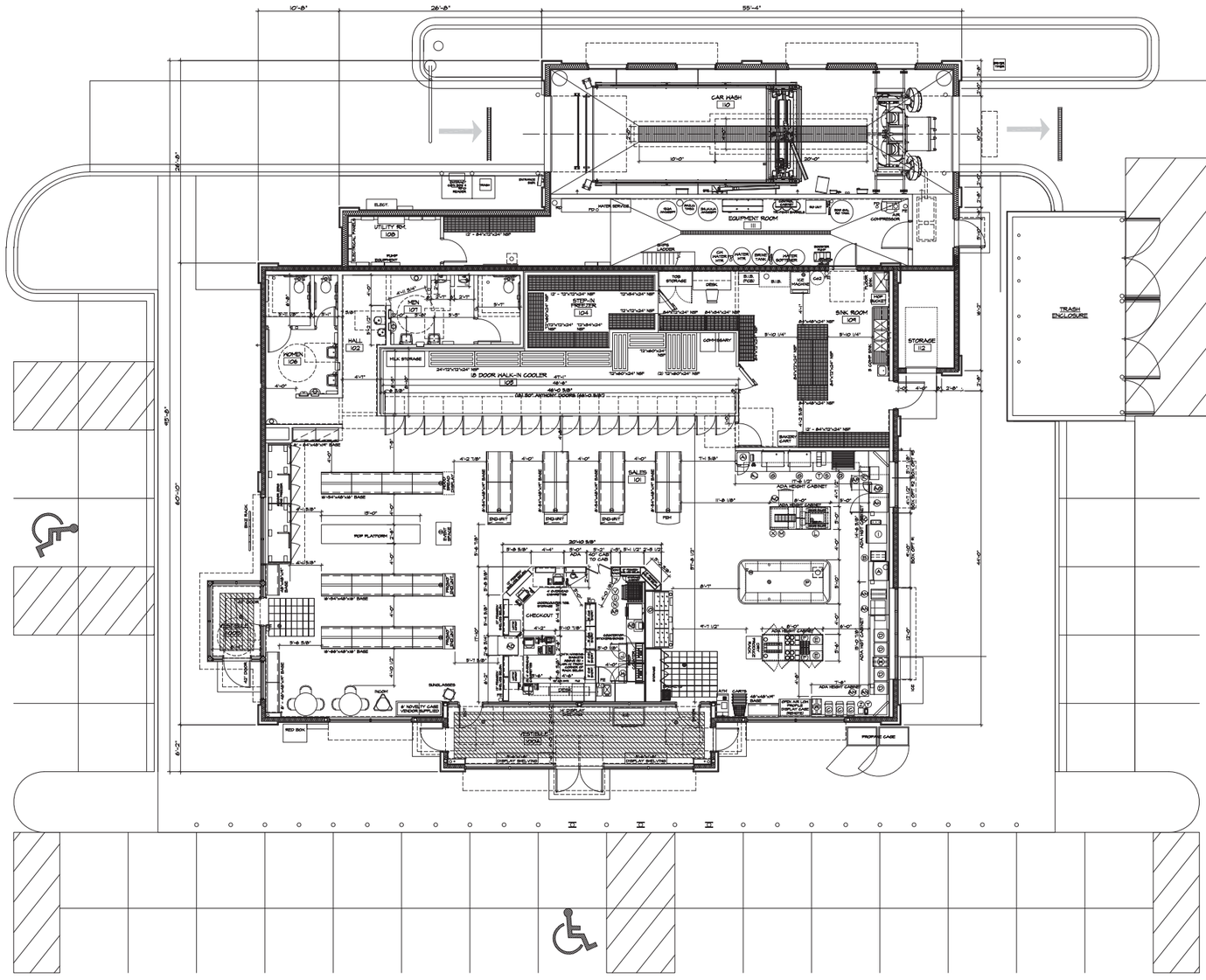
1. The proposed improvements shall be completed as approved and as conditionally revised by the Planning Commission and the City Council.
2. All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
3. The items listed on the City Engineers Memo date September 29, 2016 shall be resolved to the satisfaction of the City Engineer, the Public Services Director and the Community Development Director prior to the issuance of the building permit for the building.
4. The applicant shall provide the City with a letter of credit to guarantee the proper installation and growth of the approved landscape plan. The letter of credit shall be submitted by the developer prior to obtaining a building permit that is equal to the amount of the required landscaping to be installed. The letter of credit shall be held by the City and must cover one full calendar year subsequent to the installation of said landscaping and must be conditioned upon complete and satisfactory implementation of the approved landscape plan.
5. All indirect costs with the building permit, review, and final plans associated with engineering and administrative costs shall be paid by the applicant/owner.
6. The applicant/property owner will be required to obtain Carver County Watershed Management Organization (CCWMO) approval and permitting. A copy of any approvals or permits required shall be submitted conditional to final approval. Depending on the timing of this submittal, the new CCWMO stormwater management rules may be in effect.

7. The plans shall be revised to include bicycle parking consistent with the Pedestrian and Bicycle Access Design Standard.
8. The additional plantings required for frontage along Hwy. 5 shall be indicated on the landscape plan. The additional plantings total 17 trees for the entire site. The plantings will require a minimum 3 inch deciduous or 8 ft. coniferous tree. This is in addition to the 41 trees required per landscape requirements.
9. The complement of trees fulfilling the requirements of this policy shall be not less than 25% deciduous and not less than 33% coniferous. The landscape plan shall be revised to indicate compliance with this standard.
10. A 6-inch non-surmountable curb shall separate all walks and landscape areas from parking and maneuvering areas.
11. The proposed motor fuel station and convenience store shall be completed in compliance with Section 900.05, Subd. 2.F.4. Uses Permitted with Special Restrictions, specifically subpart C. Motor fuel stations and motor fuel station convenience stores.
12. The applicant shall submit additional information regarding the fixtures, light poles and base specifications to insure compliance and continuity of design.
13. The proposed elevations seem to indicate that the structure will meet the transparency requirement of 50% between the height of 3 and 8 feet above the sidewalk grade. The applicant shall provide documentation indicating the proposed percentage of transparency of the front façade.
14. The applicant shall revise the landscape plan to include screening consistent with the Parking Lot Landscaping Design Standard.
15. Stormwater management is provided for this site via a regional system. The pond located southeast of the Cherry Street and 10th Street intersection provides rate control, and a regional stormwater reuse system for irrigation provides water quality treatment and volume control. The one-time Stormwater Management Connection fee and yearly Operation and Maintenance fee must be coordinated with City. In addition, a meter will be required for connection to the irrigation system.
16. 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:
Attachment 1: Floor Plan (1 page)
Attachment 2: Exterior Elevations (2 pages)
Attachment 3: Color Elevation (1 page)

<u>* Please note that as all of the properties, Lots 1, 2 and 3 of the Sudheimer Retail Addition, are being reviewed at the same time, I have only attached the following items once, but they apply to all three Site Plan and Design Review applications:</u>

Location Map (1 page)
Site Plan (1 page)
Truck Movement & Pedestrian Access Plan (1 page)
Landscape Plan and Landscape Details (2 pages)
City Engineer Memo dated September 29th, 2016 (1 page)



EQUIPMENT

- (A) SERVEND FLAVR PIC POP MAGE
- (B) COLD CUP SLEVES IN FACE OF WALL
- (C) CAPPUCINO - 3
- (D) DUAL THERMAL BREWER - 4
- (E) 4 VALVE CREAMER
- (F) FLAVORED SYRUP DISPENSERS
- (G) 5' 2 TIER HATCO SLANT GRSDS-360 - 2
- (H) UNDER COUNTER FREEZER
- (I) CORNELIUS VIPER (ICE JAM) 4-HEAD FCB
- (J) UNDER COUNTER REFR. 2
- (K) MICROWAVE - 2 (STACKED)
- (L) GN-1 REFRIGERATED CONDIMENTS
- (M) DRY CONDIMENTS DISPLAY
- (N) -
- (O) 21 PAN EURO BAKERY CASE
- (P) 12' SOUTHERN RIM SANDWICH CASE
- (Q) TSCT ROLLER GRILL
- (R) REFRIGERATED PRODUCE CASE
- (S) HOT DOG BOATS RACK - 2
- (T) WIRE SAUCES AND CONDIMENT
- (U) 24"x50"x54" LPI WIRE RACK - 2
- (V) 24"x24" LPI WIRE RACK ON CASTERS - 2
- (W) HOT CUP TOWER
- (X) DIPPING SAUCE RACK
- (Y) TEA PACKETS WIRE RACK
- (Z) SINGLE SERVE K-CUPS WIRE RACK
- (AA) INT'L DELIGHT ICED COFFEE MACHINE
- (AB) ICED COFFEE CUPS RACK
- (AC) VIPER (ICE JAM) CUPS AND LIDS IN FACE OF WALL
- (AD) BZ PROFIT ZONE COOLER
- (AE) TURBOCHEF i3 OVEN - 5 (2 NOW, 1 FUTURE)
- (AF) MOFFAT TURBOFAN E28M5 OVEN
- (AG) FREAL MILKSHAKE MACHINE - MODEL: FRLB4
- (AH) FREAL BLENDING BAR FREEZER (COUNTERTOP)
- (AI) HATCO FLAV-R-FRESH PIZZA WARMER
- (AJ) PIZZA ACCESSORIES
- (AK) COOKIE COOLING RACK
- (AL) ICED TEA DISPENSER
- (AM) FRANKE FOAMMASTER FM950
- (AN) FRANKE COFFEE CUPS TOWER
- (AO) UNDER COUNTER COOLER W/ DRAWERS
- (AP) UNDER COUNTER FREEZER W/ DRAWERS

1 FLOOR PLAN

1/8" = 1'-0"

NORTH

ARCHITECTURAL CONSORTIUM L.L.C.

901 North Third Street, Suite 220 612-436-4030
Minneapolis, MN 55401 Fax 612-692-9960

Holiday

STATIONSTORE #0000

WACONIA, MN

PROJECT NUMBER:	16-1063-01
DRAWN BY:	BL
CHECKED BY:	KA

MARK:	REVISION / ISSUE:	DATE:
	CITY SUBMITTAL	09-01-16

FLOOR PLAN

A1

Architectural Consortium, L.L.C. 2016

NOTES AND EXTERIOR MATERIALS LEGEND

BRICK-1 (LIGHT): ENDICOTT IVORY VELOUR (MODULAR THIN BRICK)

BRICK-2 (MEDIUM): ENDICOTT DESERT IRONSPOT LIGHT VELOUR (MODULAR THIN BRICK)

THIN STONE: CORONADO PLAYA VISTA LIMESTONE "ALASKAN SUNSET" - DRYSTACK JOINTS

MORTAR: NATURAL GRAY

EIFS (ENTRY): DRYVIT #108 "MANOR WHITE", SANDPEBBLE TEXTURE / LYMESTONE FINISH AT BANDS

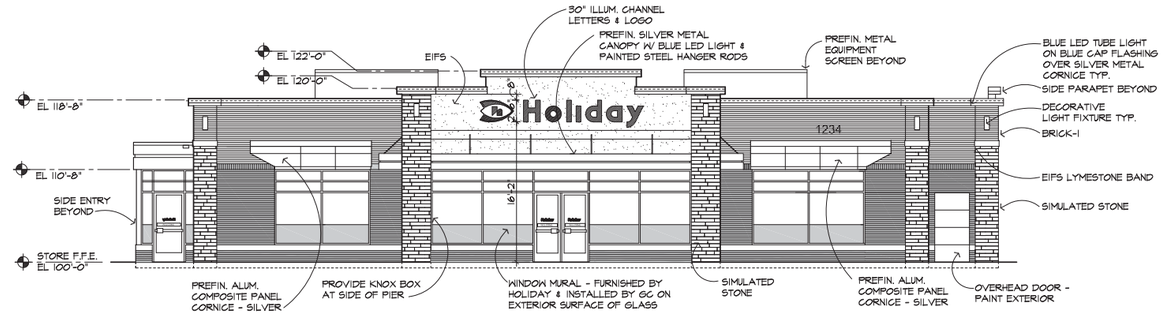
WALL CAP FLASHING (BLDG.): PREFINISHED METAL - COLOR: UNA-CLAD "SILVER METALLIC" STEEL OR "CLEAR ANODIZED" ALUMINUM WITH "ELECTRIC BLUE" TOP CAP

WALL CAP FLASHING (GAS CANOPY): PREFINISHED METAL - COLOR: UNA-CLAD "ELECTRIC BLUE"

ANGLED METAL WINDOW CORNICES & FLAT METAL ENTRY CANOPY: PREFINISHED METAL - COLOR: CLEAR ANODIZED ALUMINUM

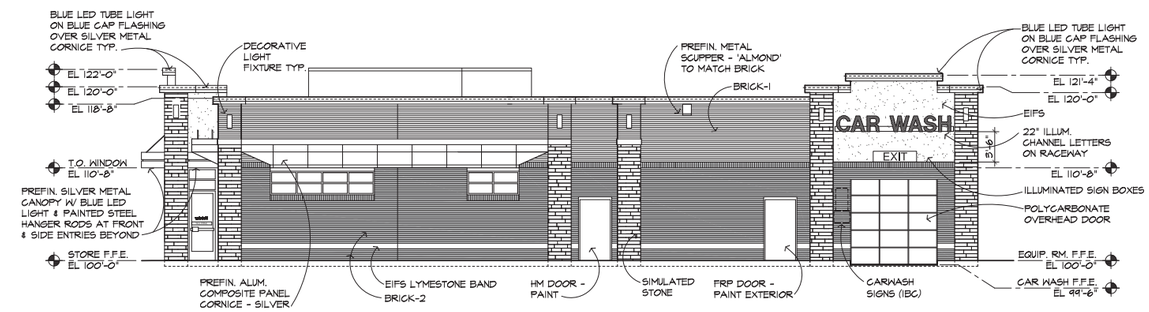
METAL SOFFITS: PREFINISHED METAL - COLOR: WHITE

ALUM. STOREFRONT: CLEAR ANODIZED



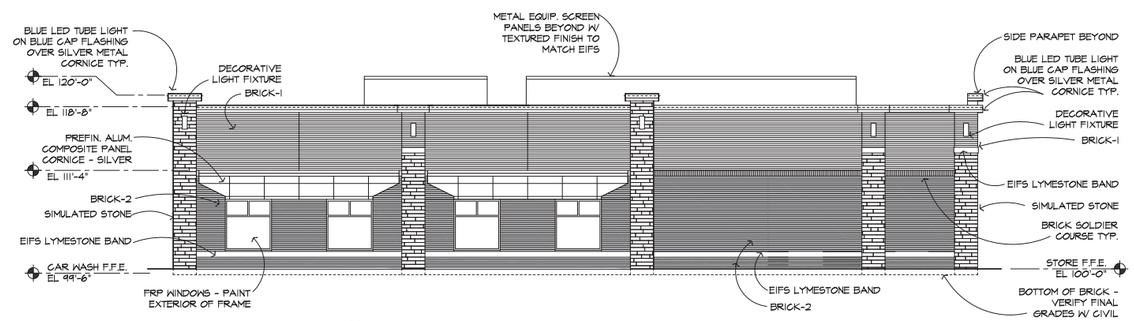
1 NORTH ELEVATION

1/8" = 1'-0"



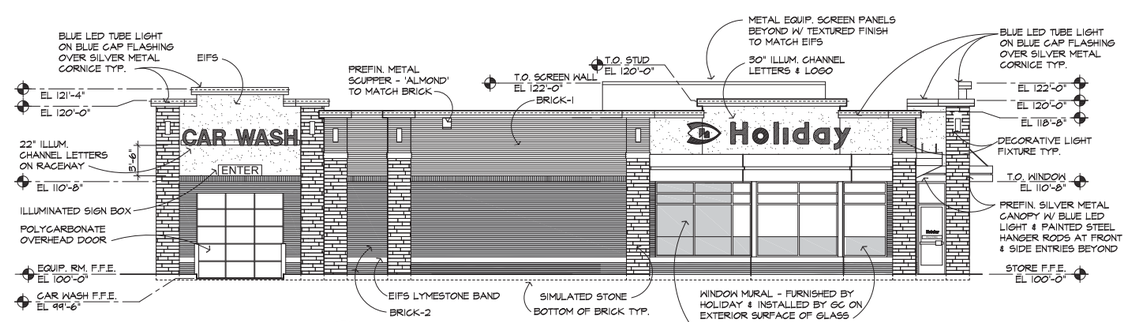
2 WEST ELEVATION

1/8" = 1'-0"



3 SOUTH ELEVATION

1/8" = 1'-0"



4 EAST ELEVATION

1/8" = 1'-0"

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Minneapolis, MN 55401 Fax 612-692-9960

Holiday

STATIONSTORE #0000

WACONIA, MN

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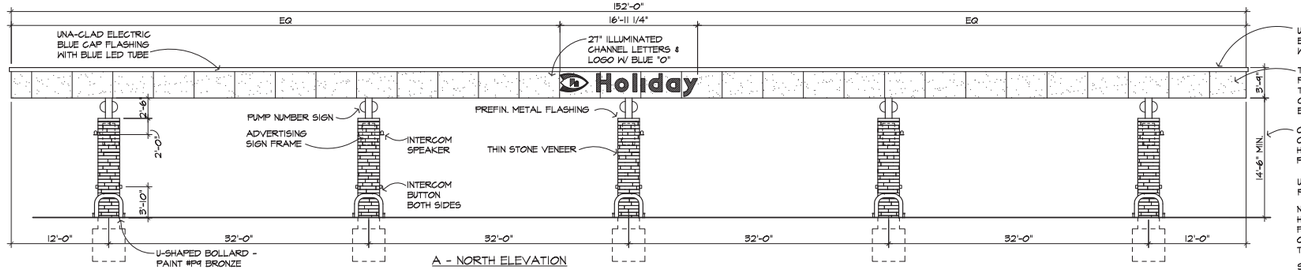
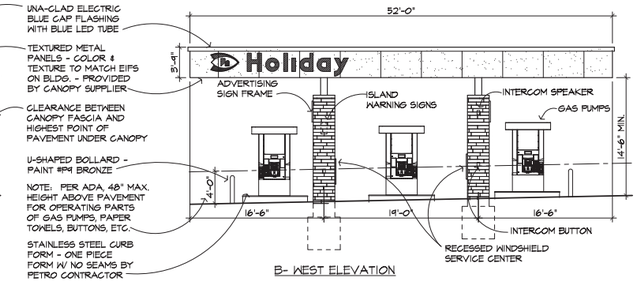
EXTERIOR ELEVATIONS

A2

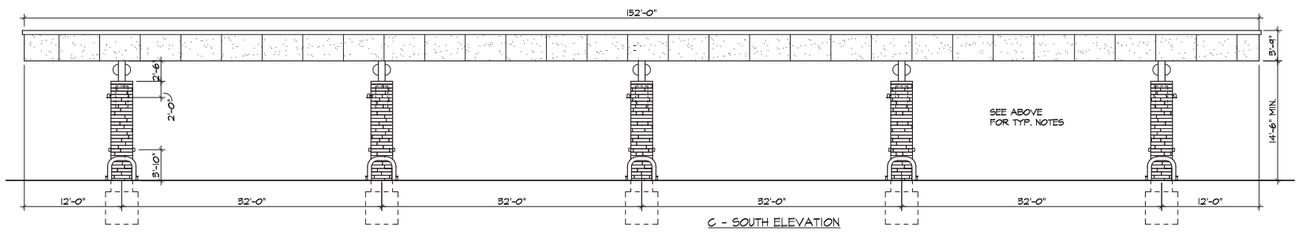
Architectural Consortium, L.L.C. 2016



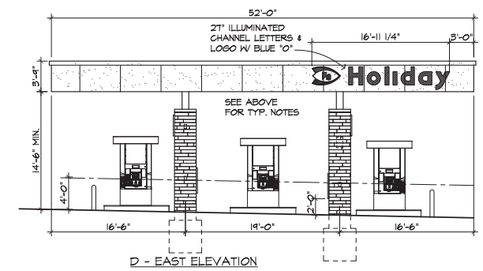
A - NORTH ELEVATION



B- WEST ELEVATION



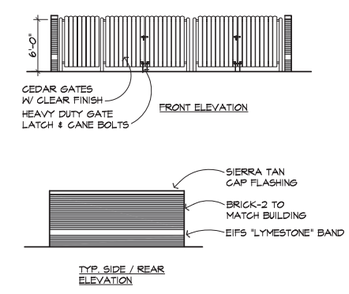
C - SOUTH ELEVATION



D - EAST ELEVATION

1 CANOPY ELEVATIONS

1/8" = 1'-0"



2 TRASH ENCLOSURE

1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A3

Architectural Consortium, L.L.C. 2016

Holiday
UNLEADED
1.39
blue planet
GASOLINE
TOP
TIER Quality
Holiday
Holiday
Holiday

For purposes of landscape review for Lots 1, 2 and 3, Block 1, Sudheimer Retail Addition, the required number of landscape plantings were determined based on the whole. Specifically, the site perimeter of the three parcels requires a total of 41 trees to be planted. Further, City Ordinance states *"Additional plantings shall be required for properties fronting State Highway #5. The following will be required for every 40' of frontage along Highway #5:*

1. *One (1) three inch (3") minimum deciduous tree OR One (1) eight foot (8') foot minimum coniferous tree.*

The applicant is proposing 16 trees, which when considered as part of the whole is in compliance with City Ordinance requirements. It should be further clarified that the 17 additional trees required for the frontage along Hwy 5 are required to meet the 3 inch/8 ft. standard rather than the typical 2.5 inch deciduous and the 6 ft. coniferous tree standards. The landscape plans shall be modified to clarify where the 17 larger trees shall be planted throughout the development.

SIGNS

The applicants have not submitted any specific signage details with regard to the proposed Site Plan improvements. The applicant is aware that any future signage shall require the submittal and approval of a sign permit through the City and will require conformance to the City Sign Ordinance.

The applicant should clarify the proposed signage for the site. There is a discrepancy in the plan set with multiple sheets indicating a pylon sign along Hwy. 5 and others indicating a monument sign along Hwy. 5. Pylon signs are prohibited in the B-1, Highway Business District and therefore will not be permitted as proposed. A recommendation of approval regarding this application does not approve the placement of a pylon sign on the property.

Secondly, an additional monument sign is proposed located along 10th Street West. City Ordinance only allows one monument sign per premises of record. The applicant should clarify which location the proposed monument sign will be located prior to the issuance of a sign permit for the property.

LIGHTING

Section 900.08, Subd. 1.C provides standards for exterior lighting. The lighting plan submitted meets City Ordinance requirement standards. Staff is requesting additional information regarding the fixtures, light poles and base specifications to insure compliance and continuity of design.

VEHICULAR ACCESS

The applicant is proposing access to the property via two shared accesses along 10th Street West. Staff has reviewed the proposed accesses and have found them to be compliance with the necessary access spacing and circulation for the area.

PEDESTRIAN ACCESS

There is existing bituminous trail along the Hwy. 5 corridor and existing sidewalk located along 10th Street West. The applicant is proposing two sidewalk connections to the sidewalk along the 10th Street West corridor and an additional sidewalk connection to the existing trail segment bordering the property along Hwy. 5.

The placement of the required bike rack shall be clarified as the keynotes for the site plan indicate a bicycle rack, but one has not been provided on site.

TRASH

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

The applicant shall provide the further details regarding the proposed Culver's trash enclosure to insure that the enclosure is constructed of the same building materials as the principal structure.

GRADING. DRAINAGE & UTILITIES
The utility and storm water information have been reviewed by the City Engineer and the Public Services Director. There are a couple of outstanding items which require resolution, but the City Engineer has indicated, in the attached September 29th, 2016 memo, approval of the project with the stated conditions. The applicant shall work with the City Engineer to revise the utility information to the satisfaction of the City prior to any work commencing on site.

DESIGN REVIEW – HIGHWAY DISTRICT
City Ordinance requires Design Review with the understanding that *"the visual character and historic resources of the City are important attributes of its quality of life."* City Ordinance requires Design Review to be conducted as part of the Site Plan Review process.

Based on a review of the plan set provided by the applicant for the Culver's Restaurant staff finds that the majority of the design requirements stated in the Highway Design District have been met to the City standards. Further, stated below you will find three noted sections of the design review which require consideration and/or further review by the Planning Commission and City Council.

GROUND-FLOOR WINDOWS
Objective: To allow views into and out of buildings in order to increase a sense of security and allow opportunities for display of merchandise.
Standards: The primary street level façade of smaller retail or office establishments (25,000 square feet or less) shall be transparent for at least 50 percent of the horizontal length of the building façade, between the height of 3 and 8 feet above sidewalk grade, at minimum.

Design Response: The proposed elevations seem to indicate that the structure will meet the transparency requirement of 50% between the height of 3 and 8 feet above the sidewalk grade. The applicant should provide documentation to support staffs measurements. Staff has included a condition of approval requiring the elevation plan set be revised to indicate the proposed percentage of transparency.

BUILDING MATERIALS
Objective: To ensure that high-quality, authentic materials that evoke traditional downtown settings are used in new commercial development.
Standard: Buildings should be constructed of high-quality materials such as brick, stone or textured, cast stone or tinted masonry units. The following materials are prohibited:
X Unadorned plain or painted concrete block
X Tilt-up concrete panels
X Pre-fabricated steel or sheet metal panels
X Reflective glass
X Aluminum, vinyl, fiberglass, asphalt or fiberboard siding
X Wood siding

Accent materials may be used on up to 15% of the building's façade. These may include metal, glass block, spandrel glass or similar materials as approved by the Planning Commission (see Figure 18).

Other Materials: The Planning Commission may also approve other materials that the Planning Commission, in its discretion, determines ae compatible with any permitted materials if it finds that: 1) the quality and appearance of the proposed materials is consistent with the standard that has been set within the Highway District; and 2) the use of these materials will not have a detrimental effect upon adjacent property values or property values within the City.

Design Response: It appears the proposed building materials are in compliance with the Highway District Design Standards. The application submitting indicates multiple exterior building material options. The applicant should

clarify the final design of the structure and allow the Planning Commission and City Council to review the final exterior design of the building. Please note that it appears all four (4) design options noted on the plan set meet the minimum design standards for the Highway District. The Planning Commission and City Council should comment on which option may be the most appropriate given the surrounding properties and uses in the area.

PARKING LOT LANDSCAPING

Objective: To soften the appearance of parking lots when viewed from an abutting street or sidewalk.

Standards: All parking and loading areas (including drive-through facilities, pump island service areas, and stacking spaces) fronting public streets or sidewalks shall provide:

1. A landscaped yard at least 5 feet wide along the public street or sidewalk.
2. Screening consisting of either a masonry wall, fence, berm or hedge or combination that forms a screen a minimum of 3 feet in height, a maximum of 4-1/2 feet in height, and not less than 50 percent opaque.
3. One tree shall be provided for each 25 linear feet of parking lot frontage on a public street or access way.

Design Response: The proposed landscape plan indicates conformance with items 1 and 3 above. The applicant should clarify how item 2 above will be met.

CONCLUSION / RECOMMENDATION

The Planning Commission should make a recommendation to the City Council regarding the request by Tom Ryan, on behalf of KTJ 290, LLC, for Site Plan and Design Review approval for construction of a new freestanding Culver's Restaurant to be located on Lot 2, Block 1, Sudheimer Retail Addition. This item will be forwarded to the City Council for review at their upcoming meeting scheduled for October 17th, 2016.

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

1. The proposed improvements shall be completed as approved and as conditionally revised by the Planning Commission and 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 items listed on the City Engineers Memo dated September 29, 2016 shall be resolved to the satisfaction of the City Engineer, the Public Services Director and the Community Development Director prior to the issuance of the building permit for the proposed buildings.
4. The applicant shall provide the City with a letter of credit to guarantee the proper installation and growth of the approved landscape plan. The letter of credit shall be submitted by the developer prior to obtaining a building permit that is equal to the amount of the required landscaping to be installed. The letter of credit shall be held by the City and must cover one full calendar year subsequent to the installation of said landscaping and must be conditioned upon complete and satisfactory implementation of the approved landscape plan.
5. All indirect costs with the building permit, review, and final plans associated with engineering and administrative costs shall be paid by the applicant/owner.
6. The applicant/property owner will be required to obtain Carver County Watershed Management Organization (CCWMO) approval and permitting. A copy of any approvals or permits required shall be submitted conditional to final approval. Depending on the timing of this submittal, the new CCWMO stormwater management rules may be in effect.
7. The applicant shall submit a floor plan for the proposed use and indicate the specific square footage of the seating area of the restaurant in order for staff to determine compliance with the City's off-street parking requirements.
8. The plans shall be revised to include bicycle parking consistent with the Pedestrian and Bicycle Access Design Standard.
9. The additional plantings required for frontage along Hwy. 5 shall be indicated on the landscape plan. The additional plantings total 17 trees for the entire site. The plantings will require a minimum 3 inch deciduous or 8 ft. coniferous tree. This is in addition to the 41 trees required per landscape requirements.

10. A 6-inch non-surmountable curb shall separate all walks and landscape areas from parking and maneuvering areas.
11. The proposed fast food establishment with drive-through facilities shall be completed in compliance with Section 900.05, Subd. 2.F.4. Uses Permitted with Special Restrictions, specifically subpart b. Drive-in Businesses.
12. The applicant shall submit additional information regarding the fixtures, light poles and base specifications to insure compliance and continuity of design.
13. The proposed elevations seem to indicate that the structure will meet the transparency requirement of 50% between the height of 3 and 8 feet above the sidewalk grade. The applicant shall provide documentation indicating the proposed percentage of transparency of the front façade.
14. The applicant shall provide the further details regarding the proposed Culver's trash enclosure to insure that the enclosure is constructed of the same building materials as the principal structure. The information shall be submitted and reviewed prior to the issuance of a building permit for the site.
15. The applicant shall revise the landscape plan to include screening consistent with the Parking Lot Landscaping Design Standard.
16. Stormwater management is provided for this site via a regional system. The pond located southeast of the Cherry Street and 10th Street intersection provides rate control, and a regional stormwater reuse system for irrigation provides water quality treatment and volume control. The one-time Stormwater Management Connection fee and yearly Operation and Maintenance fee must be coordinated with City. In addition, a meter will be required for connection to the irrigation system.
17. 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:
Attachment 1: Culver's B&W Elevations and Details (1 page)
Attachment 2: Exterior Finishes and Materials (8 pages)

*** Please note that as all of the properties, Lots 1, 2 and 3 of the Sudheimer Retail Addition, are being reviewed at the same time, I have only attached the following items once, but they apply to all three Site Plan and Design Review applications:**

Location Map (1 page)
Site Plan (1 page)
Truck Movement & Pedestrian Access Plan (1 page)
Landscape Plan and Landscape Details (2 pages)
City Engineer Memo dated September 29th, 2016 (1 page)

DOOR SCHEDULE

DOOR: NO.	WIDTH	HGT.	MAT'L	TYPE	FRAME: MATERIAL	TYPE	HARDWARE GROUP	NOTES
1	2 @ 36''	84''	AL.UM	A	AL.UM	A	1	
2	2 @ 36''	84''	AL.UM	A	AL.UM	B	2	
3	36''	84''	AL.UM	A	AL.UM	B, 3'-4''	1	
4	36''	84''	AL.UM	A	AL.UM	C	1	
5	42''	84''	HM	B	HM	D	3	
6	36''	84''	WD	C	HM	E, 3'-4''	4	HM FRAME PAINT COLOR: SW7710 BRANDYWINE
7	36''	84''	WD	C	HM	E, 3'-4''	4	HM FRAME PAINT COLOR: SW7710 BRANDYWINE
8	34''	84''	WD	C	HM	E, 3'-2''	6	
9	36''	84''	WD	D	HM	E, 3'-4''	5	HM FRAME PAINT COLOR: SW7710 BRANDYWINE
10	24''	84''	WD	E	HM	E, 2'-4''	7	HM FRAME PAINT COLOR: SW7710 BRANDYWINE
11	36''	60''	WD	E	HM	E, 3'-4''	7	HM FRAME PAINT COLOR: SW7710 BRANDYWINE
12	36''	60''	WD	E	HM	E, 3'-4''	7	HM FRAME PAINT COLOR: SW7710 BRANDYWINE
13					HM	E, 3'-4''		HM FRAME WITH 36'' OPENING. WD DOOR OPTIONAL.

HARDWARE GROUPS:

HARDWARE GROUP 1: (Doors 1, 3 & 4)
This hardware group to be provided as part of the aluminum entrance package and shall be manufacturer's best quality system.

Hinges: Roton continuous hinges with heavy duty hardware
Lock: Touchbar exit device (Von Duprin Series 98 or approved equal)
Bolts: Manufacture's standard flush bolts
Closers: LCN 4000 series with heavy duty hardware
Threshold: Aluminum - Meets ADA requirements
Sweep: Mfgr's standard sweep
Weatherstripping: Mfgr's premium package
Wall stops

HARDWARE GROUP 2: (Door 2)
This hardware group to be provided as part of the aluminum entrance package and shall be manufacturer's best quality system.

Hinges: Roton continuous hinges with heavy duty hardware
Lock: None
Bolts: None
Closers: LCN 4000 Series with heavy duty hardware
Threshold: None
Sweep: None
Weatherstripping: None

HARDWARE GROUP 3: (Door 5)

Hinges: 1-1/ 2 pair butts Soss SS 4B 450 TBB NRP
(or Stanley or Hager equal)
Lock: Schlage D series "Rhodes" in 626 finish
Lock Protector: Glynn-Johnson USSZD - Coord. w/ lock
Closers: LCN 4000 H Cush w/ Integral stop
Threshold: Pemko 294 Series
Weatherstripping: Full - Pemko or equal
Kick Plate: 12'' high x door width @ both sides of door.
626 finish - Rockwood or equal.

HARDWARE GROUP 4: (Doors 6 & 7)
Hinges: 1-1/ 2 pair butts -Soss 450 x NRP
(or Stanley or Hager equal)
Push/ Pull: Brookline 50C x 626 and
Brookline 50 x 626
Stop: Ives 436 or Ives 407 - 1/ 2 x 626
Closer: LCN 4000 series with heavy duty hardware
Kick Plate: 8'' high x door width @ both sides
626 finish - Brookline or equal

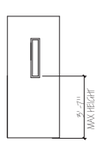
HARDWARE GROUP 5: (Doors 9)
Hinges: 1-1/ 2 pair butts - Soss 450 TBB
(or Stanley or Hager equal)
Lock: Schlage AL series "Saturn" in 626 finish
Stop: Ives 436 or Ives 407 - 1/ 2 x 626
Kick Plate: 8'' high x door width @ kitchen side
626 finish - Brookline or equal

HARDWARE GROUP 6: (Door 8) (OPTIONAL Employee Bathroom)
Hinges: 1-1/ 2 pair butts - Soss 450 TBB
(or Stanley or Hager equal)
Lock: Schlage AL Series "Saturn" in 626 finish
Stop: Ives 436 or Ives 407 - 1/ 2 x 626
Closure: LCN 4000 Series with heavy duty hardware
Kick Plate: 8'' high x door width @ kitchen side
626 finish - Brookline or equal

HARDWARE GROUP 7: (Doors 10, 11 & 12)
Hinges: 1-1/ 2 pair butts - Soss 450 TBB
(or Stanley or Hager equal)
Lock: Schlage AL series "Saturn" in 626 finish
Bath/ Bedroom Privacy Lock
Stop: Ives 436 or Ives 407 - 1/ 2 x 626

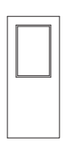
DOOR TYPES

TYPE "A"
36'' x 84'' clear anodized aluminum finish, glass is 5/ 8'' tempered insulating glass pair @ door 1 single leaf @ door 2



TYPE "B"
42'' x 84'' insulated hm door w/ 4 x 25'' -tempered glass lite (ADA compliant) w/ 5/ 8'' insulating glass finish to match adjacent exterior field color

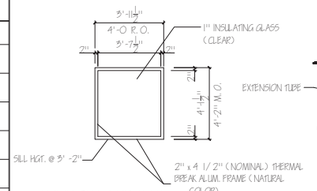
TYPE "C"
36'' x 84'' x 1-3/ 4'' flush panel solid core wd door w/ maple veneer, finish to match laminate 2 alternate: marlite pre finished door



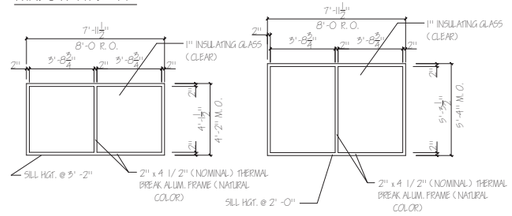
TYPE "D"
36'' x 84'' insulated hm door w/ single pane 1/ 4'' tempered lite

TYPE "E"
See Door Schedule for width. 60H'' x 1-3/ 4'' flush panel solid core wd door w maple veneer, finish to match laminate 2 alternate: marlite pre finished door

WINDOW TYPES:



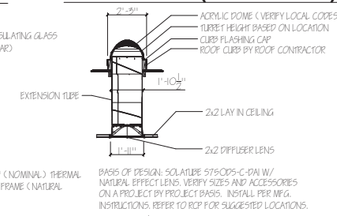
WINDOW TYPE "A"



WINDOW TYPE "B"

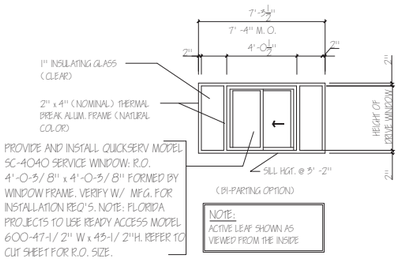
WINDOW TYPE "C"

SKYLIGHT: (OPTIONAL)

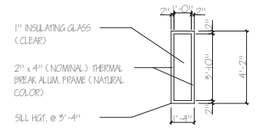


BASIS OF DESIGN: SOLATUBE 575-005-C-PAN W/ NATURAL EFFECT LENS. VERIFY SIZES AND ACCESSORIES ON A PROJECT BY PROJECT BASIS. INSTALL PER MFG. INSTRUCTIONS. REFER TO RCP FOR SUGGESTED LOCATIONS.

PROVIDE AND INSTALL QUICKSERV MODEL SC-4040 SERVICE WINDOW: R.O. 4'-0-3/ 8'' x 4'-0-3/ 8'' FORMED BY WINDOW FRAME. VERIFY W/ MFG. FOR INSTALLATION REQ'S. NOTE: FLORIDA PROJECTS TO USE READY ACCESS MODEL 600-47-1/ 2'' W x 45-1/ 2''H. REFER TO CUT SHEET FOR R.O. SIZE.

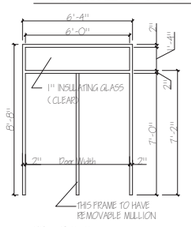


WINDOW TYPE "D"

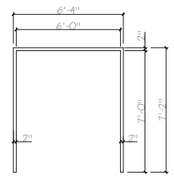


WINDOW TYPE "E"

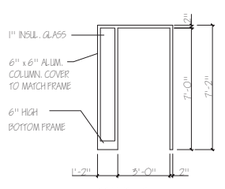
FRAME TYPES



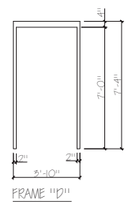
FRAME "A"
2'' nominal thermal-break frame clear anodized aluminum finish



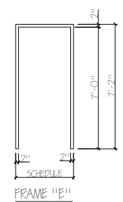
FRAME "B"
2'' nominal thermal-break frame clear anodized aluminum finish



FRAME "C"
2'' nominal thermal-break frame clear anodized aluminum finish



FRAME "D"
2'' hollow metal frame
factory primed finish to match adjacent exterior field color



FRAME "E"
2'' hollow metal frame

EXTERIOR MATERIALS OPTIONS: SEE EXTERIOR FINISH SELECTION DOCUMENT FOR SELECTIONS

General Notes:
1. TOP OF PARAPET TO BE CLAD WITH UNA-CLAD STEEL REGAL BLUE OR UNA-CLAD STEEL MEDIUM BRONZE FOR ALL OPTIONS
2. DO NOT DRYSTACK CULTURED STONE

OPTION 1:
STONE:
- BOULDER CREEK, PRAIRIE BLUFF, LANER NEWBERRY BLEND
- SILL & ACCESSORIES: BOULDER CREEK CHISEL FACE, ANTIQUE TAN

PILASTERS & CORNICES:
- EIFS: MED SAND FINISH, COLOR TO MATCH SHERWIN WILLIAMS SW7509 TIKI HUT

MAIN FIELD MATERIAL:
- FIBER CEMENT BOARD: JAMES HARDIE, HARDIPLANK LAP SIDING, COLOR: KHAKI BROWN 7.25'' CEDARMILL

OR
- EIFS: MED SAND FINISH, COLOR TO MATCH SHERWIN WILLIAMS SW7038 TONY TAUPE

OPTION 2:
STONE:
- BOULDER CREEK, PRAIRIE BLUFF, MOJAVE & NAVAJO BLEND
- SILL & ACCESSORIES: BOULDER CREEK CHISEL FACE, ANTIQUE TAN

PILASTERS & CORNICES:
- EIFS: MED SAND FINISH, COLOR TO MATCH SHERWIN WILLIAMS SW7525 TREE BRANCH

MAIN FIELD MATERIAL:
- FIBER CEMENT BOARD : JAMES HARDIE, HARDIEPLANK LAP SIDING, COLOR: KHAKI BROWN 7.25'' CEDARMILL

OR
- EIFS: MED SAND FINISH, COLOR TO MATCH SHERWIN WILLIAMS SW7038 TONY TAUPE

OPTION 3:
STONE:
- ENVIRONMENTAL STONEWORKS: TUSCAN LEDGE - APSAROKA
- SILL & ACCESSORIES: ENVIRONMENTAL STONEWORKS, MARSH

PILASTERS & CORNICES:
- EIFS: MED SAND FINISH, COLOR TO MATCH SHERWIN WILLIAMS SW7625 TREE BRANCH

MAIN FIELD MATERIAL:
- FIBER CEMENT BOARD : JAMES HARDIE, HARDIEPLANK LAP SIDING, COLOR: KHAKI BROWN 7.25'' CEDARMILL

OR
- EIFS: MED SAND FINISH, COLOR TO MATCH SHERWIN WILLIAMS SW7038 TONY TAUPE

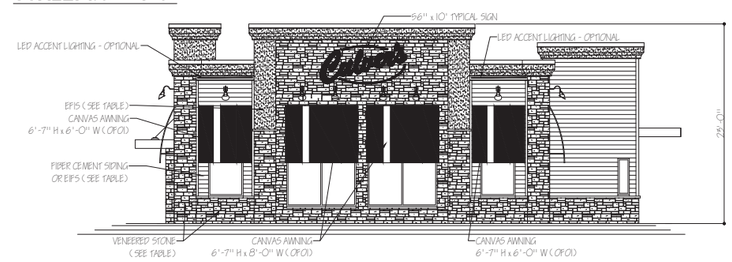
OPTION 4:
STONE:
- ENVIRONMENTAL STONEWORKS: TUSCAN LEDGE - ASPEN
- SILL & ACCESSORIES: ENVIRONMENTAL STONEWORKS, FOND DU LAC

PILASTERS & CORNICES:
- EIFS: MED SAND FINISH, COLOR TO MATCH SHERWIN WILLIAMS SW7509 TIKI HUT

MAIN FIELD MATERIAL:
- FIBER CEMENT BOARD : JAMES HARDIE, HARDIEPLANK LAP SIDING, COLOR: KHAKI BROWN 7.25'' CEDARMILL

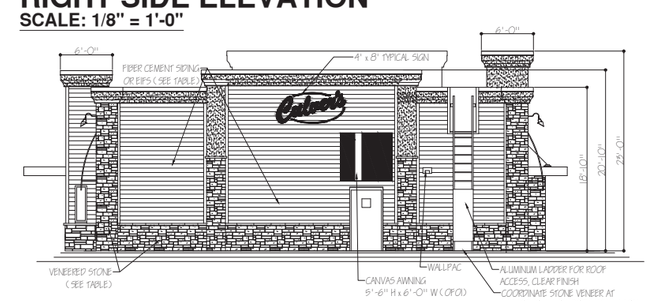
OR
- EIFS: MED SAND FINISH, COLOR TO MATCH SHERWIN WILLIAMS SW7038 TONY TAUPE

LEFT SIDE ELEVATION
SCALE: 1/8'' = 1'-0''



FRONT ELEVATION
SCALE: 1/8'' = 1'-0''

RIGHT SIDE ELEVATION
SCALE: 1/8'' = 1'-0''



STANDARD PROTOTYPE AWNINGS (OFOI)

QUANTITIES:
11 - CANVAS AWNINGS @ 6'-7'' H x 8'-0'' W x 2'-0'' D
2 - CANVAS AWNINGS @ 6'-7'' H x 6'-0'' W x 2'-0'' D
3 - CANVAS AWNINGS @ 5'-6'' H x 6'-0'' W x 2'-0'' D
16 - TOTAL

CANVAS AWNING COLOR SPECIFICATIONS:

STRIPED CANVAS AWNING:
- SUNBRELLA, OYSTER, STYLE 4642
- SUNBRELLA, ROYAL BLUE, STYLE 4617
- SUNBREALLA, SKY BLUE, STYLE 4624

OR

SOLID CANVAS AWNING:
- SUNBRELLA, ROYAL BLUE, STYLE 4617

REAR ELEVATION
SCALE: 1/8'' = 1'-0''

Date	Revision	By

Culver Franchising System, Inc.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

WARNING: These plans are for the exclusive use of Culver Franchising Systems, Inc. and authorized franchise holders only. No part of these plans or the design they represent may be duplicated or reproduced without permission of Culver Franchising System, Inc.

CULVER FRANCHISING SYSTEM, INC.
MIRRORED METRO L-2016 PROTOTYPE PLANS

Sheet Contents:
EXT. ELEV'S, DOOR & WIND. SCHEDULE

Project No. Mirrored Metro L - 2016
Drawn By: S. Datka
Date: Jan. 1, 2016

Sheet
A-3

CULVER'S OF [CITY, STATE]

Exterior Finish Selections – [Current as of 01/01/16]

General Notes:

- The Exterior Finish Selection document is to be used in conjunction with the Floor Plan and Exterior Elevations.
- Anticipate 8-10 week lead times for all materials and finishes.
- CFSI does not guarantee the availability of selected products.
- It is the contractor's responsibility to coordinate the delivery and installation of all materials and finishes unless otherwise noted.
- It is the contractor's responsibility to review finish samples with the owner. Color, texture, and sheen is to be reviewed if applicable.
- It is the franchisee's responsibility to share this document with any pertinent consultants (e.g. Architect, Engineer, General Contractor, Subcontractor, etc.).
- No Dry Stacking of Manufactured Stone on Exterior or Interior
- When using Fiber Cement, installers are to seal cut edges

Project Lead:

Name:

Phone:

Email:

The project lead is the CFSI point of contact for this project. Any questions or items needing clarification can be answered by the project lead.

Example of EIFS & Fiber Cement Board

Example of all EIFS

Culver Franchising System, Inc.
1240 Water Street • Prairie du Sac, WI 53578 • Phone: 608.643.7980 • Fax: 608.643.7982

Exterior Material Options:

The color ranges on this page are preselected to coordinate with the stone selected.

Manufactured Stone: (Dry Stack Installations are not allowed)

Mfg: Boulder Creek
Style: Prairie Bluff
Color: Laner Newbury Blend
Sill and Accessories: Antique tan

Mfg: Enviromental Stoneworks
Style: Tuscan Ledge
Color: Aspen

Mfg: Enviromental Stoneworks
Style: Tuscan Ledge
Color: Aspen Nickel Creek

Mfg: Boulder Creek
Style: Prairie Bluff
Color: Mojave Navajo Blend
Sill and Accessories: Arkansas

Mfg: Enviromental Stoneworks
Style: Tuscan Ledge
Color: Manzanita

Main Field Material Color Options:

Medium Color Option

EIFS

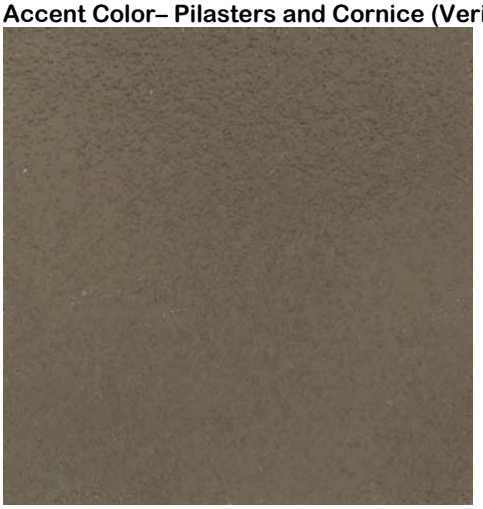
OR

Cement Board Siding

- Manufacturer: Parex
  Style: Fine Sand Finish
  Location: Main Field Color
  Color: to match Sherwin Williams
  SW7038 Tony Taupe

- James Hardie
  Style: Hardieplank Lap Siding
  Color: Khaki Brown

Accent Color– Pilasters and Cornice (Verify with Stone Selection)



Manufacturer: Parex
Style: Fine Sand Finish
Location: Pilaster & Cornices
Color: to match Sherwin Williams
SW7509 Tiki Hut

Main Field Material Color Options:

Light Color Option

EIFS

- Manufacturer: Parex
  Style: Fine Sand Finish
  Location: Main Field Color
  Color: to match Sherwin Williams
  SW7035 Aesthetic White

OR

Cement Board Siding

- James Hardie
  Style: Hardieplank Lap Siding
  Color: Cobblestone

Accent Color– Pilasters and Cornice (Verify with Stone Selection)

- Manufacturer: Parex
  Style: Fine Sand Finish
  Location: Main Field Color
  Color: to match Sherwin Williams
  SW7038 Tony Taupe

Main Field Material Color Options:

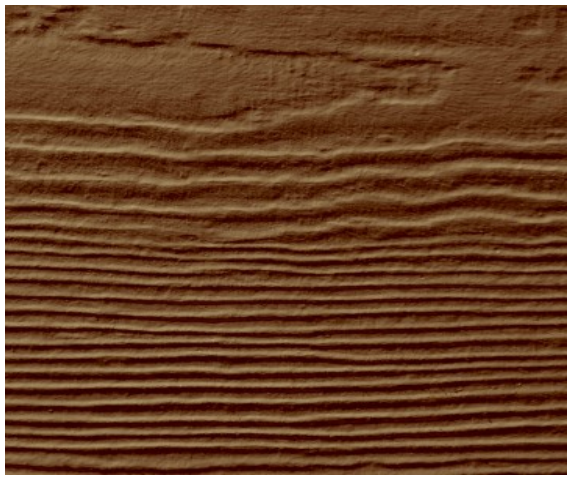
Dark Color Option

EIFS

Style: Med Sand Finish
Location: Main Field Color
Color: to match Sherwin Williams
SW7523 Burnished Brandy

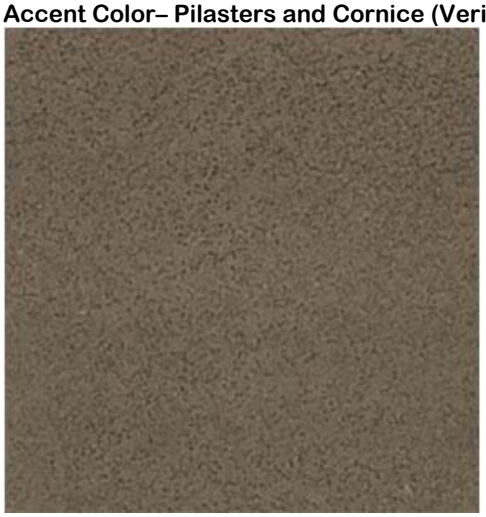
OR

Cement Board Siding



☐ James Hardie
Style: Hardieplank Lap Siding
Color: Chesnut Brown

Accent Color– Pilasters and Cornice (Verify with Stone Selection)



Style: Med Sand Finish
Location: Main Field Color
Color: to match Sherwin Williams
SW2823 Rookwood Clay

Awnings:

- Baraboo Tent & Awning
  Sunbrella
  Solid Blue

- Baraboo Tent & Awning
  Sunbrella
  Striped

Parapet:

- Una-Clad
  Regal Blue

- Una-Clad
  Medium Bronze

LIGHTING:

- ☐ Blue LED light around Perimeter
  [Verify compliance with city]
- ☐ No Blue LED light around Perimeter

Gooseneck Exterior Lighting:
Mfg: RAB Lighting

Standard color option:
5 Year Warranty on Finish and Parts
- ☐ White

Semi-Custom Option:
5 year warranty on finish and parts
Increased cost (verify with GC)
Increased lead time (verify with GC)
- ☐ Brown

Semi-Custom Option:
5 year warranty on finish and parts
Increased cost (verify with GC)
Increased lead time (verify with GC)
- ☐ Silver

For lighting information please contact:

Crescent Electric Suppoly Co. - Chris Crull – 608-289-4563 or Christopher.crull@cesco.com

ATTENTION: All lighting must be purchased through Crescent Electric except blue LED perimeter lighting.

Custom Option:
2 year warranty on finish
5 year warranty on parts
Increased cost (verify with GC)
Increased lead time (verify with GC)
- ☐ Hammered Bronze Interpon 600 JW415QF

Patio Furniture Options:

Wausau Tile:

For more information please contact: Wausau Tile – Wendi Fleming 1.866.482.7138 x338

Attention: Wausau tile will provide patio layouts if your architect or contractor provides a dimensioned patio.

- Powder coated aluminum w/ 100% recycled plastic slats
  Moveable chairs and in-ground mounted tables

- Concrete table and bench in one
  Contact CFSI for standard color options.

Umbrellas:

For more information please contact: Baraboo Tent and Awning – Dan School - 608.963.5349

Baraboo Tent and Awning

- Classic Umbrella
  *To be used with Wausau Tile's Concrete furniture or in-ground mounted tables ONLY, movable umbrellas are not allowed

Baraboo Tent and Awning

- Curved Umbrella
  *To be used with Wausau Tile's Concrete furniture or in-ground mounted tables ONLY, movable umbrellas are not allowed

Patio Amenities:

Garbage cans, lids, snuffers, and planters can be purchased through Wausau Tile. Visit their website for access to the catalogue for colors and pricing, www.wausautile.com/culvers.