AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
MARCH 14, 2023
7:00 PM

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:
An opportunity for members of the public to address the Planning Commission on items not on the current Agenda. Items requiring Planning Commission action may be deferred to staff for research and future Planning Commission Agendas if appropriate. You will be limited to two (2) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak.

APPROVAL OF MINUTES:

1. **Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for January 24, 2023.**

SCHEDULED PUBLIC HEARINGS:

2. Interim Conditional Use Permit for a Home Occupation: ICUP-23-001
Location: 24258 Fallbrook Avenue
Applicant: Rory Sawada (prospective property buyer)
Owner: Quinn Miron
Property ID Number: 21.10618.00

3. Conditional Use Permit for Apartment Buildings: C-23-001
Location: 257th Street, south end of cul-de-sac
Applicant / Owner: 257 Land Holdings, LLC; Brian Solsrud
Property ID Numbers: 21.10605.00 & 21.10542.10

NEW BUSINESS:

4. Site Plan Review: Sp-23-001 Polaris Industries Inc.
Location: 7400 East Viking Boulevard
Applicant: MaKinnah Gunderman, Ryan Companies
Owner: Polaris Industries Inc.
Property ID Number: 21.00001.00

5. Request for Time Limit Extension of Site Plan Review & CUP Approvals
Location: 5111 East Viking Boulevard

Owner: Fourteen Foods (Dairy Queen)

OLD BUSINESS:

6. Architectural Standards: Community Ordinances and Material Examples

COMMUNICATIONS:

UPDATES:

ADJOURN

UPCOMING:

UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JANUARY 24, 2023
7:00PM

CALL TO ORDER:
Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for January 24, 2023 to order at 7:00 PM

CALL OF ROLL:
On a Call of the Roll the following members of the Wyoming Planning Commission were present: Mark Lobermeier, Michael Naumann, Katie West, and Dan Iverson

ABSENT: None

Also Present: Fred Weck Zoning Administrator and Mayor Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

1. **Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for December 27, 2022**

   A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO APPROVE THE MINUTES OF THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR DECEMBER 27, 2022 AS SUBMITTED.

   Voting Aye: *Iverson, Naumann, West, and Lobermeier*
   Voting Nay: *None*
   Abstain: *None*
   Absent: *None*

PLANNING COMMISSION REORGANIZATION

2. **Chair**

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO APPOINT COMMISSIONER LOBERMEIER TO SERVE AS CHAIR.

Voting Aye: *Iverson, Naumann, West, and Lobermeier*
Voting Nay: *None*
Abstain: *None*
Absent: *None*

3. **Vice-chair**

A MOTION WAS MADE BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER IVERSON, TO APPOINT COMMISSIONER WEST TO SERVE AS VICE-CHAIR.

Voting Aye: *Iverson, Naumann, West, and Lobermeier*
Voting Nay: *None*
Abstain: *None*
Absent: *None*

4. Joint Park/Planning Board

A MOTION WAS MADE BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO APPOINT COMMISSIONERS NAUMANN AND IVERSON, TO SERVE ON THE JOINT PARK/PLANNING BOARD.

Voting Aye: *Iverson, Naumann, West, and Lobermeier*
Voting Nay: *None*
Abstain: *None*
Absent: *None*

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS

5. Architectural Standards: Community Ordinances and Materials Examples

Zoning Administrator Weck explained the recent examples and why there was thought that it may be a good idea for the City to take another look at changing materials and architectural standards. He noted that he had taken a look at other communities including Chisago City, Forest Lake, Cambridge, Lindstrom, as well as various other cities.

Chair Lobermeier stated that he felt part of the discussion for recent projects was whether the City has a good understanding of the current trends from a construction standpoint. He stated that there was discussion of what may look good but may not be described in the City's ordinances in a way that would be conducive to what applicants would like. He stated that the City wants to see development occur and not have to do more here than what is required in other communities. He stated that he felt the document from Forest Lake gave more examples for each of the building types what they would like to see and asked if something like that would be a useful tool for staff.

Zoning Administrator Weck stated that he thinks illustrations are great and are very helpful.

Chair Lobermeier asked how often staff deals with the architect rather than the applicant.

Zoning Administrator Weck stated that usually, he initially deals with the applicant when the process begins.

Chair Lobermeier noted that it had not been that long since the City has revisited this, but, when you are talking about materials, these types of things need to be updated periodically.

Zoning Administrator Weck stated that if the City makes changes to the ordinance, they will need to hold a public hearing and noted that he believed that would also be the case if a guiding manual would be used, such as Forest Lake uses.

Chair Lobermeier explained that the discussion will not be completed at tonight's meeting and will take some time for the Commission to dig through and asked if the Commission had any initial questions.

Commissioner West stated that with her day job being in construction, she sees all types of materials. She stated that she liked the classifications used in Woodbury. She stated that she thinks there are a lot of materials available and suggested that it may be a good idea for the City to consult with an architect on what current materials there are.

Zoning Administrator Weck cautioned that consulting an architect would cost the City money and explained that was why he was recommending that the Commission do as much of the work as possible themselves.

Chair Lobermeier stated that he did not think Commissioner West was suggesting that an architect would come in and write the architectural standards, but rather to come in and just give input to the City about what they are seeing for these types of materials.

Zoning Administrator Weck noted that the City cannot do anything that would violate the Building Code, but they can have a say in what it will look like when it is completed.

Commissioner West asked if the Commission could look at things differently in certain areas of the City, for example, looking at things in the downtown area differently than other more remote areas of the City.

The Commission discussed various examples from Forest Lake and Maple Grove that provide an 'identity' to the area, just from their architectural standards.

Mayor Iverson interjected that the EDA had sent out for a Request for Proposal to see what a downtown area would look like on Highway 61 and also left on County Road 22. She suggested that they can pass along this information to the Commission so there is an idea of what the EDA is looking to do.

Chair Lobermeier noted that the Commission would also welcome their feedback regarding materials.

Zoning Administrator Weck stated that he would like to get a feel from the Commission on how they would like to take on discussion on the architectural standards. He stated that they can also discuss doing a manual, similar to Forest Lake, and noted that may help in some of the small areas such as what was brought up by Commissioner West.

Commissioner West stated that she feels that different areas can look different and noted that, for example, the Highway 8 corridor should probably have different building characteristics than the downtown area or industrial areas.

Mayor Iverson noted that the various cities on Highway 8 have commissioned a study on what businesses will work and what ones they want to attract to Highway 8. She noted that the HRA/EDA has been working on this and stated that they can also pass along this information to the Commission when it is completed.

Chair Lobermeier stated that he feels that having a manual makes sense to him.

The Commission discussed possible ways that the City may be able to get feedback from architects on architectural standards and formation of a manual.

Zoning Administrator Weck suggested that he could print out a copy of the manual used by Forest Lake for discussion purposes at the next Planning Commission meeting.

OLD BUSINESS:

COMMUNICATIONS:

Chair Lobermeier noted that typically the Commission discusses goals for the year and asked if that was something that the Council still wanted them to do.

Zoning Administrator Weck explained that he had meant to get that on the agenda, but it had slipped his mind when he was putting the information together for tonight's meeting. He stated that he can put that together for the next meeting.

Mayor Iverson suggested that it may be a good idea to hold a few joint meetings between the

Planning Commission and the EDA.

UPDATES:

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER WEST, TO ADJOURN THE JANUARY 24, 2023 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:27 PM.

Voting Aye:	*Iverson, Naumann, West, and Lobermeier*
Voting Nay:	*None*
Abstain:	*None*
Absent:	*None*

CITY OF WYOMING
PLANNING AND ZONING

TO:	**Planning Commission**
DATE:	**March 14, 2023 ~~2/28/2023~~**
FROM:	**Kim Lindquist, City Planner**
	Fred Weck, Zoning Administrator
RE:	**IUP Home Occupation**
APPLICANT:	**Rory Sowada**
PROPERTY OWNER:	**Quinn Miron**
PROPERTY:	**24258 Fallbrook Ave-R.21.10618.00**
FILE NO.:	**ICUP-23-001**

OVERVIEW

The applicant is requesting approval of an Interim Conditional Use Permit to allow a home occupation at 24258 Fallbrook Avenue. The property is a residential property although has numerous outbuildings, large enough for storage or small business operation. The property, along with the surrounding area is zoned Agriculture and is guided for a combination of Semi-Rural Neighborhood with a wetland overlay.

The approximate 9-acre lot is surrounded by single family development with most properties to the north rural residential lots of one to two acres. To the south the lots are generally larger around 5 acres. The site gains access from Fallbrook and has a looped driveway that runs from north to south, cutting across the property at 24406 Fallbrook Avenue. There are two areas that include outbuildings, to the west of the residence is a building approximately 5,100 square feet and to the east, two smaller outbuildings totally approximately 2630 square feet.

The applicant is proposing to introduce a light manufacturing use at the site as a home occupation. There is no proposal to modify the existing residence or outbuildings to accommodate the use. The most western building will be used to operate the business; the applicant indicates there will be hand assembly and plastic part decorating. The applicant estimates there will be one van delivery daily and one semi-truck approximately every three weeks. All business, assembly, decorating, palletizing, and storage will be conducted in the accessory building. Employees would be the applicant, who will reside at the property, along with one regular employee. It is noted in that application that during busy times additional employees may come to the site. The applicant has offered to add landscaping to the site to assist in screening any on-site activities and further enhance the property.

The Agriculture district allows home occupations that may require additional parking, an accessory building, or an attached garage, or generate a noticeable increase in traffic, and which are in accordance with Article VII, Division 13. The ordinance requires thirteen conditions be met for granting of a conditional use permit. Additionally, the Division 13 of the zoning ordinance lists ten performance standards for granting of an interim conditional use permit for a home occupation.

STAFF RECOMMENDATION

The requirements of Chapter 40, Article V, Division 6, "Conditional Use Permits", Section 40 – 112, as contained in the City of Wyoming Ordinance have been complied with. Staff is

recommending approval of a Conditional Use Permit to allow a home occupation based upon the findings of fact and subject to the following 11 conditions:

1) Conduct of the home occupation does not require alterations to the exterior of the residence which substantially alters the appearance of the dwelling as a residence.
2) Only those persons residing in the home and one other person may be employed on the site or report to the site on any one day.
3) Signage consists of no more than one (1) single or double-faced sign with a maximum area of nine (9) square feet per side in the R-1, R-2, R-3, R-4, R-5, R-6 and MXD (residential uses) Districts and sixteen (16) square feet per side in the Agricultural (A) District.
4) No outdoor display of goods or outside storage. All business activity must be contained with the existing accessory structures.
5) Any additional need for parking generated by the home occupation shall be met by off-street parking. Said parking area shall be limited to three (3) spaces.
6) The home occupation shall not generate sewage of a nature or type that cannot be treated by a standard on-site sewage system, or the municipal sewer system, or hazardous wastes without an approved plan for off-site disposal.
7) Semi-trucks are not permitted at the site as a result of the home occupation. The applicant can have oversized trucks to the site for delivery and pick up.
8) The applicant shall provide a transportation plan for the site detailing incoming and outgoing deliveries; i.e. days, times, and vehicles.
9) Any outdoor trash enclosure shall be screened from the adjoining residential properties.
10) The applicant submit a landscape plan that provides screening to the adjoining properties.
11) That the Interim Use Permit will expire on June 1, 2053, upon the sale of the property, or when the applicants vacate the property.

STAFF REVIEW

General Comprehensive Plan and Zoning Review

The subject property is zoned A-Agriculture with a partial Shoreland Management Overlay and is guided as Semi-Rural Neighborhood in the City of Wyoming's Comprehensive Plan. The zoning and surrounding uses are as follows:

North – A-Agriculture; Semi-Rural Neighborhood
South – A-Agriculture; Semi-Rural Neighborhood
East – A-Agriculture; Semi-Rural Neighborhood
West – A-Agriculture; Semi-Rural Neighborhood

Existing Site

The approximate 9-acre site contains four structures a single-family residence and three outbuildings. The largest accessory structure, in the west, is approximately 5,100 square feet, the other two buildings in the east are roughly 1930 square feet and 700 square feet. The residential site also contains a .08-acre site directly to the north which contains a portion of the looped

driveway. A portion of the driveway is also located on the property at 24406 Fallbrook Avenue and is contained within a drainage and utility easement.

Permitted uses in the Agricultural district focus on structures and uses that are used for purposes related to the operation of a farm. Single family dwelling units are allowed as a permitted use within the Agriculture zoning district. Section 40-173 allows a home occupation by interim conditional use that may "…require additional parking, an accessory building, or an attached garage, or generate a noticeable increase in traffic and which are in accordance with Article VII, Division 13."

In the recent past, the site has been a source of concern about deposits and burial of debris including hazardous material. The concerns related to a prior owner who allegedly buried material in locations on the site. A subsequent owner brought legal action against the prior owner claiming that the prior owners were liable for the hazardous material and that they should remove the material buried on the site. In 1999, the court determined (generally speaking) that an engineer be appointed to review the buried material and that the engineer work through the MPCA to test the material and determine an appropriate course of action through the cleanup programs available at the State. Following the investigation of the property the MPCA issued a No Action Determination Letter because any soil contamination on the property is within the range of background concentrations or below the MPCA Residential Soil Reference Value, and below "Health Risk Limits" or "Health Based Values" and determined that no further action is required at the property.

Also, in 2001 there is correspondence from the MPCA in response to concerns from adjoining property owners about the on-site buried material and the potential for contaminants on the site and their potential effect on adjoining properties. Similar to the concerns expressed by the Blair's, the neighbors disagreed with the outcome of the MPCA recommendations. The 9/17/2001 letter from the MPCA concludes: *"The MPCA staff does not believe that the contamination at the Site would adversely affect our or others based on the information available and our experience in dealing with many other investigations. If you have additional facts about conditions at the Site that you would like to provide to the MPCA, please do so. MPCA staff is willing to work with you to address any new facts about the Site that could materially alter the conclusions reach to date by the Voluntary Investigation and Cleanup "VIC" program."*

INTERIM CONDITIONAL USE PERMIT STANDARDS

Chapter 40, Article V, Division 6, Conditional Use Permits, Section 40 – 112, sets forth the general standards that shall be met in order to grant a CUP. Granting of an Interim Conditional Use Permit is required for approval of a Home Occupation in the Agriculture zoning district. These standards are as follows:

1. The use is in conformity with the Comprehensive Plan and development policies of the City.

   A home occupation is allowed in the Agricultural zoning district and would be in conformity with the Comprehensive Plan. This standard has been met.

2. The use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.

   This use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities. This standard has been met.

3. The use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.

   The proposal does not include any modifications to the development on the site. The existing outbuildings are available for use and all business operations are to be located within the structures. The applicant has indicated they will add landscaping on the site which could improve the existing condition. This standard has been met.

4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.

   All structures are current on-site; no new construction is planned or requested. This standard has been met.

5. The use in the opinion of the City is reasonably related to the overall needs of the City and to the existing land use.

   The use is consistent with the zoning ordinance intent for home occupations. The current site development, with the larger accessory structures, lends itself to some type of home occupation use. This standard has been met.

6. The use will be consistent with the purpose of this and other City Ordinances.

   This standard has been met.

7. The use will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located.

   The applicant must adhere to the home occupation standards and conditions of approval for the interim conditional use permit, which will mean the site is consistent with the existing and intended character of the Agriculture zoning district. This standard has been met.

8. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.

   The applicant has indicated he anticipates one van a day to the site relating to the home occupation. However, the applicant also notes that one semi-truck will be at the site every 3 weeks. This type of vehicle would be unusual for the neighborhood and staff does not support allowance of a semi-truck to the site, particularly due to the location of the driveway for the property. The applicant should provide a transportation plan for the business that would provide reasonable access for the site without being overly burdensome to the neighborhood. Staff is recommending the Plan as a condition of approval. This standard can be met.

9. Existing businesses nearby will not be adversely affected because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness.

   This standard has been met.

10. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.

    This standard has been met.

11. The use will not be hazardous, detrimental, or disturbing to present and potential surrounding land use due to water pollution, odor, fumes, general unsightliness, or other nuisances.

    This standard has been met.

12. The use will preserve and incorporate the site's important natural and scenic features into the development design.

    This standard has been met.

13. The use will cause minimal adverse environmental effects.

    The home occupation activity will all be enclosed indoors which should reduce any potential adverse environmental effects. This standard has been met.

APPLICABLE ZONING ORDINANCE HOME OCCUPATION STANDARDS.

Section 40-173.Interim Conditional Uses in the Agriculture district allows home occupations "which may require additional parking, an accessory building, or an attached garage, or generate a noticeable increase in traffic, and which are in accordance with Article VII, Division 13.

Article VII, Division 13, Section 40-353 defines the required standards the city will review when an application for a home occupation is requested. The following standard shall be met for approval of a home occupation:

(1) Conduct of the home occupation does not require alterations to the exterior of the residence which substantially alters the appearance of the dwelling as a residence.
(2) Only those persons residing in the home and one other person may be employed on the site or report to the site on any one day.
(3) Signage consists of no more than one (1) single or double-faced sign with a maximum area of nine (9) square feet per side in the R-1, R-2, R-3, R-4, R-5, R-6 and MXD (residential uses) Districts and sixteen (16) square feet per side in the Agricultural (A) District.
(4) No outdoor display of goods.
(5) Any additional need for parking generated by the home occupation shall be met by off-street parking. Said parking area shall be limited to three (3) spaces.
(6) Should the occupation be teaching, classes shall not exceed ten (10) students at any one time.
(7) Should the home occupation be repair, the items repaired shall be of a size or nature that repair can occur within the home, or an accessory structure to the principal use as allowed by this Ordinance.
(8) No outside storage is permitted.
(9) An accessory structure may be utilized in conjunction with the home occupation only for the purpose of holding equipment used off the site, repair (as conditionally permitted pursuant to Sec. 40 – 543, (7), and/or for the storage of goods or articles produced or used by the occupant of the principal structure.
(10) The home occupation shall not generate sewage of a nature or type that cannot be treated by a standard on-site sewage system, or the municipal sewer system, or hazardous wastes without an approved plan for off-site disposal.

In Addition, the following factors must be considered for Interim Use Permits:

1) Whether the use conforms to the zoning regulation;
   The use conforms to the zoning regulation with the issuance of this permit.
2) Whether a date or event for the termination of the use can be identified with certainty.
   The applicant has requested an end date of June 1, 2053. (Staff also recommends that the use will terminate upon the sale of the property, or when the applicants vacate the property).
3) Whether the permission of the use will impose additional costs on the public if it is necessary for the public to take the property in the future;
   This standard is met – There should be no additional cost to the public.
4) Whether the landowner will agree to the conditions that the City Council deems appropriate for permission of the use. This is to be determined.

In staffs opinion all of the conditions of Division 13 can be met by the applicant. The Agriculture District allows the use of accessory structures for the home occupation and recognizes that additional traffic may be brought to the site due to the home occupation.

Next Steps

The City Council will review the Planning Commission's Interim Conditional Use Permit at the next regularly scheduled meeting.

Authentisign ID: FF0B5CDA-63A7-ED11-9174-0050F2765AB1

City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

LAND USE APPLICATION: INTERIM USE PERMIT FOR A HOME OCCUPATION

An Interim Use Permit application requests a conditional use permitted in a particular zoning district, but regulated and controlled through conditions placed upon it by the City Council after review by the Planning Commission.

Applicant(s)/Owner(s):

Name(s) Rory Sowada Quinn Miron

Address 24258 Fallbrook Ave N

City Wyoming State MN Zip 55025

Phone Number (651) 455-2222 Email Rory_secsol@mindspring.com

Legal description of property: THAT PT OF S 450 FT OF NE1/4 OF SE1/4 LYING E'LY OF I-35.

Property Identification Number: R.21 211061800 Present zoning of property: A -- Agriculture/mixed use

Present use of property: Residence/mixed use

Proposed Home Occupation: Mixed use, residential

On what date, or upon what event, would the applicant desire the interim use to expire? 6 / 1 / 2053

This application and the following attachments must be submitted to be considered a complete application:

1. A detailed site plan showing the following information from Sec. 40 - 111, 5, (a – k):
   a. Site plan drawn at scale showing parcel and building dimensions and their square footages
   b. Curb cuts, driveways, access roads, parking spaces and off-street loading areas
   c. Type of business or activity and proposed number of employees
   d. Proposed floor plan of any building and use indicated
   e. A location map showing the general location of the proposed use within the City and showing all principal land uses within 250 feet of the parcel for which application is being made
   f. Any other information deemed necessary by the Zoning Administrator or Planning Commission
2. A letter explaining the proposed home occupation and how it will be operated
3. A completed Home Occupation Worksheet
4. A completed Conditional / Interim Use Permit Worksheet
5. The application fee and escrow must be paid at the time of application - The fee is **not** refundable and the unused portion of the escrow will be returned to the applicant.
6. Any other information deemed necessary by the Zoning Administrator or Planning Commission
7. An application for a property in a Shoreland District must include a valid Septic System Certificate of Compliance

Applicant(s) Signature(s) Rory Sowada Authentisign Quinn Miron Date 1/19/23

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project. All of Article V, Division 6, Conditional Use Permits, and Article VII, Division 13, Home Occupations are attached to this application and by signing this application, the Applicant acknowledges that they have been read and understood.

A public hearing can be scheduled only after a complete application has been received.

OFFICE USE ONLY

Application # I-23-001 Date Application Received 1/23/23

Date Complete Application Received 2/8/2023 60 Days 4/9/2023 By: [illegible] Official

Fee: $220.00 + Escrow $750.00 Date Paid 2/6/23 Check # 26940

Revised 11/15/22

HOME OCCUPATION WORKSHEET

Applicant: Rory Sowada

Address: 24258 Fallbrook Ave N

Type of Business: Light Manufacturing/ secondary operations services to injection molding

Business name: Secondary Solutions Inc

Answer the following questions based on the standards contained in Article VII, Division 13, of the City of Wyoming Zoning Ordinance for home occupations. If needed, use a separate page. **All questions must be answered.**

Sec. 40 – 543, Performance Standards; Items 1-10. **All home occupations shall conform to the following standards:**

1. Conduct of the home occupation does not require alterations to the exterior of the residence which substantially alters the appearance of the dwelling as a residence.

   Are any alterations to the exterior of the home proposed? ☐ Yes ☒ No

   If yes, what is proposed? _____

2. Only those persons residing in the home and one other person may be employed on the site or report to the site on any one day.

   How many employees will the business have? (2) The owner of the residence and 1 employee

3. Signage consists of no more than one (1) single or double-faced sign with a maximum area of nine (9) square feet per side in the R1, R2, R3, R4, R5, R6 and MXD (residential uses) Districts and sixteen (16) square feet per side in the Agricultural (A) District.

   Are any signs proposed for the business? ☐ Yes ☒ No

   Has a sign permit been applied for? ☐ Yes ☒ No

4. No outdoor display of goods.

   Will any goods be displayed outdoors? ☐ Yes ☒ No

5. Any additional need for parking generated by the home occupation shall be met by off-street parking. Said parking area shall be limited to three (3) spaces.

   Will there be any off-street parking? ☐ Yes ☒ No (If yes, show the location of parking on the site plan)

6. Should the occupation be teaching, classes shall not exceed ten (10) students at any one time.

   Is the business teaching? ☐ Yes ☒ No If yes, how many students per class? _____

7. Should the home occupation be repair, the items repaired shall be of a size or nature that repair can occur within the home, or an accessory structure to the principal use as allowed by this Ordinance.

   Is the business repair? ☐ Yes ☒ No If yes, where will the items be repaired? _____

8. No outside storage is permitted.

   Where will items be stored? Inside, no product is outside permissible due to environmental effect on goods

9. An accessory structure may be utilized in conjunction with the home occupation only for the purpose of holding equipment used off the site, repair (as conditionally permitted pursuant to Sec. 40 – 543, 7), and/or for the storage of goods or articles produced or used by the occupant of the principle structure.

   Will an accessory building be used for the business? ☒ Yes ☐ No

   If yes, what will the building be used for? Hand assembly and plastic part decorating

10. The home occupation shall not generate sewage of a nature or type that cannot be treated by a standard onsite sewage system, or the municipal sewer system, or hazardous wastes without an approved plan for offsite disposal.

    Will the business generate sewage that cannot be treated? ☐ Yes ☒ No (If yes, attach plan for offsite disposal)

    Will hazardous wastes be generated? ☐ Yes ☒ No (If yes, attach plan for offsite disposal)

Application # _____

Revised 11/15/22

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: Rory Sowada

Address: 24258 Fallbrook Ave N

Type of Business: Light manufacturing/secondary operations services to injection molding

Business name: Secondary Solutions Inc

Answer the following questions based on the standards contained in Sec. 40 – 112 of the City of Wyoming Zoning Ordinance for Conditional and Interim Use Permits. If needed, use a separate page. **All questions must be answered.**

1. Is your proposed use in conformity with the Comprehensive Plan and development policies of the City?
   ☐ Yes ☐ No Explain: Yes to the best of my knowledge.

2. Will your proposed use ~~create an excessive demand on existing parks, schools, streets and other public facilities~~ and utilities which serve or are proposed to serve the area?
   ☐ Yes ☒ No Explain: _____

3. Will your proposed use be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and so there will be no deterrence to development of vacant land?
   ☒ Yes ☐ No Explain: Already in place or will add additional screening to increase property value and privacy

4. Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?
   ☒ Yes ☐ No Explain: Already in existence/ no change

5. Is the proposed use reasonably related to the overall needs of the City and to the existing land use?
   ☐ Yes ☒ No Explain: Company is a service provider to the plastic industry

6. Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?
   ☒ Yes ☐ No Explain: Mixed use, will be less invasive than agricultural from both smell and noise

7. Will the proposed use be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located?
   X Yes ☐ No Explain: No Change

8. Will the proposed use generate only minimal vehicular traffic on local streets?
   ☒ Yes ☐ No Explain: Low run production, 1 delivery van est. daily Mon.-Fri. 1 semi every 3rd week

9. Will the proposed use create traffic hazards or unsafe access or parking needs?
   ☐ Yes ☒ No Explain: _____

10. Will existing businesses nearby be adversely affected by your proposed use because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness?
    ☐ Yes ☒ No Explain: All business is done inside and packaged in boxes/ large orders palletized for truck

11. Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?
    ☐ Yes ☒ No Explain: _____

12. Will the proposed use be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to water pollution, odor, fumes, and general unsightliness or other nuisances?
    ☐ Yes ☒ No Explain: proper disposal and filtration processes are followed

13. How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?
    ☒ Yes ☐ No Explain: Accessory building already exists, general landscaping for aesthetics will take place to improve value over the life of ownership

14. Will the proposed use cause adverse environmental effects?
    ☐ Yes ☒ No Explain: _____

Application # _____

Revised 11/15/22

Item #4

A letter explaining what you are intending to do for the home occupation and how it will be operated. Include employees needed. Any shipping details (to and from). Provide as much detail as you can; noise, waste, materials, etc.

Home use intention:

I intend to live within the property as my fulltime residency and treat the property in the manner that I intend to live there and keep everything in a respectable manner as it will double as not only my personal life but, professional life. I have customers that work in both medical and aerospace so, the property will need to be maintained to a much higher level. Potentially, having a 3rd party maintain the yard so curb appeal is maintained at all times.

Operation:

I will live on site within the home, I will run daily operations from the large pole building in the back. My operation has myself and one other full time employee. We do use 1099 personnel to meet production requirements when busy to maintain delivery due dates. The 1099's are only used when production exceeds normal operations. We do not produce products but, are a service provider to injection molding companies and perform finishing operations. Like taking a cavitron bottle that holds solutions for cleaning teeth and assembling it. We do some decorating as well, please see image below: (We decorate this specific part "the base" part of a breast tumor detection device.)

As far as "Noise", our loudest equipment is about the volume of a bird chirp... Sounds very similar. Deliveries are usually, every third day, approx. We receive a semi-truck load every 3rd week or so.

Waste is mostly unusable pallets, boxes, and general trash. We would likely get a small 4 yard dumpster that would be emptied every other week. This would include my personal residency trash. Waste is minimal and all products we use are environmentally friendly. We only purchase material based on production requirements to minimize waste.

Interactive Map

Chisago

legend Results View | Zoom In Zoom Out Pan Zoom Prev Navigation | Zoom Select Zoom Extent | Clear Search Identify Links/Downloads Commands | Buffer X/Y Map Tips Draw Measure Print Map Tools | Reports Reports

1 Items

	PIN	DotPin	Owname	MailAddr	MailCity	MailState	MailZip	PropAddr	PropUnit	PropCity	PropZip	Deed/
X	211061800	21.10618.00	MI[illegible]ON QUINN	24258 FALLBROOK AVE	FOREST LAKE	MN	55025	24258 FALLB[illegible]OK AVE		FOREST LAKE	55025	9

Business Structure

Personal Residence

Extra "Long Term" storage

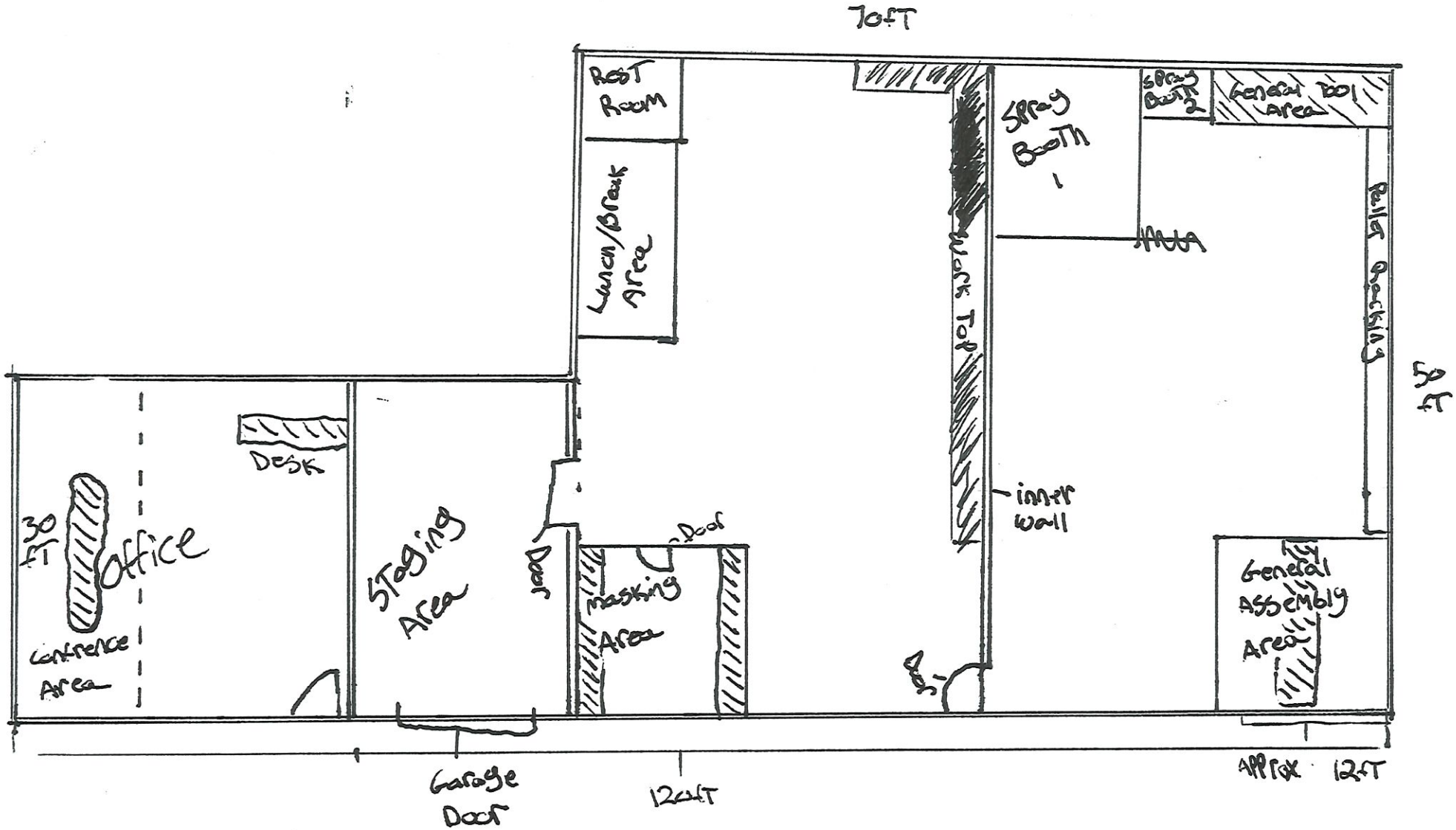
"Personal" icefishing Shack? Motor Cycle?

Scale 1: 1000

X: 522090.7224 Y: 101974.8166

https://gis.chisagocountymn.gov/Link/jsfe/index.aspx

1/2


70 FT
Rest Room
Lunch/Break Area
Spray Booth 1
Spray Booth 2
General Tool Area
Roller Racking
Work Top
inner wall
50 FT
DESK
30 FT
Office
Conference Area
Staging Area
Door
Door
masking Area
General Assembly Area
Garage Door
12 FT
approx 12 FT

CITY OF WYOMING
PLANNING AND ZONING

TO:	**Planning Commission**
DATE:	**03/14/2023**
FROM:	**Kim Lindquist, City Planner** **Fred Weck. Zoning Administrator**
RE:	**Conditional Use Permit & Site Plan Review Application**
APPLICANT:	**257 Land Holdings, LLC.**
PROPERTY:	**R.21.10605.00 & R.21.10542.10**
FILE NO.:	**C-23-001**

OVERVIEW

257 Land Holdings, LLC. ("Applicant") has requested review and approval of the submitted plans to allow 13 multi-family residential units with one office on the subject property. The site was previously rezoned from R1 to OHC to allow the multi-family use. The zoning ordinance allows elderly housing, either independent living, assisted living, memory care or convalescent care in the OHC by permitted use. The applicant hasn't indicated the type of housing proposed but a recommended condition would be that the use complies with ordinance permitted uses.

The property is also located in the Shoreland Overlay District which requires greater setbacks, regulates impervious surface and impacts site density. Staff has determined that a commercial PUD expansion could be appropriate for the project development. Use of a PUD requires approval of a master development plan and a CUP to permit the PUD overlay. A conditional use permit is also necessary because the site's impervious surface is 26.2 % when 25% is required. Therefore, a conditional use permit for the PUD and impervious surface, a PUD master development plan and a site plan approval are required to allow construction of the proposal.

The site is comprised of two parcels identified as R.21.10605.00 (Lot 1) and R.21.10542.10 (Lot 2) which are presently vacant. In total the sites are 14.23 acres however both parcels have significant wetlands and therefore the total land above the delineated wetland is closer to 4.53 acres. In addition, both parcels abut Heims Lake and therefore the site is subject to Shoreland Overlay standards.

The applicant will construct two multi-family residential buildings housing seven (7) or six (6) units within the two structures. An office suite is also provided in the 7-unit building. Detached garage buildings are also located next to the two residential buildings along with thirty-five surface stalls. Access will be from 257th Street, by a private drive extension from the existing cul-de-sac. The site has access to sanitary sewer and water and each residential building will have a sprinkler system. Building location is constrained due to the amount of land designated for natural resource protection and the required setbacks from the wetlands and Heims Lake. The buildings and parking meet the setback requirements although circulation on the site is difficult, particularly for fire access.

STAFF RECOMMENDATION

Based on Staff's review of the request and the standards for approval, Staff recommends continuance of the following applications in order to obtain additional information for review of the project. The continuance is for:

A conditional use permit to allow increased impervious surface coverage on the property from 25% to 26.2%

A conditional use permit to allow establishment of a Commercial Planned Unit Development for the properties PID R.21.10605.00 & R.21.10542.10.

A PUD master plan and site plan review for two multi-family buildings at PID R.21.10605.00 & R.21.10542.10.

The applicant should submit the following information to the City to permit a thorough review of the request:

1. The applicant clarify the type of housing project proposed and it's compliance with the OHC zoning district.
2. The applicant address all engineering comments provided to the applicant.
3. The applicant address Comfort Lake Forest Lake Watershed District Comments
4. The applicant shall submit architectural drawings for the detached garage building and verify the number of parking stalls provided on site.
5. The residential unit design shall be modified, or a drive aisle be installed around each residential unit to permit fire and emergency vehicle access to all units within each structure.
6. The applicant provide traffic generation and calculations for the 13 residential units and one office unit.
7. The applicant revised the landscape plan to add additional overstory tress unto the site.
8. The applicant clarify the intended use of the proposed office unit.

STAFF REVIEW

Site Plan Review

The subject property is currently zoned OHC – Office and Health Care. It is guided as Office and Health Care Business in the City of Wyoming's Comprehensive Plan. The zoning and surrounding uses are as follows:

North – OHC – Office and Health Care and I – Industrial; Heims Lake

South – R1 – Rural Residential I; Semi-Rural Neighborhood and Wetlands

East – R1 – Rural Residential I; Heims Lake

West –R1-Rural Residential I; Interstate 35

This property is located within the Shoreland Management Overlay area, but not within a FEMA floodplain designated area. The following table summarizes the regulations associated with the site, outlining the standards for property zoned OHC – Office and Health Care. The site will have public sewer.

Zoning District	OHC – Office and Health Care	Shoreland Recreational Development Lake	Existing
Lot Area	20,000 sq. ft.	65,000 sq. ft.	Lot 1 – 510,421 sq. ft. Lot 2 – 108,900 sq. ft.
Lot Width	115 feet (corner lot) 100 feet (interior lot)	255 feet	Lot 1 – 977 feet Lot 2 – 372 feet
Lot Depth	200 feet; shall not be greater than four times the lot width	*Underlying Zoning Applies	Lot 1 – 604 feet Lot 2 – 235 feet(pre-existing condition)
Front Yard Setback	135 feet from the centerline of highway & 40 feet from the ROW of a local street	75feet from OHWL (all structures meet the setback from OHWL)	87' building A 127' to building B
Side Yard Setback	Principal – 15 feet Accessory – 3 feet Parking Area – 15 feet	75feet from OHWL (all structures meet the setback from OHWL)	15' north side 171' to garage A north side 64' parking
Rear Yard Setback	Principal – 20 feet Accessory – 3 feet Parking Area – 15 feet	75 feet from OHWL (all structures meet the setback from OHWL)	88' Building A 40' Garage A 21' parking

Site Plan Review

The subject property is currently zoned OHC and will be developed as a multi-family project. The site plan contains a total of 13 units and one office unit housed in two separate buildings. There are also two garage buildings detached from the two principal buildings along with 35 surface parking stalls. There is only one access into the project, from the 257th Street public cul-de-sac. Circulation within the site is difficult, particularly for emergency vehicles.

PUD Density

The Shoreland Overlay District allows PUDs, either commercial or residential. The initial review calculated the density permitted by use of the commercial PUD. The density calculations are based upon the number of units on a tiered system. The tiers are defined by the distance away from the OHW. In this case each tier is 267 feet because Heims Lake is categorized as a Recreational Development Lake. Under that formula, the property could allow up to 15 units, with some restrictions pertaining to the exact location of individual units on the site. The current plan meets the locational requirements and the number of units permitted by ordinance. In other words, the site plan is compliant with the density requirements found within the Shoreland District based upon the tier calculation. Other standards beside unit density also are regulated and in the Shoreland Ordinance and noted within the staff report.

Architecture

The building elevations depict one level buildings that are very residential in character. The sidewall is nine feet one inch, with a 6/12 pitch roof. Overall building height is 18.5 feet, as calculated using the building height definition. Exterior materials consist of asphalt shingles, vinyl siding (a prohibited material), a 3-foot brick veneer wainscotting and a batt and board sided dormer. There are no elevations provided for the garages and the applicant should submit architecture elevations associated with the two buildings.

Landscaping & Tree Preservation

City standards require landscaping with a combination of overstory trees, understory trees, and shrubs within one year following the completion of development. The site must have a minimum of one overstory tree and two understory trees per 1/10 acre (excluding wetlands), which will require at least 45 overstory trees and 90 understory trees. The applicant has calculated the amount of landscaping needed based upon the amount of "plantable area" which is significantly less than the amount of upland area minus wetlands. The ordinance also notes that in instances where healthy plant materials of acceptable species exist on the site prior to development and are maintained, the City may allow credit for the material provided so long as the adjustment is consistent with the intent of the ordinance. While the amount of natural vegetation to remain leads the City to support some credit, staff is recommending additional landscaping on the site. The landscape schedule does not include any overstory plants and includes 22 understory trees. The applicant should resubmit a landscape plan that is more consistent with the ordinance criteria than the current condition.

The applicant has provided a woodland preservation plan to the City for review. The plan indicates there are 138 significant trees within the "developing" area of the properties. Of the 138, forty-eight are scheduled for removal. Based upon the plan information, it appears that the trees to be removed fall into the "permitted removal of existing trees" since the applicant has noted that removal is prompted by location of buildings, parking, accessways, and stormwater ponding. Additionally, some of the trees within the developing area are shown to be saved. Care must be taken during grading and construction that these trees and their root systems are not adversely affected by the site activities. The plans indicate installation of fencing to define areas for preservation. Snow fencing or some other type of fencing should also be located along the vegetative buffer being maintained on the site to

ensure grading, equipment and materials storage do not negatively impact the preserved woodland areas.

Utilities

As part of the 257th Street Project, sanitary sewer and watermain were extended to this parcel. Utilities are of sufficient size and capacity to accommodate the proposed development.

Roads, Traffic, and Access

Access to the site comes from the end of the public cul de sac, 257th Street. The private drive entering the site is 24' which is maintained the length of the development. Surface parking is available on portions of the main access aisle. There is no parking stalls in front of the detached garage units.

The applicant indicates that traffic from the site would be in the range of 76 to 102 trips per day. Peak hour trips would range from 6 to 7 in the am and 7 to 8 in the pm. It is unclear how these calculations were arrived at, and it is requested additional traffic information be provided. Staff is requesting a breakdown in the generation from the units versus the office use and clarifying the ITE (Institute of Traffic Engineers) information used in their calculations. The applicant should also clarify the intended use of the office space as that will have an impact on the traffic generation.

The number of units on the site will impact the traffic generation for the project. The adjoining single-family neighborhood along Heims Lake Circle will notice a change in traffic on 257th Street as compared to the existing undeveloped condition. However, the amount of traffic is not overly onerous and local street design should have capacity to handle the projected traffic without negative traffic consequences. It is recognized that 13 residential units will create more demand than one traditional single-family unit.

Parking

The zoning ordinance requires 2 parking stalls per multiple housing unit. If the multi-family project is elderly the number of stalls required is ½ spaces per dwelling unit. If the project were assisted living or nursing home, the parking stall requirement would be 1 stall for each 4 beds plus one space for every 2 employees. As can be seen, the amount of parking required is specifically related to the type of use proposed for the site. While the applicant has not provided that information, this is one of the items being requested and in part, prompts the recommendation for continuance. If the site is not independent living units, the parking requirements would be reduced from 26.

It is difficult to determine how much parking is available on site. The applicant has not provided information about the detached garage buildings. Somewhat unusual, there is no room for parking in front of the garage units. As mentioned, there are 35 surface parking stalls which could address site parking demand for the units and visitors. Due to the location of the site, there is little opportunity for parking except on-site. The applicant should provide additional information relating to the intended use so accurate parking calculations can be made.

Drainage/Natural Resource/Wetlands

Much of the current site is designated wetlands and therefore not buildable. The estimate was that 4.53 acres of the site is considered upland with the remainder restricted.

The site is located within Comfort Lake Forest Lake Watershed District and will require a permit through the watershed district. Initial feedback from CLFLWD staff was provided and incorporated into the comments provided to the applicant. An NPDES permit will also be required and compliance with all NPDES permit requirements will need to be confirmed. A SWPPP is required for the site and should be provided with future submittals for review. The proposed subdivision is outside of the 100-year floodplain, so there are no floodplain requirements. The site is showing peak rates decreasing from existing to proposed conditions for the 2-, 10- and 100-year storm events. Soil borings are needed to confirm infiltration is feasible onsite and that the proposed infiltration basin meets NPDES required separation to groundwater.

A stormwater Maintenance Agreement will be required for the private stormwater management facilities on site. A drainage and utility easement will be required to be placed over the stormwater management feature as well as access to it. Detailed redline comments related to stormwater management have been provided to the applicant's engineer.

Lighting

Lighting standards require that any development cannot have a light intensity that exceeds one foot candle on the right-of-way line of a public street or a residential property – which this plan does not. Compliance is achieved in part by the use of light fixtures with downward directed lighting. Also, the light fixtures 20' in height. Lighting location performance standards state that light fixtures must be setback a minimum of 10 ft from a street right-of-way and 5 ft from interior and rear lot lines.

Conditional Use Permit

Shoreland Management Overlay Requirements

The site is entirely within the Shoreland Management Overlay because of its proximity to Heims Lake. The Overlay District requires a CUP for any non-residential development that wishes to exceed 25% impervious surface coverage, regulated in Section 40-328 4(a)ii. This site plan states an impervious surface coverage will be slightly over the ordinance standard at 26.2%.

Staff recognizes that having additional hard surfacing over and above the ordinance requirement is not ideal given its proximity to Heims Lake. However, the hard surfacing is close to the ordinance standard. If the site was not in the Shoreland District the hard surface coverage requirement would be significant higher; it is 50% for residential uses. Because the site is isolated and there isn't additional access or parking opportunities nearby, it is important that the site provide all necessary development on site. Staff is requesting some revisions to the plans and so final impervious surface calculations will be needed when the final design is completed.

Sec. 40 – 328. Stormwater Management. In addition to City Code Chapter 39, and the rules promulgated by the Watershed District the following standards will apply to stormwater management in the shoreland district.

(1) When possible, existing natural drainage ways, wetlands, and vegetated soil surfaces must be used to convey, store, filter, and retain stormwater runoff before discharge to public waters.

(2) Development must be planned and conducted in a manner that will minimize the extent of disturbed areas, runoff velocities, erosion potential, and reduce and delay runoff volumes. Disturbed areas must be stabilized and protected as soon as possible, and appropriate facilities or methods used to retain sediment on the site.

(3) When development density, topographic features, and soil and vegetation conditions are not sufficient to adequately handle stormwater runoff using natural features and vegetation, various types of constructed facilities such as diversions, settling basins, skimming devices, dikes, waterways, and ponds may be used. Preference must be given to surface drainage, vegetation, and infiltration rather than buried pipes and constructed materials and facilities.

(4) The following specific standards apply:

(a) Impervious surface coverage of lots must not exceed twenty-five percent (25%) of the buildable lot area, except as provided below:

1. For non-single-family residential, impervious surface coverage of up to a maximum of 75 percent of the buildable lot area when the following stipulations are met:

i All structures and practices are in place for the treatment of stormwater runoff.

ii A conditional use permit is submitted and approved as provided for in Section 40-333 of this Ordinance, subject to the criteria listed in Section 40-333 (3) and the conditions listed in Section 40-333 (3), (4) and (5) of this Ordinance. (ORDINANCE NO. 2020-02)

(b) When constructed facilities are used for stormwater management, documentation must be provided by a qualified individual that they are designed and installed consistent with the field office technical guide of the local soil and water conservation districts or the Minnesota Stormwater Manual, as applicable. (c) New constructed stormwater outfalls to public waters must be consistent with Minnesota Rules, part 6115.**0231Sec. 40 – 333. Notification of Variances and Conditional Uses**

In Section 40-333 the ordinance addresses variance and conditional use permits in the shoreland overlay district. The following is the applicable evaluative criteria for granting of a conditional use permit:

(3) Conditional uses allowed within shoreland areas shall be subject to review and approval procedures, criteria, and conditions for review as established in Article V, Division 6, of the Zoning Ordinance. The following additional evaluation criteria and conditions apply within shoreland areas:

(a) Prevention of soil erosion or other possible pollution of public waters, both during and after construction.

(b) The visibility of structures and other facilities as viewed from public waters is limited.

(c) The site is adequate for water supply and on-site sewage treatment.

(d) The types, uses, and number of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercrafts.

(e) The removal of significant trees shall not exceed those in accordance with Section 40-556 of this Ordinance.

(4) In evaluating all variances, conditional uses, and zoning applications, the zoning authority shall require the property owner to address, when appropriate, the following conditions, when related to and proportional to the impact, to meet the purpose of this ordinance, to protect adjacent properties, and the public interest:

(a) Advanced storm water runoff management treatment;

(b) Reducing impervious surfaces;

(c) Increasing setbacks from the ordinary high water level;

(d) Restoration of wetlands;

(e) Limiting vegetation removal and/or riparian vegetation restoration;

(f) Provisions for the location, design, and use of structures, sewage treatment systems, water supply systems, watercraft launching and docking areas, and parking areas;

(g) Screening of the non-water-orientated structures as viewed from public waters;

As mentioned above, the site development creates impervious surface conditions that are close to the ordinance criteria. The applicant is being continued to permit the applicant to address specific site plan issues. One that may affect the hard surface requirements is the fire department request to provide emergency vehicle access to all units. This would require changing the building or internal unit style or adding an access around the residential buildings.

<u>*General Conditional Use Permit Standards*</u>

Chapter 40, Article V, Division 6, Conditional Use Permits, Section 40 – 112, sets forth the general standards that shall be met in order to grant a CUP. These standards are as follows:

1. The use is in conformity with the Comprehensive Plan and development policies of the City.
   Additional information is required. .
2. The use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
   Additional information is required. .
3. The use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be

depreciated in value and there will be no deterrence to development of vacant land.
This standard has been met.

4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.
This standard has been met.
5. The use in the opinion of the City is reasonably related to the overall needs of the City and to the existing land use.
This standard has been met.
6. The use will be consistent with the purpose of this and other City Ordinances.
Additional information is required. .
7. The use will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located.
Additional information is required.
8. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.
This standard has been met.
9. Existing businesses nearby will not be adversely affected because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness.
This standard has been met.
10. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.
This standard has been met.
11. The use will not be hazardous, detrimental, or disturbing to present and potential surrounding land use due to water pollution, odor, fumes, general unsightliness, or other nuisances.
This standard has been met.
12. The use will preserve and incorporate the site's important natural and scenic features into the development design.
This standard has been met.
13. The use will cause minimal adverse environmental effects.
This standard has been met.

APPLICABLE ZONING ORDINANCE PLANNED UNIT DEVELOPMENT STANDARDS.

Section 40-364 defines the required standards and considerations the city will review when an application is requesting a PUD. The following criteria should be considered:

(1) Location of the buildings, compatibility, parking areas and other features with respect to the topography of the area and existing natural features such as streams and large trees;
(2) Efficiency, adequacy and safety of the proposed layout of internal streets and driveways;
(3) Adequacy and location of green areas;

(4) Adequacy, location and screening of parking areas; and
(5) Such other matters as may be found to have a material bearing upon the stated standards and objectives of the comprehensive land use plan.

The item is being continued to address some site plan issues. Staff believes the applicant will be able to address these requirements in the revised submittal.

Section 40-367 General Regulations.

(1) All other development regulations of the appropriate Zoning District not specified in this Division or specified as a condition to the Conditional Use Permit shall apply to a Planned Unit Development.
(2) The application for a Conditional Use Permit shall state precisely the reasons for requesting the consideration of the property for Planned Unit Development
(3) Each living unit must have at least nine hundred sixty (960) square feet of floor area excluding the basement.
(4) Each living unit must have a garage with minimum area of three hundred twenty (320) square feet.
(5) The land which is to be set aside as open or common area shall be clearly indicated on the plan. Provisions for recreational area and for continual maintenance of that area not dedicated and accepted by the City shall be required.
(6) No conveyance of property within the Planned Unit Development shall take place until the property is platted in conformance with the provisions of this Division and applicable to the City Subdivision Ordinance.
(7) The uses in the PUD shall be those uses allowed for in the Zoning District in which the PUD is located.
(8) There is to be provided within the tract, or immediately adjacent thereto, parking spaces in private garages or off-street parking areas in accordance with the requirement of Article VII, Division 23.

The item is being continued to address some site plan issues. Staff believes the applicant will be able to address these requirement in the revised submittal.

Section 40-368 Site Design

(1) The number of principal use structures which may be constructed within the PUD shall be determined by dividing the net buildable acreage of the project area by the required lot area per unit which is required in the district in which the Planned Unit Development is located. The net buildable acreage shall be defined as the project area less the land area dedicated for public streets, and land which is not deemed as buildable by this Ordinance. The project area includes all the land within the Planned Unit Development which is allocated for residential and for common open space as required by this Division. Land to be dedicated for public streets is to be excluded from the project area.

(2) The common open space, any other common properties, individual properties, and all other elements of the Planned Unit Development shall be so planned that they will achieve a unified scheme of integrated planning and a harmonious selection and efficient distribution of uses.
(3) The proposed PUD shall be of such size, composition, and arrangement that its construction, marketing, and operation is feasible as a complete unit, without dependence on any subsequent unit or development.
(4) All PUD's shall be served by public sewer and water.
(5) Planned unit development (PUD) dwelling units should have a character and scale that relate to the heritage of the city, similar to design standards for the residential districts.
(6) Vegetated buffers of native trees, shrubs and understory shall be planted in buffer zones of sufficient area from edge of the PUD so as to provide residential privacy and minimize views of house lots from exterior road and abutting properties.

The item is being continued to address some site plan issues. Staff believes the applicant will be able to address these requirement in the revised submittal.

Next Steps

The item will be brought before the Planning Commission upon receipt of the requested additional information.

MN Statute 15.99 requires that the city must approve or deny this request within 60 days. The city can, with cause, extend this to 120 days. If the Planning Commission does table this request a written notice will be sent to the applicant notifying them of the extension. With the 60 day extension the Planning Commission would need to reconsider the request on, or before May 24, 2023.

City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

LAND USE APPLICATION: CONDITIONAL & INTERIM USE PERMIT

A conditional use permit application requests a use permitted in a particular zoning district, but regulated and controlled through conditions placed upon it by the City Council after review by the Planning Commission.

Property Address: Parcels 21.10542.10 @ 21.10605.00

Applicant(s): Name(s) 257 Land Holdings, LLC

Address 4463 White Bear PKWY

City White Bear Lake State MN Zip 55110

Phone Number 612-532-1164 Email brian@bergen-Financial.com

Owner(s) - If other than Applicant(s):

Name(s)

Address

City State Zip

Phone Number Email

Owner(s) Signature(s) Date

Legal description of property: survey is attached

Property Identification Number: R.21. 10605.00 + 21.10542.10 Present Zoning: ~~OHC~~ R1

Present use of property: Vacant lot

Proposed use of property: 13 unit affordable multi family housing

Is this an application for an Interim Use permit? ☐ Yes ☒ No If yes, on what date, or upon what event, would the applicant desire the interim use to expire? Date: ____ / ____ / ____ OR Event:

This application and the following attachments must be submitted to be considered a complete application:

1. A detailed site plan showing the following information from Sec. 40 - 111, A-K also including:
   a. The grading and drainage plan must be designed in accordance with Article VII, Division 21 of the Zoning Ordinance and the City Of Wyoming Surface Water Resource Guidance Document
   b. Elevation drawings of all sides of the proposed building to show compliance with the architectural standards of the zoning district the use will be located in
   c. Landscaping and Screening in accordance with Article VII, Divisions 14 & 26
   d. Lighting Plan in accordance with Article VII, Division 15
2. A letter explaining the proposed use and how it will be operated
3. A completed Conditional & Interim Use Permit Worksheet
4. Applications for uses described in Article VI, Divisions 7, 18 & 19 and Article VII, Divisions 2, 8, 10, 17-20 & 25 of the Zoning Ordinance. It must include the information necessary to show compliance with the applicable section of the ordinance.
5. Applications for uses that are within the Highway 8 Overlay District or that utilize Highway 8 for access must include the information necessary to show compliance with Article VI, Division 14 of the Zoning Ordinance
6. The application fee and escrow must be paid at the time of application - The fee is **not** refundable and the unused portion of the escrow will be returned to the applicant.
7. Any other information deemed necessary by the Zoning Administrator or Planning Commission

RECEIVED
JAN 17 2023
BY: F.W.

Applicant(s) Signature(s) Date 11/28/22

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project. All of Article V, Division 6, Conditional Use Permits, and Article VII, Division 13, Home Occupations are attached to this application and by signing this application, the Applicant acknowledges that they have been read and understood.

A public hearing can be scheduled only after a complete application has been received.

OFFICE USE ONLY
Date Complete Application Received 2/21/23

Application # C-23-001
60 Days 4/22/23
Date Paid 1/17/23

Date Application Received 1/17/2023
By:
Official
Check # 5590

Fee: $220.00 + Escrow
Escrow - Commercial is $1,000.00 & Residential is $750.00

Revised 10/19/22

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: 257 Land Holdings LLC.
Address: 4463 White Bear PKWY.
Type of Business: Apartments
Business name: 257 Land Holdings LLC.

Answer the following questions based on the standards contained in Sec. 40 – 112 of the City of Wyoming Zoning Ordinance for Conditional and Interim Use Permits. If needed, use a separate page. **All questions must be answered.**

1. Is your proposed use in conformity with the Comprehensive Plan and development policies of the City?
   ☒ Yes ☐ No Explain: _____
2. Will your proposed use create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area?
   ☐ Yes ☒ No Explain: _____
3. Will your proposed use be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and so there will be no deterrence to development of vacant land?
   ☒ Yes ☐ No Explain: _____
4. Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?
   ☒ Yes ☐ No Explain: _____
5. Is the proposed use reasonably related to the overall needs of the City and to the existing land use?
   ☒ Yes ☐ No Explain: _____
6. Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?
   ☒ Yes ☐ No Explain: _____
7. Will the proposed use be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located?
   ☒ Yes ☐ No Explain: _____
8. Will the proposed use generate only minimal vehicular traffic on local streets?
   ☒ Yes ☐ No Explain: _____
9. Will the proposed use create traffic hazards or unsafe access or parking needs?
   ☐ Yes ☒ No Explain: _____
10. Will existing businesses nearby be adversely affected by your proposed use because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness?
    ☐ Yes ☒ No Explain: _____
11. Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?
    ☐ Yes ☒ No Explain: _____
12. Will the proposed use be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to water pollution, odor, fumes, and general unsightliness or other nuisances?
    ☐ Yes ☒ No Explain: _____
13. How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?
    ☒ Yes ☐ No Explain: _____
14. Will the proposed use cause adverse environmental effects?
    ☐ Yes ☒ No Explain: _____

Application # _____

Revised 10/19/22

257 Land Holding LLC
4463 White Bear Pkwy Suite 101
White Bear Lake MN 55127
612-532-1164
brian@bergen-financial.com

February 16, 2023

City Planner
City of Wyoming
7665 Wyoming Trail
Wyoming MN 55092

Dear Sir:

RE Heim's Lake 13 unit apartment
Proposed Use and operation.

The proposed project will have 13 unit multifamily housing units. There will also be garages available for rent to the future tenants. The finishes will be new with the latest design features. The site has a lot of open space for trails and walking paths.

The building will be operated by a professional management company. All fair housing laws will be followed. I have over 30 years of apartment development and management experience. I currently own multifamily housings projects in 8 states.

Thanks

Brian Solsrud
Member

STARK ENGINEERING
www.starkengineer.com
320-249-2611
Sauk Rapids, Minnesota

Civil Engineering
Site Planning
Sustainable Design

MEMORANDUM

Date: 2/17/2023
By: Wayne C.B. Stark, P.E.
To: Frederick Weck, City of Wyoming
Project: Heim's Lake Apartments

Subject: **Response to Incomplete Conditional Use Permit Application**

I recently received your incomplete application letter dated January 23rd via email for this project. The preliminary documents have been revised and additional documents provided to address the list of items needed for a complete application. I would like to offer the following as further clarification to address each item:

1. *Four (4) full-size, to scale, legible plans. On January 23rd four (4) reduced copies of the plan were delivered to the city.*
   Four (4) full size and two (2) 11"x17" hard copies of all electronic plans will be delivered to the City on Tuesday, February 21st by noon. Also included in this delivery will be a hard copy of the stormwater report.

2. *Electronic versions of all drawing plan sets.*
   Included in this submittal.

3. *Evidence of ownership or an interest in the property.*
   Attached to this memo.

4. *Evidence that there are no delinquent property taxes, special assessments, penalties, interest and/or municipal utility fees due on the property.*
   It is our understanding that any delinquent property taxes, special assessments, penalties, interest and/or municipal utility fees will be due prior to construction on the site and that this approval process will be allowed to continue without payment of these fees.

5. *Traffic impact and mitigation analysis.*
   Daily trips from the 13 units plus one office within the two proposed apartment buildings would range from 76.2 to 102.5 while peak hour trips would range from 6.4 to 6.9 in the morning and 7.6 to 7.8 in the evening. The daily trip estimates are equivalent to the daily trips from 7 to 10 single family residential (SFR) units. Therefore, a more detailed traffic impact and mitigation analysis isn't warranted for this project especially considering the existing SFR development to the north of the project has 33 SFR units.

6. *Lighting plan.*
   A lighting plan is included in the preliminary plan set.

7. *Sidewalk plan.*

   The site and utility plan (Sheet C-1) has been revised to show a sidewalk along the driveway from the apartments to the existing cul-de-sac.

8. *Sign plan.*

   No monument sign or other project signage is proposed.

9. *Storm Water Pollution Prevention Plan (SWPPP).*

   The SWPPP will be included in the permit plans. A preliminary erosion control plan is included on the grading plan (Sheet C-2).

10. *Soil borings.*

    As referenced in the preliminary stormwater report, the existing soils on this site (according to the Web Soil Service) are sand soils (HSG A) with groundwater depths of more than 80 inches and therefore suitable for infiltration. A geotechnical report with soil borings will be provided with the permit plans and final stormwater report.

11. *Drainage area maps (with a scale on the maps).*

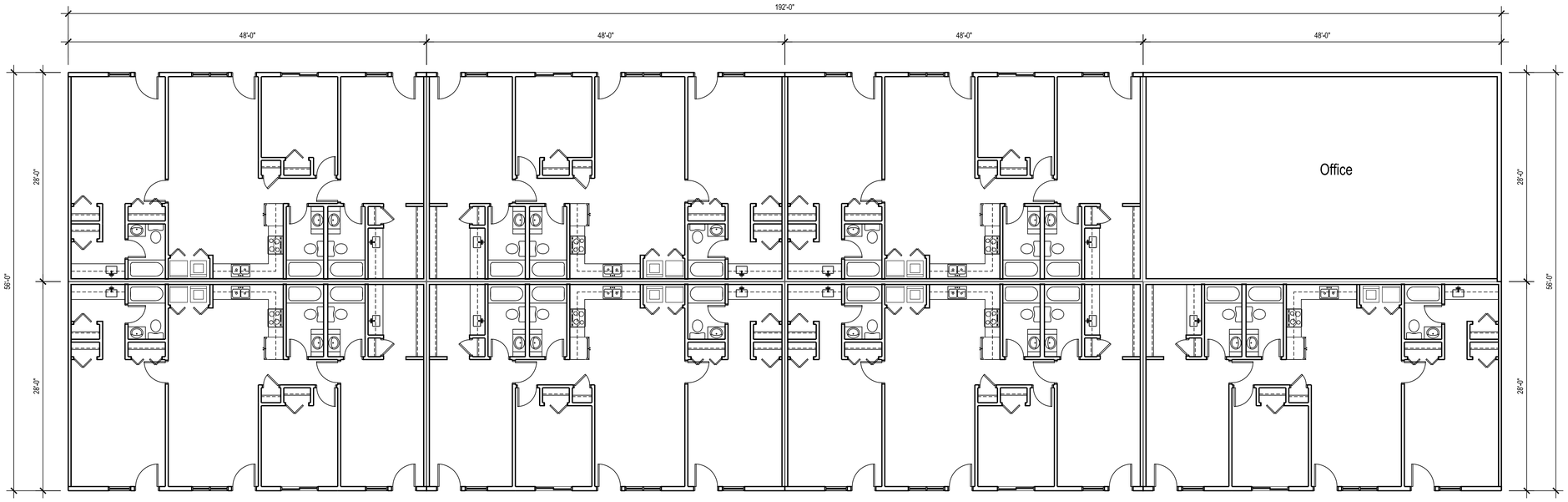
    Existing and proposed drainage area maps to scale are included in the stormwater report.

12. *A letter explaining the proposed use and how it will be operated.*

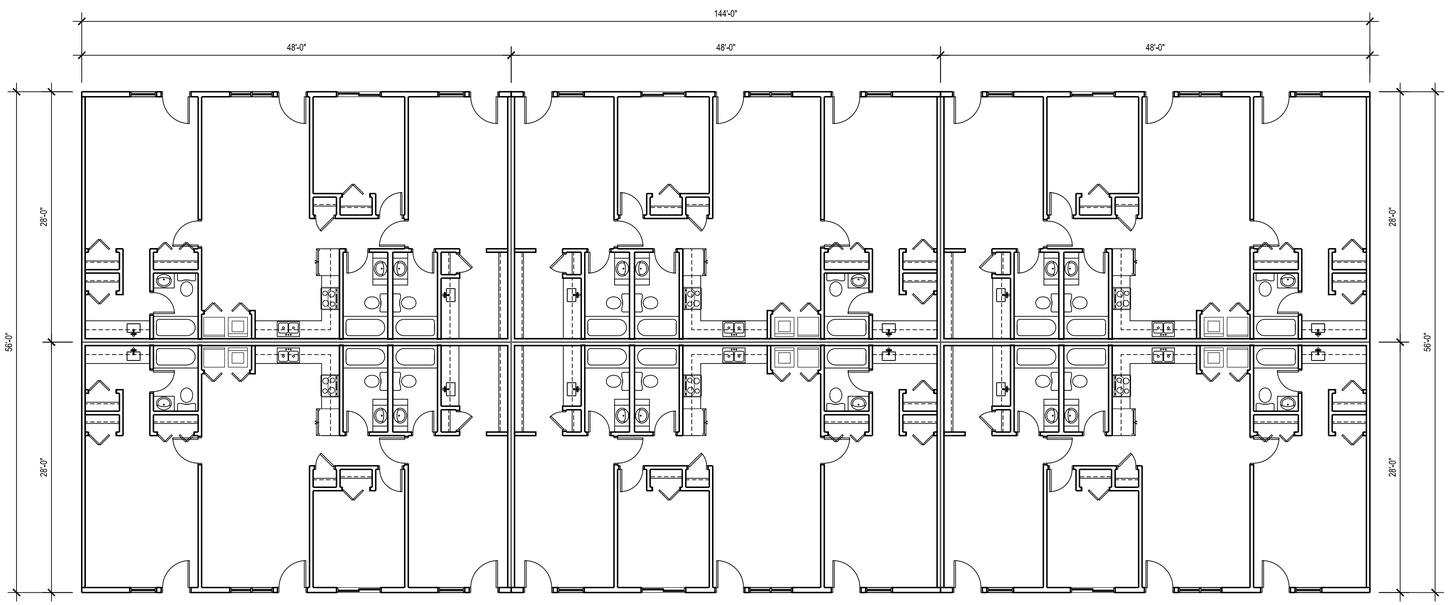
    Attached to this memo.

Conditional Use Application.

1. The plans will be submitted electronically.
2. The proposed use will be a 13 unit apartment building. A management company will take care of leasing and maintenance.



1 FLOOR PLAN - 7 UNITS APARTMENT PLUS OFFICE
SCALE: 1/8" = 1'-0"



2 FLOOR PLAN - 6 UNITS APARTMENT
SCALE: 1/8" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

HArchitects
Commercial | Retail | Mixed Use Residential | Restaurants
51 11th Ave. South
Waite Park, MN 56387
320-237-7411: hiarchitects2000@gmail.com

ARCHITECT CERTIFICATION:
I Hereby Certify That This Plan Was Prepared By Me Or Under My Direct Supervision and I am A Duly Registered Architect Under The Laws Of The State of Minnesota

Signature:

Printed Name: Hung T. Ly
REG. 50476 Date: 11/24/2022

PROPOSED 13 RESIDENTIAL UNITS APARTMENT

Address
City, State Zip Code

REVISIONS
1 MM/DD/YYYY

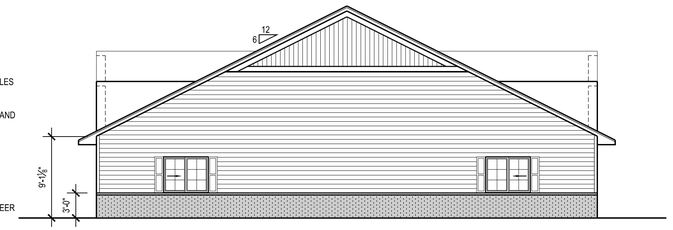
SHEET TITLE
FLOOR PLANS

DRAWN BY:	DATE:
Hung Ly	11/24/2022

SHEET NO.
A2

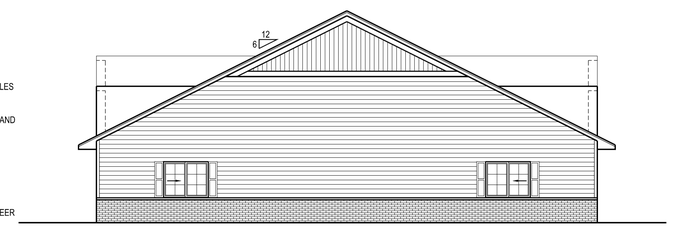
PROJECT NO.

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



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

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



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

PRELIMINARY NOT FOR CONSTRUCTION

HArchitects
Commercial | Retail | Mixed Use Residential | Restaurants
51 11th Ave. South
Waite Park, MN 56387
320-237-7411: hiarchitects2000@gmail.com

ARCHITECT CERTIFICATION:
I Hereby Certify That This Plan Was Prepared By Me Or Under My Direct Supervision and I am A Duly Registered Architect Under The Laws Of The State of Minnesota

Signature:

Printed Name: Hung T. Ly
REG. 50476 Date: 01/21/2023

PROPOSED 13 RESIDENTIAL UNITS APARTMENT

Address
City, State Zip Code

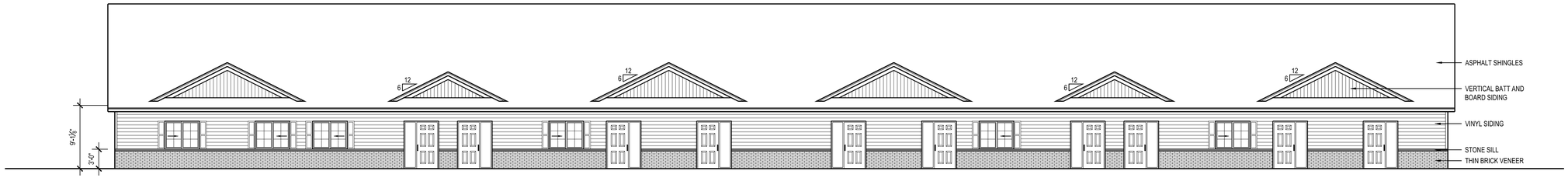
REVISIONS
1 MM/DD/YYYY

SHEET TITLE
EXTERIOR ELEVATIONS: BUILDING #2

DRAWN BY:	DATE:
Hung Ly	01/21/2023

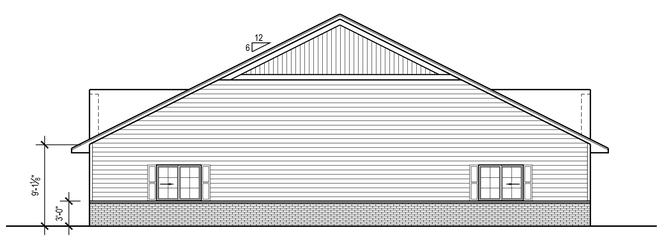
SHEET NO.
A4

PROJECT NO.

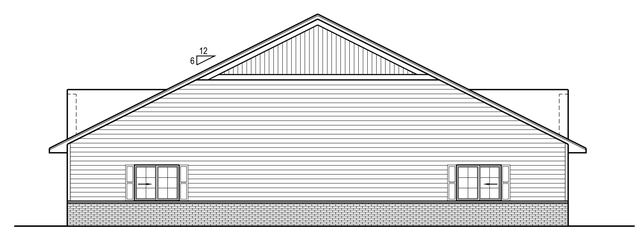


1 EXTERIOR FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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



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



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

PRELIMINARY NOT FOR CONSTRUCTION

HArchitects
Commercial | Retail | Mixed Use Residential | Restaurants
51 11th Ave. South
Waite Park, MN 56387
320-237-7411: hiarchitects2000@gmail.com

ARCHITECT CERTIFICATION:
I Hereby Certify That This Plan Was Prepared By Me Or Under My Direct Supervision and I am A Duly Registered Architect Under The Laws Of The State of Minnesota

Signature:

Printed Name: Hung T. Ly
REG. 50476 Date: 01/21/2023

PROPOSED 13 RESIDENTIAL UNITS APARTMENT

Address
City, State Zip Code

REVISIONS
1 MM/DD/YYYY

SHEET TITLE
EXTERIOR ELEVATIONS: BUILDING #1

DRAWN BY:	DATE:
Hung Ly	01/21/2023

SHEET NO.
A3

PROJECT NO.:

DENSITY ANALYSIS INFORMATION:

Total Area above OHW = 5.25+/- acres
Total Area above Delineated Wetland = 4.53+/- acres

Tier 1 = 4.25+/- acres or 184,367+/- sq.ft.(above OHW)
Tier 1 = 3.51+/- acres or 152,748+/- sq.ft. (above Delineated Wetland line)

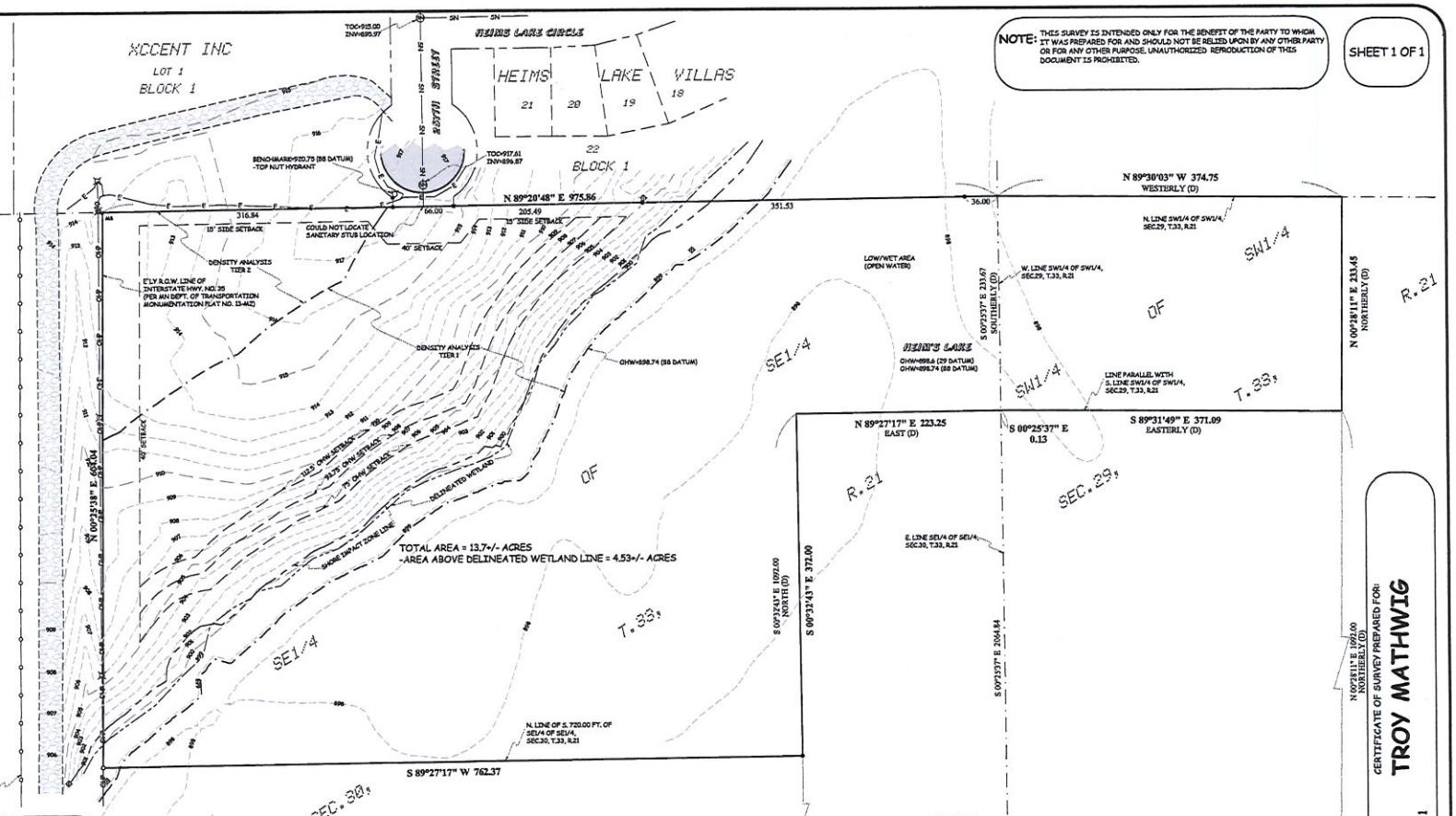
Tier 2 = 1.02+/- acres or 44,518+/- sq.ft.

Building Setbacks (Per Client):
Interstate 35 = 135 feet from Centerline
Collector Street = 40 feet from R.O.W.
Side = 15 feet
Rear = 20 feet
OHW = 75 feet
OHW = 112.5 feet (based on Increased Density Option 1)
OHW = 93.75 feet (based on Increased Density Option 2)
Shore Impact Zone Line = 37.5 feet from OHW

-Area in Shore Impact Zone = 5,582+/- sq.ft.
-Preserved area in Shore Impact Zone
(70% of Shore Impact Zone) = 3,907+/- sq.ft.
-Buildable area in Shore Impact Zone = 1,675+/- sq.ft.

-Open Space Area Requirement = 2.26+/- acres
(50% of area above Delineated Wetland line)

-Allowable Density in Tier 1 = 10.18 Units
-Allowable Density in Tier 2 = 2.97 Units
-Total Allowable Units = 13.15



NOTE: THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED.

SHEET 1 OF 1

LEGAL DESCRIPTION

(Per Doc. No. 650871):
That part of Southwest 1/4 of Southwest 1/4, Section 29, Township 33, Range 21, described as follows: Commencing at the sw corner of said Section 29; then easterly along the south line of said SW 1/4 of SW 1/4, a distance of 354 feet, then northerly at a right angle 1092 feet to the point of beginning; then continue northerly on a projection of the last described line to the north line of said SW 1/4 of SW 1/4; then westerly along said north line to the west line of said SW 1/4 of SW 1/4; then southerly along said west line to the intersection with a line drawn westerly parallel with the south line of said SW 1/4 of SW 1/4 from the point of beginning; then easterly along said parallel line to point of beginning, excluding public waters.
AND
That part of the Southeast 1/4 of the Southeast 1/4, Section 30, Township 33, Range 21, lying northerly of the south 720 ft; lying easterly of the easterly right of way line of Interstate Highway No.35, and lying northerly, westerly and northwesterly of the following described line: commencing at the southeast corner of said section 30; then west assumed bearing along the south line of said Section 30, a distance of 221 feet to the point of beginning of said line to be described; then north 1092 feet; then east to the east line of said SE 1/4 of SE 1/4 and said line there terminating, excluding public waters.

-The utilities shown hereon were located using the Gopher State One-Call system and verified in the field where possible. Private utility locations, such as underground sprinklers, underground service lines,act may not have been located. O'Malley & Kron cannot guarantee that all utility companies responded or the accuracy or completeness of the locates. Prior to digging, contact Gopher One at 1-800-252-1166 and refer to ticket number 213190517.

-Wetland Delineation completed by Jacobson Environmental, PLLC (612) 802-6619

Legend
- INDICATES IRON MONUMENT PLACED
- INDICATES IRON MONUMENT FOUND
- INDICATES CHISAGO COUNTY CAST IRON MONUMENT

LEGEND
- ST — INDICATES STORM SEWER LINE
- SN — INDICATES SANITARY SEWER LINE
- W — INDICATES UNDERGROUND WATER
- G — INDICATES UNDERGROUND GAS
- E — INDICATES UNDERGROUND ELECTRIC
- T — INDICATES UNDERGROUND TELEPHONE
- C — INDICATES UNDERGROUND CABLE
- F — INDICATES UNDERGROUND FIBER OPTIC
- OHP — INDICATES OVERHEAD POWER LINE
- INDICATES SOIL BORING
- INDICATES STORM MANHOLE
- INDICATES SANITARY MANHOLE
- INDICATES CATCH BASIN
- INDICATES WATER VALVE
- INDICATES HYDRANT
- INDICATES POWER POLE
- INDICATES BITUMINOUS SURFACE
- INDICATES GRAVEL SURFACE

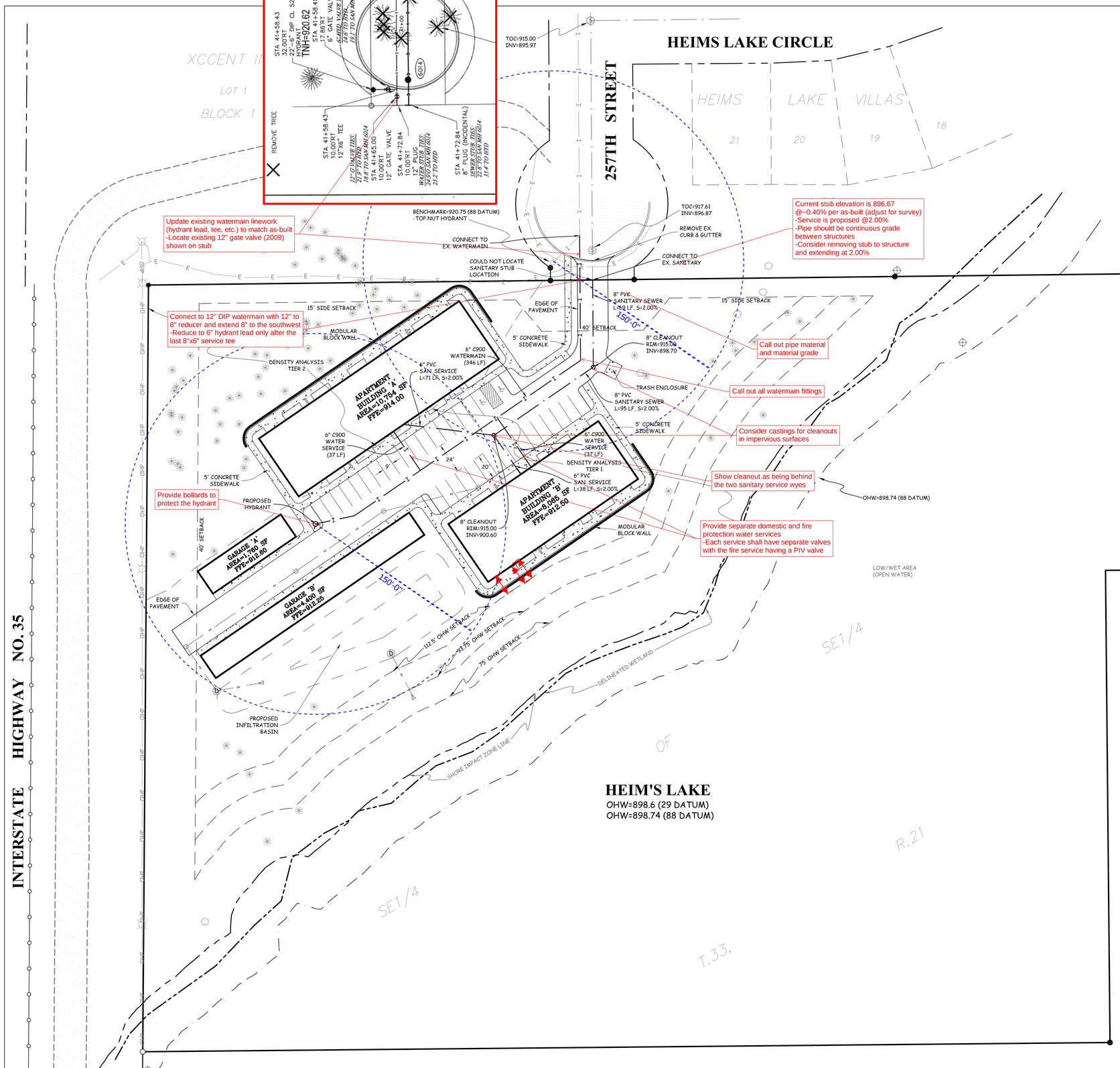
CERTIFICATE OF SURVEY PREPARED BY:
O'MALLEY & KRON
LAND SURVEYORS, INC.
340 CHAPEL HILL RD.
COLD SPRING,MN 56320
PH. 320-685-5905
FAX 320-685-3056
1004 2nd ST. SE
WILLMAR,MN 56201
PH. 320-235-4012
FAX 320-685-3056

REVISED: 12-21-21 (UPDATED SETBACK LINES PER CITY)
REVISED: 12-14-21 (ADDED DENSITY OPTION SETBACKS)
REVISED: 11-23-21 (ADDED DENSITY INFO.)
REVISED: 11-19-21 (ADDED TIER AREAS)

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
DATE: 11-17-21
DANIEL M. KRON
MINNESOTA REGISTRATION NO. 42621

CERTIFICATE OF SURVEY PREPARED FOR:
TROY MATHWIG

JOB NO:2021-753
FILE NAME:2021-753.DWG
LOCATION:29-33-21 & 30-33-21



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

NOTES:

1. BASE PLAN USED IS A SURVEY PREPARED BY O'MALLEY & KRON LAND SURVEYORS, INC.
2. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL CONFIRM ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT UTILITY COMPANIES VIA GOPHER STATE ONE-CALL ONLINE OR BY CALLING 811 OR 1-800-252-1166.
3. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RESTRICTIVE OF THE PROJECT SPECIFICATIONS, THE STANDARD SPECIFICATIONS OF THE CITY OF WYOMING AND THE LATEST EDITION OF MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. TOTAL PARCEL AREA = 597,175 SF (13.71 AC)
   TOTAL UPLAND (SITE) AREA = 197,265 SF (4.53 AC)
   PROPOSED IMPERVIOUS AREA = 51,585 SF (8.6%/26.2%)
5. PROPOSED PARKING STALLS = 35 EACH
   (INCLUDES 2 ACCESSIBLE STALLS)

REVIEW PLAN
NOT FOR CONSTRUCTION

STARK ENGINEERING
www.starkengineer.com
320-249-2611
Sauk Rapids, Minnesota

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Engineer under the laws of the State of Minnesota.

Wayne C.B. Stark — Date 2/17/23 — Registration No. 26093

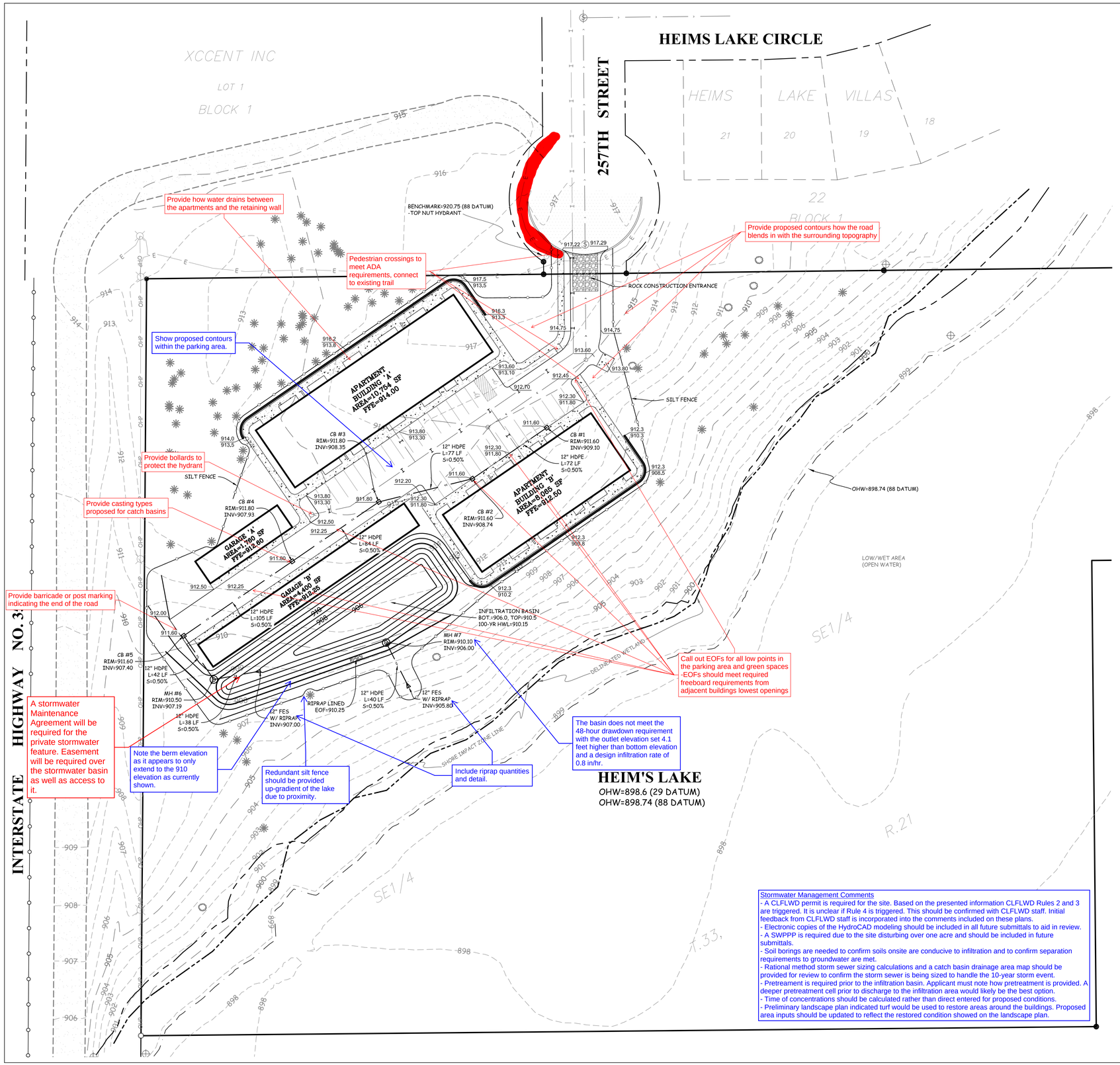
REVISIONS

12/8/22	PER OWNER	
12/12/22	PER REVIEW	
1/6/23	PER REVIEW	
1/17/23	CITY SUBMIT.	
2/17/23	CITY SUBMIT.	

SITE & UTILITY PLAN

HEIM'S LAKE APARTMENTS
WYOMING, MINNESOTA
for:
257 LAND HOLDINGS, LLC

SHEET
C-1
OF 2 SHEETS



Stormwater Management Comments
- A CLFLWD permit is required for the site. Based on the presented information CLFLWD Rules 2 and 3 are triggered. It is unclear if Rule 4 is triggered. This should be confirmed with CLFLWD staff. Initial feedback from CLFLWD staff is incorporated into the comments included on these plans.
- Electronic copies of the HydroCAD modeling should be included in all future submittals to aid in review.
- A SWPPP is required due to the site disturbing over one acre and should be included in future submittals.
- Soil borings are needed to confirm soils onsite are conducive to infiltration and to confirm separation requirements to groundwater are met.
- Rational method storm sewer sizing calculations and a catch basin drainage area map should be provided for review to confirm the storm sewer is being sized to handle the 10-year storm event.
- Pretreament is required prior to the infiltration basin. Applicant must note how pretreatment is provided. A deeper pretreatment cell prior to discharge to the infiltration area would likely be the best option.
- Time of concentrations should be calculated rather than direct entered for proposed conditions.
- Preliminary landscape plan indicated turf would be used to restore areas around the buildings. Proposed area inputs should be updated to reflect the restored condition showed on the landscape plan.

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

NOTES:

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2. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL CONFIRM ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT UTILITY COMPANIES VIA GOPHER STATE ONE-CALL ONLINE OR BY CALLING 811 OR 1-800-252-1166.
3. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RESTRICTIVE OF THE PROJECT SPECIFICATIONS, THE STANDARD SPECIFICATIONS OF THE CITY OF WYOMING AND THE LATEST EDITION OF MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. THE FOLLOWING SEQUENCE AND PROTOCOLS SHALL BE FOLLOWED FOR EROSION AND SEDIMENT CONTROL DURING THE SITE DEVELOPMENT PROCESS:
   A. INSTALL PERIMETER CONTROLS (SILT FENCE & ROCK ENTRANCE) AS SHOWN ON THE PLANS PRIOR TO START OF WORK.
   B. INSTALL INLET PROTECTION IN ALL DOWNSTREAM CATCH BASINS WHICH RECEIVE RUNOFF FROM THE DISTURBED AREA. CATCH BASIN INSERTS ARE REQUIRED AT ALL LOCATIONS NOT WITHIN THE DISTURBED AREA WHICH RECEIVE RUNOFF (MNDOT TYPE C INLET PROTECTION).
   C. NO CONCRETE WASHOUTS ARE ALLOWED ON THE PROJECT SITE. SOIL STOCKPILES SHALL HAVE PERIMETER CONTROL AND TEMPORARY SEED AND MULCH.
   D. MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION CONTROL DEVICES ON A WEEKLY BASIS AND AFTER EACH 1/2" OR MORE RAIN EVENT. CLEAN OR MAINTAIN THESE DEVICES AS NEEDED TO BE EFFECTIVE. REPLACE DETERIORATED, DAMAGED OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
   E. REMOVE ALL SOILS AND SEDIMENTS DEPOSITED ONTO PUBLIC AND/OR PRIVATE PAVEMENT AREAS WITHIN 24 HOURS OF DEPOSITION. REMOVAL OF TRACKING MATERIALS SHALL BE COMPLETED AT THE END OF EACH WORK DAY WHEN IT OCCURS. SWEEPING MAY BE ORDERED AT ANY TIME IF CONDITIONS WARRANT.
   F. PERFORM SITE REMOVALS, GRADING, EXCAVATION AND EMBANKMENT. SEED AND MULCH ALL DISTURBED AREAS OUTSIDE OF PROPOSED PAVEMENT AND BUILDING AREAS WITHIN 7 DAYS OF THIS WORK.
   G. INSTALL UTILITIES, CURB AND GUTTER, SIDEWALK AND BITUMINOUS PAVEMENT SECTION. CONSTRUCT BUILDINGS. FINE GRADE SITE AND RESTORE GREEN AREAS WITH PERMANENT VEGETATION PER LANDSCAPE PLANS.
   H. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER SITE HAS UNDERGONE FINAL STABILIZATION AND PERMANENT VEGETATION HAS BEEN ESTABLISHED WITH AT LEAST 70% COVERAGE.

REVIEW PLAN
NOT FOR CONSTRUCTION

STARK ENGINEERING
www.starkengineer.com
320-249-2611
Sauk Rapids, Minnesota

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Engineer under the laws of the State of Minnesota.

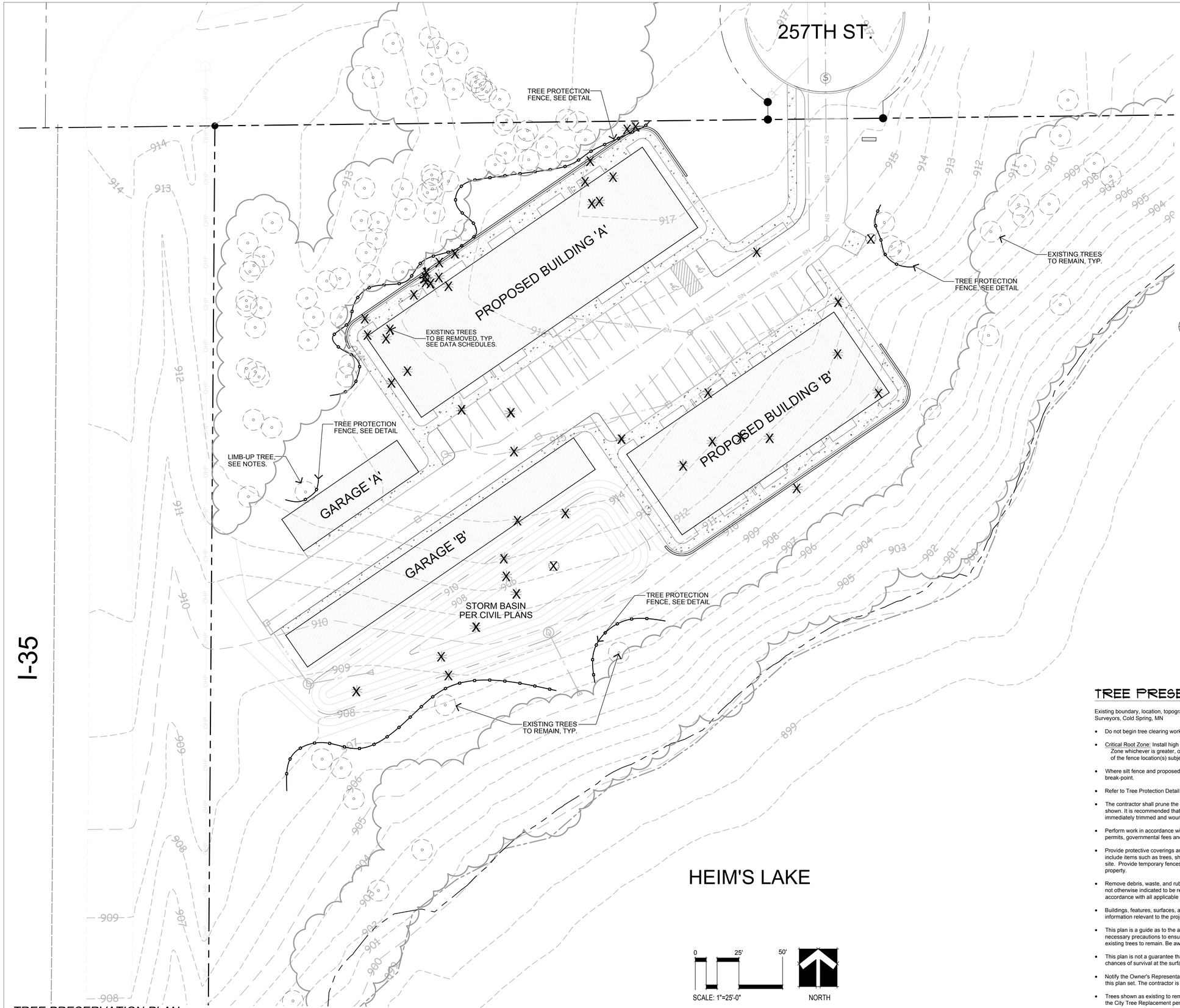
Wayne C.B. Stark — Date 2/17/23 — Registration No. 26093

REVISIONS		
1/17/23	CITY SUBMIT.	
2/17/23	CITY SUBMIT.	

GRADING & EROSION CONTROL PLAN

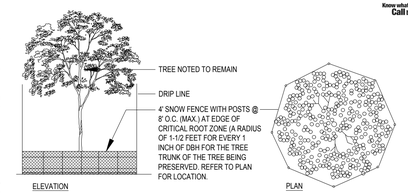
HEIM'S LAKE APARTMENTS
WYOMING, MINNESOTA
for:
257 LAND HOLDINGS, LLC

SHEET C-2 OF 2 SHEETS



TREE PRESERVATION PLAN:

PROTECT EXISTING TREES TO REMAIN



NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO AIDE IN SURVIVABILITY OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIALS OR DRIVE EQUIPMENT WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE. MAINTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.

1 / L-1 TREE PROTECTION DETAIL

NOT TO SCALE

GENERAL NOTES:

1. Refer to Sheet L-1 for Tree Preservation Plan.
2. Refer to Sheet L-2 for Landscape Plans.
3. Refer to Sheet L-3 for Landscape Details, Notes, and Schedules.
4. Refer to Sheet L-3 for Tree Inventory Schedule.
5. Contractor to coordinate work in the city easement or right-of-way with City of Wyoming.
6. Protect existing trees to remain from damage during construction.
7. Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise. Re-use stripped topsoil.
8. Protect existing paving during landscape installation.

LANDSCAPE LEGEND:

Existing Tree To Remain

Existing Tree To Be Removed

Tree Protection Fence

TREE PRESERVATION NOTES:

Existing boundary, location, topographic, vegetation, and utility information shown on this plan is from a field survey by O'Mally and Kron Land Surveyors, Cold Spring, MN

- Do not begin tree clearing work until tree protection measures are in place and to the permit approval of the City Forester has been granted.
- Critical Root Zone: Install high density polyethylene safety fence, 4 ft. high, international orange, at the Drip Line or at the Critical Root Zone whichever is greater, of trees to be preserved per detail, prior to commencement of earthwork activity. Field-staking of the fence location(s) subject to City approval.
- Where silt fence and proposed tree protection fence overlap, place the tree protection fence on the outside of the silt fence, double-staked at the break-point.
- Refer to Tree Protection Detail 1
- The contractor shall prune the canopy of existing trees to remain where the canopy is in jeopardy of damage due to the new improvements shown. It is recommended that the contractor hire a certified arborist to perform the pruning. Any branches broken during construction shall be immediately trimmed and wounds painted to prevent further damage.
- Perform work in accordance with the laws, ordinances, rules, regulations, and orders of public authority having jurisdiction. Secure and pay for permits, governmental fees and licenses necessary for the proper execution of the demolition work.
- Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the demolition site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property.
- Remove debris, waste, and rubbish promptly from the site. On-site burial of debris is not permitted. Burn no debris on the site. Salvage material not otherwise indicated to be reused shall become the Contractor's property and is to be removed promptly from the site and disposed of in strict accordance with all applicable laws, regulations, and/or statutes.
- Buildings, features, surfaces, and other descriptive references shown on this drawing are for informational purposes only. Field verify all information relevant to the project prior to proceeding with the work. Visit the site and determine all site conditions and hazards.
- This plan is a guide as to the anticipated amount of disturbance expected due to proposed improvements. The contractor is expected to take all necessary precautions to ensure trees noted to remain are not damaged during construction. Do not store material or drive within the drip line of existing trees to remain. Be aware of overhead branches for clearance of material and equipment.
- This plan is not a guarantee that existing trees will survive during/post construction, but rather a guide to help assure their protection and greatest chances of survival at the surface level. Further protection measures outside this scope could involve ecologists, foresters and arborists.
- Notify the Owner's Representative when tree protection fencing is taken down to perform work in conjunction with the new improvements noted in this plan set. The contractor is responsible for re-erecting the tree protection fence immediately after the work is complete, when ever possible
- Trees shown as existing to remain (be preserved) that are damaged / killed as a result of construction activities are subject to replacement per the City Tree Replacement penalty. Replacement trees are to be paid for at no additional expense to the Owner.

CALYX DESIGN GROUP
Landscape Architecture
Planning
475 Cleveland Avenue N. | Suite 101A
Saint Paul, MN 55104
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www.starkengineer.com
320-249-2611
Sauk Rapids, Minnesota

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Benjamin D. Hartberg, ASLA
MN No. 48084

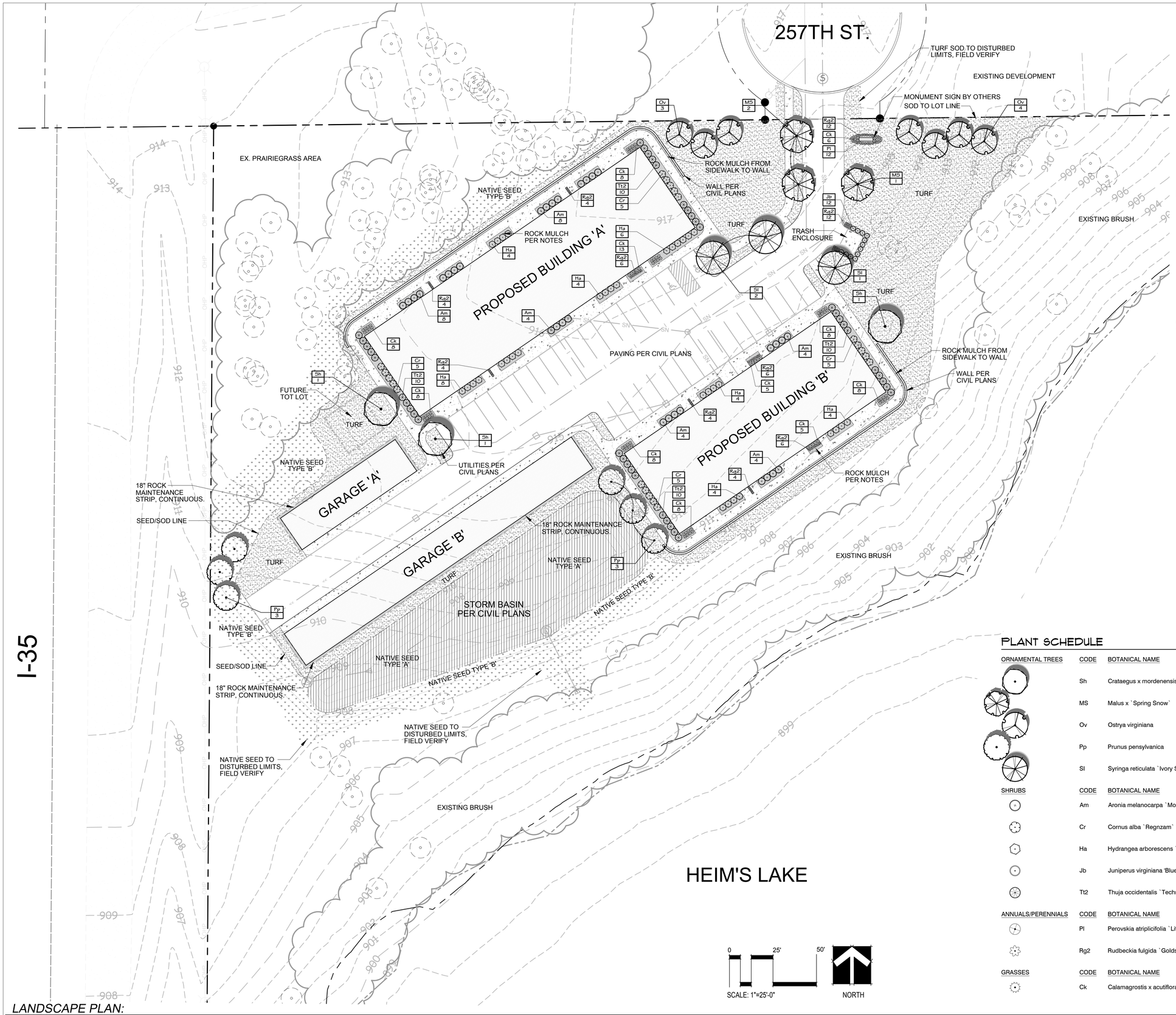
Date: 02-17-2023

REVISIONS

TREE PRESERVATION PLAN

HEIM'S LAKE APARTMENTS
WYOMING, MINNESOTA
for:
257 LAND HOLDINGS, LLC

SHEET
L-1



LANDSCAPE PLAN:

MUNICIPAL LANDSCAPE CALCULATIONS:

Per City of Wyoming Requirements: (1) Overstory Tree and (2) Understory Trees are required per 1/10th acre of plantable area:

Multi-Family Plantable Area: 1.12 Acres

Overstory Trees Required On Site:	11
Existing Overstory Trees as Credit:	90
Understory Trees Required On Site:	22
New Overstory Trees Shown:	0
New Understory Trees Shown:	22

GENERAL NOTES:

1. Refer to Sheet L-1 for Tree Preservation Plan.
2. Refer to Sheet L-2 for Landscape Plan.
3. Refer to Sheet L-3 for Landscape Details, Notes, and Schedules.
4. Refer to Sheet L-3 for Tree Inventory Schedule.
5. Contractor to coordinate work in the city easement or right-of-way with City of Wyoming.
6. Protect existing trees to remain from damage during construction.
7. Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise. Re-use stripped topsoil.
8. Protect existing paving during landscape installation.

LANDSCAPE LEGEND:

- Existing Tree To Remain
- Proposed Turf Sod
- Proposed Rock Mulch
- Proposed Native Seed Type 'A' In Basin Bottom Area
- Proposed Native Seed Type 'B' Basin Sides and Upland Areas

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Sh	Crataegus x mordenensis `Snowbird`	Snowbird Hawthorn	2" Cal.	B&B	3
	MS	Malus x `Spring Snow`	Spring Snow Crab Apple	2.5" Cal.	B&B	3
	Ov	Ostrya virginiana	American Hophornbeam	2.5" Cal.	B&B	7
	Pp	Prunus pensylvanica	Pin Cherry	2" Cal.	B&B	6
	Sl	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	2.5" Cal.	B&B	3
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	Am	Aronia melanocarpa `Morton` TM	Iroquis Beauty Black Chokeberry	5 gal.	Pot	32
	Cr	Cornus alba `Regnzam`	Red Gnome Dogwood	3 gal.	Pot	20
	Ha	Hydrangea arborescens `Annabelle`	Annabelle Hydrangea	5 gal.	Pot	34
	Jb	Juniperus virginiana 'Blue Arrow'	Blue Arrow Juniper	10 gal.	Pot	12
	Tt2	Thuja occidentalis `Techny Globe`	Techny Globe Arborvitae	5 gal.	Pot	40
ANNUALS/PERENNIALS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	Pl	Perovskia atriplicifolia `Little Spire`	Little Spire Russian Sage	1 gal.	Pot	12
	Rg2	Rudbeckia fulgida `Goldstrum`	Black Eyed Susan	1 gal.	Pot	62
GRASSES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	Ck	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal.	Pot	85

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Benjamin D. Hartberg, ASLA
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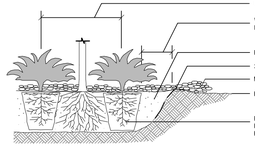
Date: 02-17-2023

REVISIONS

LANDSCAPE PLAN

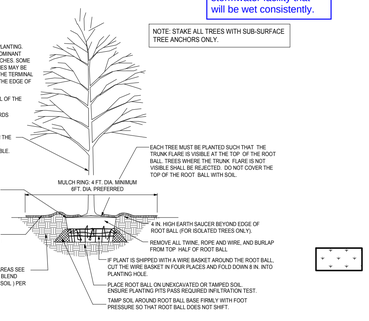
HEIM'S LAKE APARTMENTS
WYOMING, MINNESOTA
for:
257 LAND HOLDINGS, LLC

SHEET
L-2



1 L-3 TYP. SHRUB PLANTING - SECTION

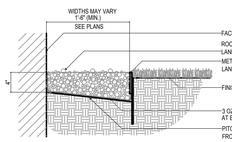
NOT TO SCALE



NOTE: STAKE ALL TREES WITH SUB-SURFACE TREE ANCHORS ONLY.

2 L-3 DECIDUOUS TREE PLANTING - SECTION

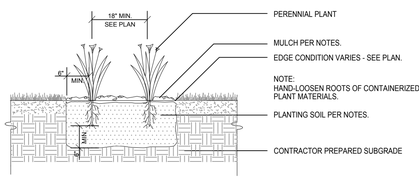
NOT TO SCALE



NOTES: SEE PLAN FOR CROSS SLOPE DIRECTION.
MAINTENANCE STRIP WIDTH VARIES, SEE PLAN.

3 L-3 ROCK MULCH DETAIL

NOT TO SCALE



4 L-3 PERENNIAL PLANTING DETAIL

NOT TO SCALE

SEEDING SPECIFICATION:

Confirm seed mix for basin bottom. Purpose noted in MnDOT seeding manual as "General mesic prairie mix for native roadsides, ecological restoration, or conservation program plantings."

It is recommended the applicant consider a seed mix designed for a stormwater facility that will be wet consistently.

Seed in the Storm Basin Bottom TYPE A: (unless otherwise noted on civil plans), shall be: MnDOT #35-241 Mesic Prairie General, worked into the topsoil layer at 40.00 lbs per acre. Submit seed mix for approval. Grading and Erosion Control per Civil Plans and Specifications.
Add 20lbs per acre of MnDOT 21-111 Oats Cover Crop to pond bottom.

35-241 Mesic Prairie General

Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
big bluestem	*Andropogon gerardii*	2.00	2.24	5.48%	7.35
Indian grass	*Sorghastrum nutans*	2.00	2.24	5.48%	8.82
side-oats grama	*Bouteloua curtipendula*	1.60	1.79	4.39%	3.53
little bluestem	*Schizachyrium scoparium*	1.60	1.79	4.39%	8.82
nodding wild rye	*Elymus canadensis*	1.17	1.31	3.20%	2.23
slender wheatgrass	*Elymus trachycaulus*	1.00	1.12	2.73%	2.53
kalm's brome	*Bromus kalmii*	0.50	0.56	1.37%	1.47
prairie dropseed	*Sporobolus heterolepis*	0.07	0.08	0.18%	0.39
switchgrass	*Panicum virgatum*	0.06	0.07	0.17%	0.32
	Grasses Subtotal	10.00	11.21	27.39%	35.46
black-eyed susan	*Rudbeckia hirta*	0.31	0.35	0.86%	10.56
purple prairie clover	*Dalea purpurea*	0.19	0.21	0.51%	1.03
Early Sunflower	*Heliopsis helianthoides*	0.13	0.15	0.34%	0.29
blue giant hyssop	*Agastache foeniculum*	0.06	0.07	0.15%	1.82
lead plant	*Amorpha canescens*	0.06	0.07	0.15%	0.25
Canada milk vetch	*Astragalus canadensis*	0.06	0.07	0.17%	0.39
white prairie clover	*Dalea candida*	0.06	0.07	0.17%	0.44
Canada tick trefoil	*Desmodium canadense*	0.06	0.07	0.18%	0.13
stiff sunflower	*Helianthus pauciflorus*	0.06	0.07	0.17%	0.09
wild bergamot	*Monarda fistulosa*	0.06	0.07	0.17%	1.61
stiff goldenrod	*Oligoneuron rigidum*	0.06	0.07	0.17%	0.94
smooth aster	*Symphyotrichum laeve*	0.06	0.07	0.17%	1.26
hoary vervain	*Verbena stricta*	0.06	0.07	0.17%	0.64
golden alexanders	*Zizia aurea*	0.06	0.07	0.15%	0.23
common milkweed	*Asclepias syriaca*	0.04	0.04	0.10%	0.06
butterfly milkweed	*Asclepias tuberosa*	0.04	0.04	0.10%	0.06
blue vervain	*Verbena hastata*	0.04	0.04	0.12%	1.50
rough blazing star	*Liatris aspera*	0.03	0.03	0.08%	0.18
great blazing star	*Liatris pycnostachya*	0.03	0.03	0.09%	0.13
heath aster	*Symphyotrichum ericoides*	0.03	0.03	0.09%	2.30
	Forbs Subtotal	1.50	1.68	4.11%	23.89
Oats	*Avena sativa*	25.00	28.02	68.50%	11.14
	Cover Crop Subtotal	25.00	28.02	68.50%	11.14
	Total	36.50	40.91	100.00%	70.49

Seed in the Storm Basin Sides and Other Open Areas TYPE B: (unless otherwise noted on civil plans), shall be: MnDOT #35-221 Dry Prairie General, worked into the topsoil layer at 40.00 lbs per acre. Submit seed mix for approval. Grading and Erosion Control per Civil Plans and Specifications.
Add 20lbs per acre of MnDOT 21-111 Oats Cover Crop to pond bottom.

35-221 Dry Prairie General

Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
side-oats grama	*Bouteloua curtipendula*	3.00	3.36	8.22%	6.61
little bluestem	*Schizachyrium scoparium*	3.00	3.36	8.22%	16.53
nodding wild rye	*Elymus canadensis*	1.00	1.12	2.74%	1.91
kalm's brome	*Bromus kalmii*	0.73	0.82	2.00%	2.14
big bluestem	*Andropogon gerardii*	0.70	0.78	1.92%	2.57
Indian grass	*Sorghastrum nutans*	0.70	0.78	1.92%	3.09
blue grama	*Bouteloua gracilis*	0.50	0.56	1.37%	7.35
junegrass	*Koeleria macrantha*	0.25	0.28	0.69%	18.37
prairie dropseed	*Sporobolus heterolepis*	0.12	0.13	0.34%	0.73
	Grasses Subtotal	10.00	11.21	27.42%	59.30
black-eyed susan	*Rudbeckia hirta*	0.31	0.35	0.84%	10.32
purple prairie clover	*Dalea purpurea*	0.19	0.21	0.51%	1.02
hoary vervain	*Verbena stricta*	0.13	0.15	0.34%	1.29
lead plant	*Amorpha canescens*	0.09	0.10	0.26%	0.42
blue giant hyssop	*Agastache foeniculum*	0.06	0.07	0.17%	2.07
butterfly milkweed	*Asclepias tuberosa*	0.06	0.07	0.17%	0.10
Canada milk vetch	*Astragalus canadensis*	0.06	0.07	0.18%	0.40
bird's foot coreopsis	*Coreopsis palmata*	0.06	0.07	0.16%	0.21
white prairie clover	*Dalea candida*	0.06	0.07	0.15%	0.39
Canada tick trefoil	*Desmodium canadense*	0.06	0.07	0.18%	0.13
stiff sunflower	*Helianthus pauciflorus*	0.06	0.07	0.17%	0.09
wild bergamot	*Monarda fistulosa*	0.06	0.07	0.15%	1.42
stiff goldenrod	*Oligoneuron rigidum*	0.06	0.07	0.15%	0.83
large-flowered beard tongue	*Penstemon grandiflorus*	0.06	0.07	0.17%	0.32
smooth aster	*Symphyotrichum laeve*	0.06	0.07	0.17%	1.26
rough blazing star	*Liatris aspera*	0.04	0.04	0.12%	0.25
gray goldenrod	*Solidago nemoralis*	0.04	0.04	0.10%	3.86
heath aster	*Symphyotrichum ericoides*	0.04	0.04	0.10%	2.58
	Forbs Subtotal	1.50	1.68	4.69%	26.96
Oats	*Avena sativa*	25.00	28.02	68.45%	11.13
	Cover Crop Subtotal	25.00	28.02	68.45%	11.13
	Total	36.50	40.91	100.00%	97.39

NATIVE SEED REQUIRED MAINTENANCE - 3 YRS:

Native Grass and Forb Mixtures (mixtures beginning with the number 3)

Year 1
Establishment (spring seeding):
1) Prepare site - Late April - May
2) Seed - May 1 - June 1
Maintenance:
1) Mow (6-8 inches) - every 30 days after planting until September 30.
2) Weed Control - mowing should help control annual weeds. Spot spray thistles, etc.

Establishment (fall seeding):
1) Prepare site - Late August - early September
2) Seed - late September to freeze-up
Maintenance (following season):
1) Mow (6-8 inches) - once in May, June, and July
2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.

Evaluation:
1) Cover crop growing within 2 weeks of planting (except dormant plantings).
2) Seedlings spaced 1-6 inches apart in drill rows.
3) Native grass seedlings may only be 4-6 inches tall.
4) If there is a flush of growth from foxtail etc., mow as necessary.

Year 2
Maintenance:
1) Mow (6-8 inches) one time between June 1 - August 15 before weeds set seed.
2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.
3) Some sites may not require much maintenance the second year.
Evaluation:
1) Cover crop will be gone unless winter wheat was used in a fall planting.
2) Grasses forming clumps 1-6 inches apart in drill rows, but still short.
3) Some flowers should be blooming (black-eyed Susans, bergamot, etc.).
4) If there is a flush of growth from foxtail etc., mow site.

Year 3
Maintenance:
1) Mow only if necessary.
2) Weed Control - Spot spray thistles, etc.
3) Sites usually do not require much maintenance the third year.
Evaluation:
1) Planting should begin looking like a prairie - tall grasses, flowers, etc.

Long-term
Maintenance:
1) Weed Control - Spot spray thistles, etc.
2) Burning (3-5 year rotation) alternate spring and fall if possible.
3) Haying (3-5 year rotation) late summer or early fall. Alternate with burning (may substitute for burning).
4) Burning two years in a row will really "clean up" rough-looking sites.

NATIVE SEEDING INSTALLATION METHOD:

Drop Seeding Onto Tilled Sites
This is the "standard" method for seeding on prepared sites such as those on construction projects.

a) **Site Preparation:** The site should be prepared by loosening topsoil to a minimum depth of 3 inches.
b) **Fertilizer:** Use a fertilizer analysis based on a soil test or a general recommendation is a 10-10-10 (NPK) commercial grade analysis at 200 lbs/acre.
c) **Seed Installation:** Seed should be installed with a drop seeder that will accurately meter the types of seed to be planted, keep all seeds uniformly mixed during the seeding and contain drop seed tubes for seed placement (Brillion-type). The drop seeder should be equipped with a cultipacker assembly to ensure seed-to-soil contact.
d) **Seeding Rates:** Rates are specified in the mixture tabulation for the specified mix.
e) **Packing:** If the drop seeder is not equipped with a cultipacker, the site should be cultipacked following the seeding to ensure seed-to-soil contact.
f) **Mulch:** Cover soil with a hydromulch consisting of natural wood fiber or paper fiber, water, and M-Binder at 100 lbs per acre.

TREE INVENTORY:

TAG NO.	TREE DIA. (IN)	SPECIES	CONDITION	REMOVE?	EXEMPTED?	LOSS REASON:	NOTES
114	8	SCOTCH PINE	FAIR	Y	Y	BLDG	
115	5	RED CEDAR	FAIR	Y	Y	BLDG	
116	8	BLACK HILLS SPRUCE	FAIR	N			
117	8	BLACK HILLS SPRUCE	FAIR	Y	Y	BLDG	4 TRUNKS
118	9	BLACK HILLS SPRUCE	FAIR	N	N		
119	16	PONDEROSA PINE	FAIR	Y	Y	BLDG	
120	11	PONDEROSA PINE	FAIR	Y	Y	BLDG	
121	5	PONDEROSA PINE	FAIR	Y	Y	BLDG	
122	4	RED CEDAR	FAIR	Y	Y	BLDG	
123	10	BLACK HILLS SPRUCE	FAIR	N			
124	5	SCOTCH PINE	FAIR	N			
125	5	SCOTCH PINE	FAIR	N			
126	13	SCOTCH PINE	GOOD	N			
127	7	BLACK HILLS SPRUCE	FAIR	N			
128	9	BLACK HILLS SPRUCE	GOOD	N			
129	7	BLACK HILLS SPRUCE	FAIR	N			2 TRUNKS
130	7	SCOTCH PINE	FAIR	N			3 TRUNKS
131	7	SCOTCH PINE	FAIR	N			
132	12	SCOTCH PINE	FAIR	N			
133	5	SCOTCH PINE	FAIR	N			
134	8	SCOTCH PINE	FAIR	N			
135	10	SCOTCH PINE	FAIR	N			
136	4	SCOTCH PINE	POOR	N			
137	9	SCOTCH PINE	FAIR	N			
138	9	SCOTCH PINE	FAIR	N			
139	13	SCOTCH PINE	GOOD	N			
140	5	SCOTCH PINE	FAIR	N			
141	5	SCOTCH PINE	POOR	N			
142	5	SCOTCH PINE	FAIR	N			
143	8	BLACK HILLS SPRUCE	GOOD	N			
144	6	RED CEDAR	GOOD	N			
145	7	SCOTCH PINE	FAIR	N			
146	11	SCOTCH PINE	GOOD	N			
147	6	SCOTCH PINE	GOOD	N			
148	11	SCOTCH PINE	FAIR	N			
149	5	SCOTCH PINE	FAIR	N			
150	4	BLACK HILLS SPRUCE	FAIR	N			
151	13	BLACK HILLS SPRUCE	FAIR	N			
152	10	SCOTCH PINE	FAIR	N			
153	6	SCOTCH PINE	FAIR	N			
154	7	BLACK HILLS SPRUCE	FAIR	N			10 TRUNKS: 7,3,3,3,3,3,3,3,3,3
155	5	SCOTCH PINE	FAIR	N			
156	11	RED CEDAR	GOOD	N			
157	6	BLACK HILLS SPRUCE	FAIR	Y	Y	BLDG	
158	12	BLACK HILLS SPRUCE	FAIR	Y	Y	BLDG	
159	7	RED CEDAR	GOOD	Y	Y	BLDG	
160	8	BLACK HILLS SPRUCE	FAIR	Y	Y	BLDG	
161	4	BLACK HILLS SPRUCE	FAIR	Y	Y	BLDG	
162	11	BLACK HILLS SPRUCE	FAIR	Y	Y	BLDG	
163	4	BLACK HILLS SPRUCE	FAIR	Y	Y	BLDG	
164	3	BLACK HILLS SPRUCE	FAIR	Y	Y	BLDG	
165	10	SCOTCH PINE	FAIR	N			
166	11	BLACK HILLS SPRUCE	GOOD	N			
167	6	BLACK HILLS SPRUCE	FAIR	Y	Y	BLDG	
168	10	BLACK HILLS SPRUCE	FAIR	N			
169	6	SCOTCH PINE	FAIR	N			
170	3	SCOTCH PINE	GOOD	N			
171	8	SCOTCH PINE	FAIR	N			
172	12	SCOTCH PINE	FAIR	N			
173	6	BLACK HILLS SPRUCE	FAIR	N			9 TRUNKS: 6,3,3,3,3,3,3,3,3
174	7	SCOTCH PINE	FAIR	N			
175	3	SCOTCH PINE	FAIR	Y	Y	BLDG	
176	9	SCOTCH PINE	GOOD	Y	Y	BLDG	
177	8	SCOTCH PINE	GOOD	Y	Y	BLDG	
178	14	BLACK HILLS SPRUCE	GOOD	Y	Y	BLDG	
179	4	SCOTCH PINE	FAIR	Y	Y	BLDG	
180	3	RED CEDAR	FAIR	Y	Y	BLDG	
181	4	RED CEDAR	FAIR	Y	Y	BLDG	
182	4	BLACK HILLS SPRUCE	GOOD	N			
183	5	BLACK HILLS SPRUCE	FAIR	N			7 TRUNKS: 5,3,3,3,3,3,3
184	5	RED CEDAR	GOOD	N			
185	3	RED CEDAR	GOOD	N			
186	9	RED CEDAR	GOOD	N			
187	7	SCOTCH PINE	GOOD	N			
188	7	SCOTCH PINE	FAIR	N			
189	7	SCOTCH PINE	FAIR	N			
190	6	SCOTCH PINE	FAIR	N			
191	8	SCOTCH PINE	POOR	N			HEAVY LEAN
192	7	SCOTCH PINE	FAIR	N			
193	7	SCOTCH PINE	FAIR	N			
194	7	SCOTCH PINE	FAIR	N			
195	4	RED CEDAR	GOOD	N			
196	8	SCOTCH PINE	FAIR	N			
197	10	SCOTCH PINE	FAIR	N			
198	8	RED CEDAR	FAIR	N			
199	13	SCOTCH PINE	FAIR	N			
200	5	SCOTCH PINE	FAIR	N			
201	2	RED CEDAR	POOR	N			
202	5	SCOTCH PINE	GOOD	N			
203	3	RED CEDAR	GOOD	Y	Y	PARKING	Tag Located on Branch w/Flagging
204	6	SCOTCH PINE	GOOD	Y	Y	PARKING	
205	4	RED CEDAR	GOOD	Y	Y	PARKING	
206	6	RED CEDAR	GOOD	Y	Y	POND	
207	3	RED CEDAR	GOOD	Y	Y	BLDG	
208	15	GREEN ASH	POOR	Y	Y	POND	
209	4	RED CEDAR	GOOD	Y	Y	POND	
210	4	RED CEDAR	GOOD	Y	Y	POND	
211	4	RED CEDAR	GOOD	Y	Y	POND	
212	5	RED CEDAR	GOOD	Y	Y	POND	Tag Located on Branch w/Flagging
213	2	RED CEDAR	GOOD	Y	Y	POND	
214	2	RED CEDAR	GOOD	Y	Y	POND	
215	3	RED CEDAR	GOOD	N			
216	4	RED CEDAR	GOOD	Y	Y	POND	
217	7	RED CEDAR	FAIR	N			2 TRUNKS: 4,7
218	6	RED CEDAR	GOOD	N			
219	4	RED CEDAR	FAIR	N			
220	19	PIN OAK	GOOD	N			
221	4	RED CEDAR	GOOD	N			
222	5	RED CEDAR	GOOD	N			
223	11	GREEN ASH	POOR	N			
224	5	RED CEDAR	GOOD	Y	Y	BLDG	
225	7	RED CEDAR	GOOD	Y	Y	BLDG	
226	7	SCOTCH PINE	POOR	Y	Y	BLDG	TRUNK ROT
227	3	RED CEDAR	GOOD	Y	Y	BLDG	
228	3	WHITE FIR	FAIR	Y	Y	BLDG	
229	3	WHITE FIR	POOR	Y	Y	BLDG	
230	3	RED CEDAR	GOOD	Y	Y	BLDG	
231	9	WHITE PINE	GOOD	Y	Y	BLDG	
232	6	RED CEDAR	GOOD	Y	Y	BLDG	2 TRUNKS: 6,6
233	3	RED CEDAR	GOOD	Y	Y	BLDG	
234	6	RED CEDAR	GOOD	Y	Y	PARKING	3 TRUNKS: 6,6,6
235	13	GREEN ASH	POOR	Y	Y	PARKING	2 TRUNKS: 11,13
236	13	GREEN ASH	POOR	N			
237	6	RED CEDAR	GOOD	N			
238	4	SCOTCH PINE	FAIR	N			
239	4	WHITE FIR	GOOD	N			
240	8	RED CEDAR	GOOD	N			
241	11	RED CEDAR	GOOD	N			
242	4	RED CEDAR	GOOD	N			
243	10	SCOTCH PINE	FAIR	N			
244	10	SCOTCH PINE	FAIR	N			
245	9	RED CEDAR	GOOD	N			
246	11	GREEN ASH	POOR	N			
247	8,8	SCOTCH PINE	GOOD	N			
248	3	RED CEDAR	GOOD	N			
249	10	RED CEDAR	GOOD	N			
250	8	GREEN ASH	POOR	N			2 TRUNKS: 7,8
251	9	GREEN ASH	POOR	N			
	138	NO. OF SIGNIFICANT TREES TAGGED					
	14	LESS 10% ALLOWED REMOVAL					
	48	TOTAL TREES REMOVED:					
	48	TOTAL EXEMPT TREES REMOVED:					
	0	NON-EXEMPT TREES REMOVED OVER ALLOWED:					
	0	PENALTY TREES REQUIRED					

LANDSCPE NOTES + REQUIREMENTS:

1. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.

2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.

3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified. All deciduous trees are measured at 48" from finished grade to determine tree diameter (DBH). All coniferous trees are measured from finished grade to the top of the central leader. If no central leader is present on coniferous trees, that plant is rejected and must be replaced immediately.

4. Plan takes precedence over plant schedule if discrepancies in quantities exist.

5. All proposed plants shall be placed as close to the location(s) indicated on the plan as possible. Contact the landscape architect if discrepancies arise during plant installation that require deviating location(s) from those shown on the plans.

6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.

7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.

8. All plant materials shall be fertilized upon installation as specified.

9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.

10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.

11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.

12. Contractor is responsible for ongoing maintenance of all newly installed material for the duration of the plant warranty, with the exception of turf sod, which shall be maintained for 30 days after installation or until the first mowing, whichever comes first. Contractor must bag clippings from initial mowing and remove from the job site. Any acts of vandalism or damage which may occur prior to warranty start shall be the responsibility of the contractor. Contractor shall provide the owner with O&M information, including (but not limited to), written instructions on proper lawn mowing height, yearly lawn maintenance recommendations, proper plant pruning information, plant & lawn fertilization schedule, and disease/pest control.

13. The contractor shall guarantee newly planted material through one calendar year from the date punch list review. Plants that exhibit more than 20% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.

14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.

15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.

16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.

17. Irrigation: The landscape contractor shall furnish a complete irrigation layout plan for review. Design for head-to-head coverage of all landscaped areas. Include underground sleeve locations, irrigation connection location within the building, and locations of all heads, lateral lines, main lines, valves, & controls. Include a wired rain sensor per state plumbing code.

18. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.

19. All plant beds and trees located outside of plant bed limits to receive Western Red Cedar wood mulch to a depth of 4-inches. Wood mulch tree rings per details. Submit mulch sample for Owner approval. Top dress wood mulch areas with Preen pre-emergent granule to prevent emergent weeds.

20. Edger to be 16 GA Plated Finish Perforated Edger, Coyote or Equal. Stake every 18" minimum. Submit sample for approval.

21. All planting areas shall be prepared prior to installation activities with clean, imported loam topsoil. Provide a firm planting bed free of stones, sticks, construction debris, etc.

22. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.

23. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.

24. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.

25. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.

26. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.

27. Construction materials, stockpiles, equipment, and vehicles shall not be stored or operated on city boulevards without written permission from the city. Restore disturbed areas off-site to original condition.

28. All sub-cut areas of the site that are designated on the site plan as open space for landscape shall be graded with imported, pulverized topsoil. Slope away from building. See note 29 below.

29. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.

30. Fencing (if noted) per Architect's Plans and Specifications.

31.Grind or excavate existing stumps (if present) to 30" below grade & backfill with imported topsoil.

32. Rock Mulch: Where noted on the plans, rock mulch shall be 3" depth of .75" dia. crushed buff limestone rock over 5oz, needle-punch free-draining landscape mat. Bryan Rock or equal. Overlap seams 6" and staple every 16" on-center.

33. Landscape Contractor and Excavator shall be responsible for providing 6" depth topsoil under turf areas, 18" depth topsoil in plant beds and 24" in tree pits. See civil engineer's plans for grading, erosion control, and final grade elevations.

LANDSCAPE DETAILS, NOTES, & SCHEDULES:

CALYX DESIGN GROUP
Landscape Architecture Planning
475 Cleveland Avenue N. | Suite 101A
Saint Paul, MN 55104
651.788.9018 | calyxdesigngroup.com

811 Know what's below. Call before you dig.

www.starkengineer.com
320-249-2811
Sauk Rapids, Minnesota
STARK ENGINEERING

REVISIONS

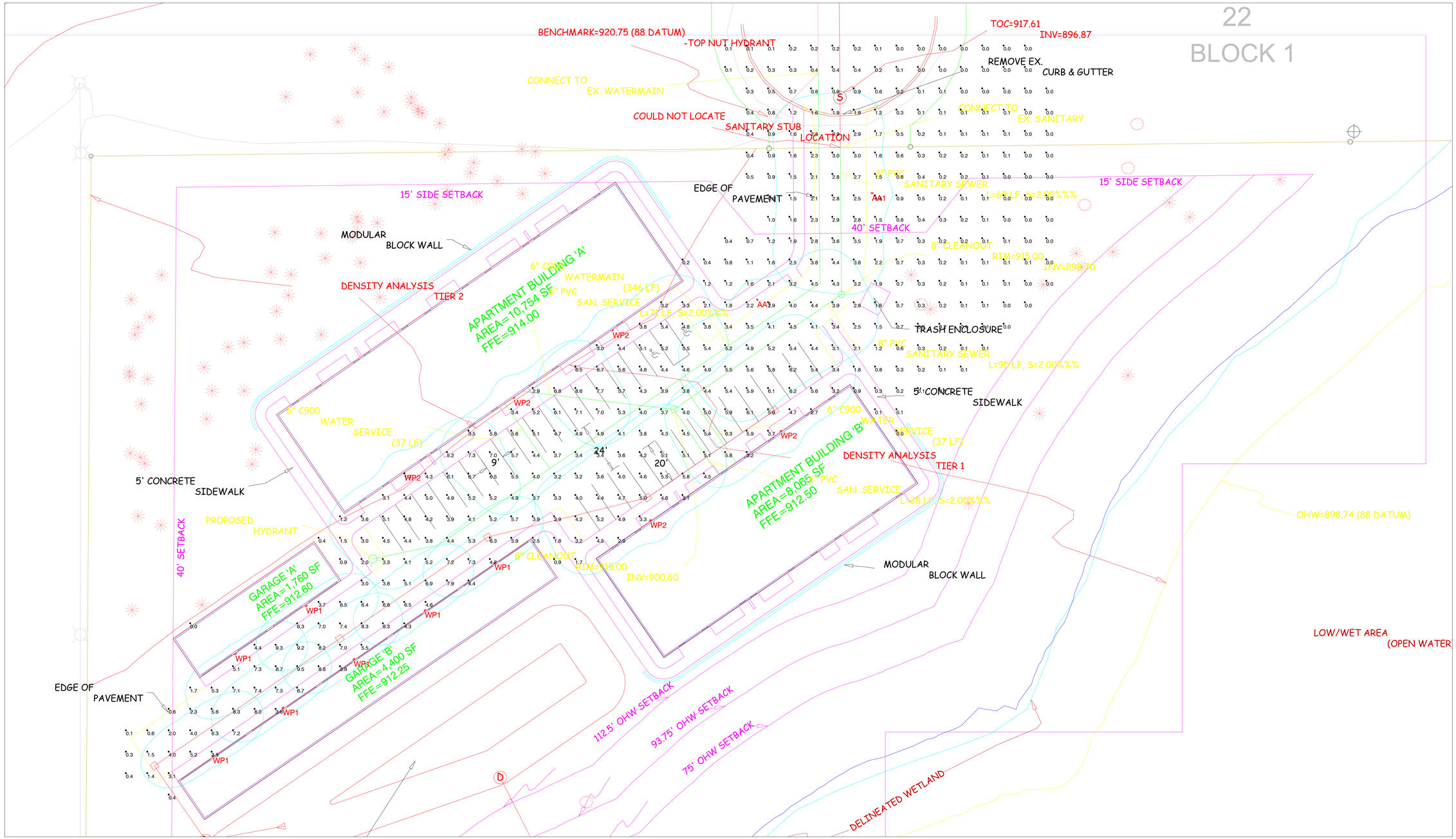
I thereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Benjamin D. Hartberg, ASLA
MN No. 48084
Date: 02-17-2023

LANDSCAPE DETAILS

HEIM'S LAKE APARTMENTS
WYOMING, MINNESOTA
for: 257 LAND HOLDINGS, LLC

SHEET
L-3



Not to Scale

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOT_Planar	Illuminance	Fc	2.76	9.5	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	5	WP2		RWL2-160L-135-4K7-4-U	Single	17390	137.1	0.900
	7	WP1		RWL2-160L-45-4K7-3-U	Single	6780	46.1	0.900
	2	AA1		RAR1-160L-115-4K7-4W-U	Single	15232	109.7	0.900

TYPE AA1 20FT POLE ON 3FT BASE

1. Lighting Reflectance of 80/50/20 used unless noted otherwise
2. Interior calc points shown at 30" A.F.F. unless noted otherwise
3. Exterior calc points shown at grade unless noted otherwise
4. Emergency egress calc points shown at 0" A.F.F.
5. Photometric drawings are for Design purposes only, not for Construction documents

MN, ND, SD, WI, WI
6885 146TH ST W
APPLE VALLEY, MN 55124
952.223.6300
WWW.JTHLIGHTING.COM
jth LIGHTING ALLIANCE

Calculated light levels shown are estimates based on information available at time of layout request. Due to unknown site conditions JTH Lighting assumes no responsibility for installed light levels.

Project #:
Date:2/16/2023

Paper Size: ARCH D - 24X36"

HEIM LAKE APARTMENTS

CITY OF WYOMING
PLANNING AND ZONING

TO:	**Planning Commission**
DATE:	**March 9, 2023**
FROM:	**Kim Lindquist, City Planner** **Fred Weck**
RE:	**Site Plan Review**
APPLICANT:	**MaKinnah Gunderman, Ryan Companies for the property owner Polaris Industries, Inc, Tom Eineichner**
PROPERTY:	**7400 E Viking Blvd; 21.0000100**
FILE NO.:	**SP-23-001**

OVERVIEW

Ryan Companies ("Applicant") on behalf of the property owner, Polaris Industries, Inc is requesting site plan approval to permit installation of a 183-stall parking lot for storage of off-road vehicles (ORV). The 29-acre site contains much of the Polaris development including building and outside storage. The area in the southwest, approximately 4.2 acres, will be graded to provide a flatter site for installation of a parking lot (a portion of which is paved and the other portion is gravel). The parking lot is immediately adjacent to west of the existing building. The existing trail will be rerouted around the perimeter of the parking lot and some vegetation will be removed due to site grading. Much of the storage area, and rerouted test trail, will be crushed gravel with the most southern 39 stalls along with the two access drives being paved. There will continue to be a wooded area to the west, between the parking lot and the eastern lot line of the State-owned property. To the south, a residence with outbuildings are located away from Polaris, near the southern property line of their 48-acre site.

The applicant indicates the request is prompted by the City's desire to better screen outside storage. The addition will also provide expansion of outside storage. The new storage area is well-screened due to existing vegetation and the building placement. There are no variances or other approvals, aside from the site plan approval, needed for the project. The site did receive a grading permit to allow some stockpile removal to allow prep for the parking lot work after approval. The plans indicate where the stockpile is being moved to a lot south of E. Viking Blvd also owned by Polaris.

The site is currently zoned as I-Industrial and designated Industrial and General Business in the adopted Comprehensive Plan.

STAFF RECOMMENDATION

The requirements of Article III, Division 4 "Site Plan Review" as contained in the City of Wyoming Ordinances have been complied with. Accordingly, staff recommends approval of the site plan with the following conditions:

1. All required local, state and/or federal permitting must be obtained.

2. Compliance with any Engineering comments provided on the marked-up site plan drawings including provision of additional stormwater information.
3. All areas devoted for parking spaces, vehicle storage, and access drives shall be surfaced with materials suitable to control dust and drainage. All parking areas shall be designed to control surface runoff to adjacent properties.
4. The applicant install a new hydrant in close proximity to the new fenced parking lot subject to approval by the Wyoming Fire Chief.
5. The applicant submit a cut sheet of the new on-site lighting fixtures that will be added with the project to ensure compliance with ordinance standards.
6. The applicant install fencing or some type of barrier to delineate areas for grading versus areas to remain natural. No grading, equipment or materials shall be stored in the areas to remain natural.

STAFF REVIEW

Comprehensive Plan and Zoning Review

The subject property is currently zoned I- Industrial, and is guided as Industrial and General Business in the City of Wyoming's Comprehensive Plan. Light manufacturing and warehousing are permitted uses and storage of goods is reasonable given the business at the site. The zoning and surrounding uses are as follows:

North – A-Agriculture & I - Industrial; Industrial and General Business along with Wetlands

South – A-Agriculture; Industrial and General Business along with Wetlands

East – I-Industrial; Industrial and General Business along with Wetlands

West – A-Agriculture; Wetlands and Water (State-owned property)

A portion of the property is located within the Carlos Avery Wildlife Perimeter Overlay. There are no wetlands located in the vicinity of the work proposed on site although there are wetlands immediately adjacent to the west. The following table summarizes the regulations associated with the site, outlining the standards for property zoned as I - Industrial.

Zoning District	**I-Industrial**	**Proposed**
Side Yard Setback (south)	Parking Area – 15 feet	Parking Area (Existing) – 50 feet
Rear Yard Setback (west)	Parking Area – 15 feet	Parking Area (Existing) – 130 feet (from the Carlos Avery property)

Roads and Traffic

There are no new public roads proposed as part of this site plan with current access to the principal structure from E Viking Blvd. Access to the new storage area will be from the existing paved drive

that encircles the building, connecting parking and storage areas. The access drives into the new parking and storage lot will be paved.

This request does not affect traffic from the site.

Parking Lot Expansion

The parking lot expansion is a combination of gravel and pavement. The ordinance requires that "All areas devoted for parking space and driveways shall be surfaced with material suitable to control dust and drainage as determined by the Zoning Administrator. All parking areas shall be designed to control surface runoff to adjacent property with either curbing or grading techniques". This is a condition of approval to ensure that the use of gravel versus paving does not cause drainage issues on site or on the adjoining property.

The parking lot area will be surrounded by an 8' chain link fence with vertical slates for screening. There is controlled access to the lot, consistent with other areas on the site. This is not a public parking lot.

Drainage/Natural Resource/Wetlands

The subject property is outside of the Comfort Lake – Forest Lake Watershed District (CLFLWD). An NPDES permit will also be required and compliance with all NPDES permit requirements will need to be confirmed. The proposed subdivision is outside of the 100-year floodplain, so there are no floodplain requirements. The site is showing peak rates decreasing from existing to proposed conditions for the 2-, 10- and 100-year storm events. The existing stormwater system appears to have capacity to address the increase in hard surface and the parking lot expansion. Additional information from the referenced 2015 Hydraulic analysis is requested in order to confirm assumptions stated in the 2023 expansion's stormwater report. Material from the expansion area is proposed to be placed within one of the decommissioned wastewater treatment ponds south of East Viking Boulevard. The placement of this fill material is not anticipated to cause any negative impacts to the basin or downstream waterbodies. Detailed redline comments related to stormwater management have been provided to the applicant's engineer.

Utilities

Municipal sanitary sewer and watermain services are currently available on this site, although are not necessary for this site improvement. The Fire Chief requested a fire hydrant closer to the fenced area, which is a condition of approval.

Lighting

The applicant has provided a photometric drawing of the lighting impacts for the new lot. The plan indicates that lighting at the west and south property lines complies with ordinance standards. The plan does not provide a cut sheet of the proposed light fixture and a condition of approval requires its submission.

Landscaping and Tree Preservation

Submitted plans indicate tree removal to permit grading in the parking lot area. The narrative indicates less than 10% of the overall tree count on the property is being removed. Although the applicant has not provided a full tree count on the site the plans indicate that approximately 25% of the trees surveyed are being removed. The provided count does not include numerous trees on the west and north of the parking site. The zoning ordinance allows 10% tree removal "from

exiting improved parcels". Care must be taken that any future development doesn't continue to allow additional tree removal without replacement.

The landscaping plan does not indicate any additional trees or shrubs to be installed as part of this project. Section 40-555 Landscaping Regulations indicates regulates the minimum landscape requirements. Under that section it also notes that in instances where there is healthy plant material adjacent to a site, the City may adjust the landscape requirements. Due to the amount of vegetation surrounding the parking lot, particularly in the west, staff believes the current situation provides for adequate screening and landscaping. The disturbed areas not set aside for the parking lot, access drive or trail will be reseeded with more natural vegetation and grasses. Similar grasses will be planted on the site to the south where the stockpile will be moved to.

Site Plan Review Standards

In accordance with Sec. 40-86, the following criteria shall be considered during the Site Plan review application process:

(1) Consistency with the various elements and objectives of the City's long range plans, including, but not limited to, the Comprehensive Plan;

(2) Consistency with the purposes of this Code;

(3) Preservation of the site in its natural state, insofar as practicable, by minimizing tree and soil removal, and designing any grade changes so as to be in keeping with the general appearance of neighboring developed or developing areas;

(4) Creation of a harmonious relationship of buildings and open spaces with the terrain and with existing and future buildings having a visual relationship to the proposed development;

(5) Creation of a functional and harmonious design for structures and site features including;

(a) Creation of an internal sense of order for the various functions and buildings on the site and provision of a desirable environment for occupants, visitors and the general community;

(b) Appropriateness of the amount and arrangement of open space and landscaping to the design and function of the development;

(c) Appropriateness of the materials, textures, colors and details of construction as an expression the design concept of the project and the compatibility of the same with the adjacent and neighboring structures and functions; and

(d) Adequacy of vehicular, cycling and pedestrian circulation, including walkways, interior drives and parking, in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian, cycling and vehicular traffic and arrangement and amount of parking so as to be safe, convenient and, insofar as practicable, compatible with the design of proposed buildings, structures and neighboring properties.

(6) Creation of an energy-conserving design through design, location, orientation and elevation of structures, the use and location of glass in structures, and the use of landscape materials and site grading;
(7) Protection of adjacent and neighboring properties through reasonable provisions for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design, not adequately covered by other regulations, which may have substantial effects on neighboring land uses.

These criteria are met.

Next Steps

The City Council will review the Planning Commission's Site Plan at the next regularly scheduled meeting.

City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

LAND USE APPLICATION: SITE PLAN REVIEW

A site plan review application requests a use permitted in a particular zoning district, but regulated and controlled through conditions placed upon it by the City Council after review by the Planning Commission.

Property Address: 7400 E Viking BLVD Wyoming, MN 55092

Applicant(s): Name(s) MaKinnah Gunderman

Address Ryan Companies, 533 S Third Street, Suite 100

City Minneapolis State MN Zip 55415

Phone Number 612-492-4184 Email makinnah.gunderman@ryancompanies.com

Owner(s) - If other than Applicant(s):

Name(s) Tom Eineichner, Polaris Industries Inc

Address 7400 E Viking BLVD

City Wyoming State MN Zip 55092

Phone Number _____ Email _____

Signature of owner(s) Tom Eineichner Date 02/09/2023

Legal description of property: Lot NA Block NA Section 9 Township 33N Range 21W Zone NA

Property Identification Number: R.21. 210000100 Present Zoning: Industrial

Present use of property: Office/Industrial

Proposed use of property: Office/Industrial

This application and the following attachments must be submitted to be considered a complete application:

1. A detailed site plan showing the information listed in Section 40 - 82, 1-6 as well as the following:
   a. The grading and drainage plan must be designed in accordance with Article VII, Division 21 of the Zoning Ordinance and the City of Wyoming Surface Water Resource Guidance Document
   b. Elevation drawings of all sides of the proposed building to show compliance with the architectural standards of the zoning district the use will be located in
   c. Landscaping and Screening in accordance with Article VII, Divisions 14 & 26
   d. Lighting Plan in accordance with Article VII, Division 15
2. A letter explaining the proposed use and how it will be operated
3. Applications for uses described in Article VI, Divisions 7, 18, & 19 and Article VII, Divisions 2, 8, 10, 17-20, and 25 of the Zoning Ordinance must include the information necessary to show compliance with the applicable section of the ordinance
4. Applications for uses that are within the Highway 8 Overlay District or that utilize Highway 8 for access must include the information necessary to show compliance with Article VI, Division 14 of the Zoning Ordinance.
5. The application fee and escrow must be paid at the time of application - The fee is not refundable and the unused portion of the escrow will be returned to the applicant
6. Any other information deemed necessary by the Zoning Administrator or Planning Commission

Signature of applicant(s) Makinnah Gunderman Date 2/20/23

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project. Article V, Division 4, Site Plan Review is attached to this application. By signing this application, the applicant acknowledges that it has been read and understood.

A public meeting can be scheduled only after a complete application has been received.

OFFICE USE ONLY

Application # Sp-23-001 Date Application Received 2/21/23

Date Complete Application Received 2/21/23 60 Days 4/22/23 By: [signature] Official

Fee: $220.00 + Escrow $1,000.00 Date Paid 2/21/23 Check # 889105

Revised 07/28/22

February 21, 2023

RE: Polaris ORV Site Improvements
Land Use Application: Site Plan Review
Project Narrative

1. General Description of the Request or Proposal

Ryan Companies is proposing to redevelop 4.20± acres on the existing Polaris property into a storage yard for Polaris' Off-Road Vehicles ("ORV"). The intent of this lot is to help Polaris comply with the City's request to provide better screening of their off road vehicles which are currently stored on the north end of the Polaris property. The proposed storage lot will consist of gravel and asphalt paving, and an 8ft chain link fence with vertical slats for screening. The lot will be located on the west side of the property which will work best from an operational standpoint for Polaris.

The site is currently zoned "Industrial" and no changes to zoning or use are proposed with this project.

Existing Site Conditions

The location of the proposed storage yard is currently an old stockpile. As a result, the project requires cutting down this stockpile and moving it South of Vikings Blvd onto another portion of the Polaris property. This scope of work was applied for in an early grading permit to provide better off road hauling conditions while the ground is still frozen. Some significant tree removals are also required as part of the ORV Site Improvements but based on aerial imagery the removals are less than 10% of the overall tree count on the property.

Stormwater Management

A stormwater management report is provided in this submittal. This report demonstrates the existing stormwater basins have capacity to handle additional runoff from the proposed ORV Site Improvements. Stormwater will be routed to the west stormwater basin via swales that surround the proposed storage yard.

Landscaping

A landscape plan is provided in this submittal showing final ground cover conditions. No additional trees or shrubs are proposed because they already exist else ware on the property.

Photometric Plan

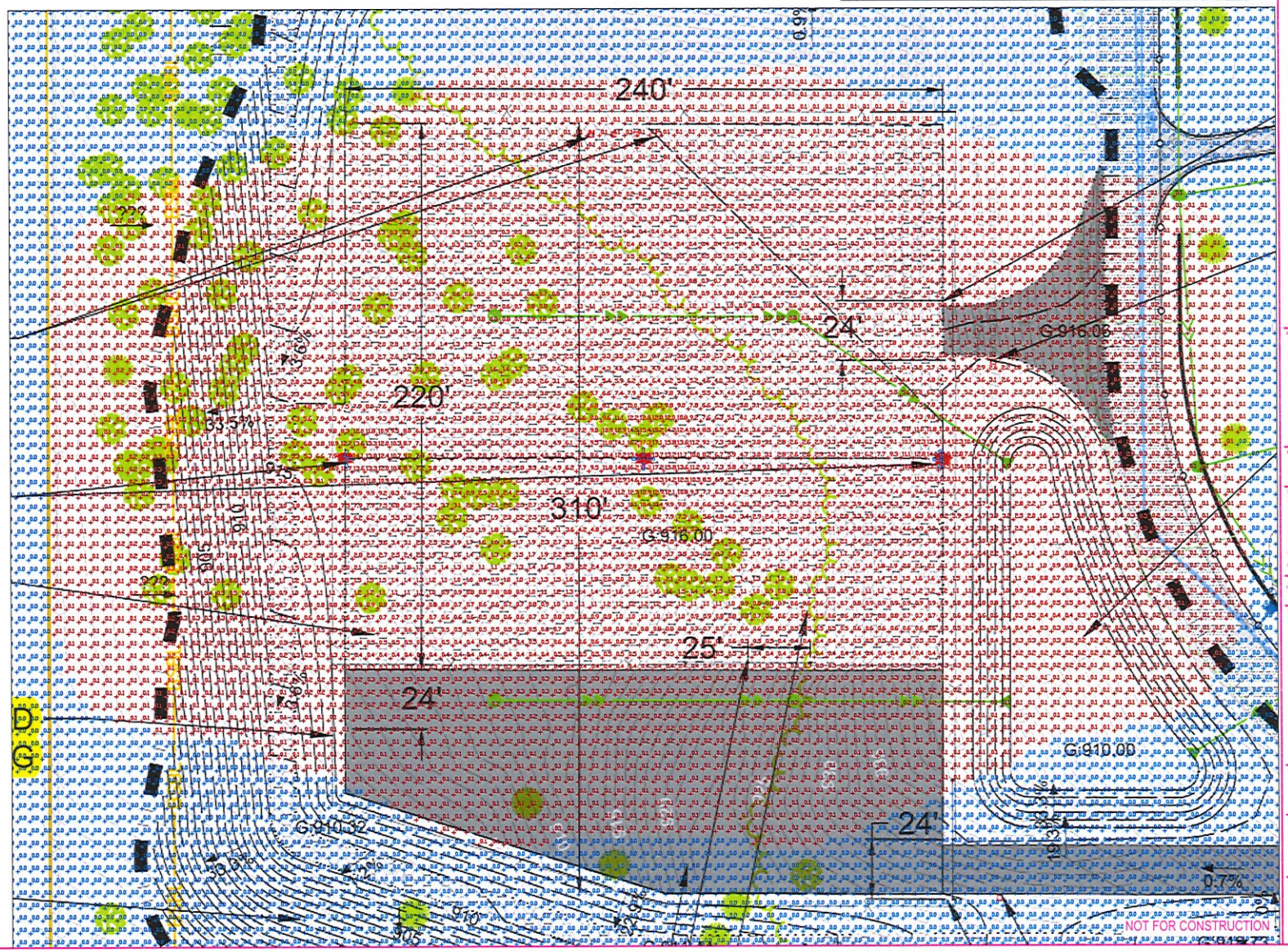
A preliminary site photometrics plan that includes light locations, type, and height is included as part of this application.

Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, MN 55415

p: 612-492-4000
ryancompanies.com

POLARIS ORV LIGHT FIXTURE SCHEDULE

FIXT TYPE	MANUFACTURER CAT # OR EQUAL	VOLT	DESCRIPTION	LAMPS QTY	LAMPS WATT	LAMPS TYPE	NOTES
-	EKO VRT1-195-CS-740-U-D-T3-BZ	120/ 277	30FT POLE VERT SITE LIGHT 19500LM 125LPW 150W 70CRI 4000K 120-277 0-10V DIM TYPE 3 BRONZE W/VRTDBZ DIRECT MOUNTING BRACKET	10	150	VRT1	



HUNT ELECTRIC

7900 Chicago Avenue South
Bloomington, MN 55420
(651) 646 2911
Fax (651) 643 6575

POLARIS ORV STORAGE YARD

SET PLAN

NORTH ARROW

SIGNATURE

REG. NO. DATE: Issue Date

REVISION SCHEDULE

NO. DESCRIPTION DATE

SHEET NAME: Unnamed

PROJECT NUMBER:

DATE: 10/1/2021

DRAWN: Author

CHECKED: Checker

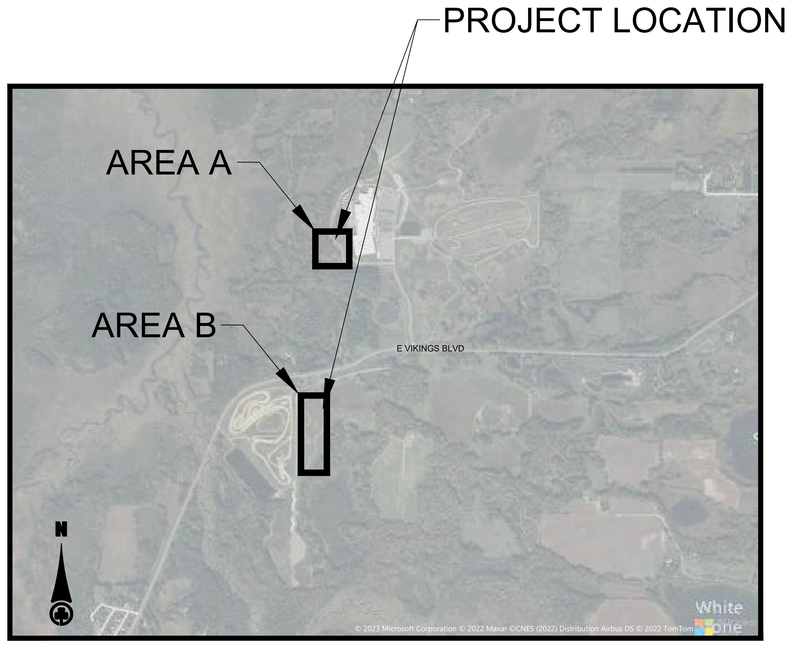
SCALE:

SHEET NUMBER:

POLARIS ORV SITE IMPROVEMENTS

WYOMING, MN

CITY SUBMITTAL



VICINITY MAP

NOT TO SCALE

SHEET INDEX

●		02/17/2023	C001	COVER SHEET
●		02/17/2023	C100	TOPOGRAPHIC SURVEY AREA A
●		02/17/2023	C101	TOPOGRAPHIC SURVEY AREA B
●		02/17/2023	C102	REMOVALS PLAN AREA A
●		02/17/2023	C300	SITE AND UTILITY PLAN AREA A
●		02/17/2023	C400	GRADING AND EROSION CONTROL PLAN AREA A
●		02/17/2023	C401	PRELIMINARY GRADING AND EROSION CONTROL PLAN AREA A
●		02/17/2023	C402	PRELIMINARY GRADING AND EROSION CONTROL PLAN AREA B
●		02/17/2023	C600	CIVIL DETAILS

DRAWING INDEX LEGEND

FILLED CIRCLE INDICATES DRAWING INCLUDED WITHIN THIS ISSUE
MOST RECENT REVISION NUMBER
MOST RECENT ISSUE OR REVISION DATE

○	-	X/XX/20XX	CX	SHEET TITLE

RYAN

RYAN A+E, INC.
533 South Third Street, Suite 100
Minneapolis, MN 55415
612-492-4000 tel
612-492-3000 fax

WWW.RYANCOMPANIES.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION

POLARIS ORV SITE IMPROVEMENTS

7400 E VIKINGS BLVD
WYOMING, MN 55092

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

CHAD H. LOCKWOOD

REGISTRATION NO.	DATE
44986	02/17/2023

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DRAWN BY	CHECKED BY
MBG	CHL
JOB NO.	**DATE**
701520	02/17/2023

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
01	02/10/2023	EARLY GRADING PERMIT
02	02/17/2023	CITY SUBMITTAL
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CITY SUBMITTAL

COVER SHEET

C001

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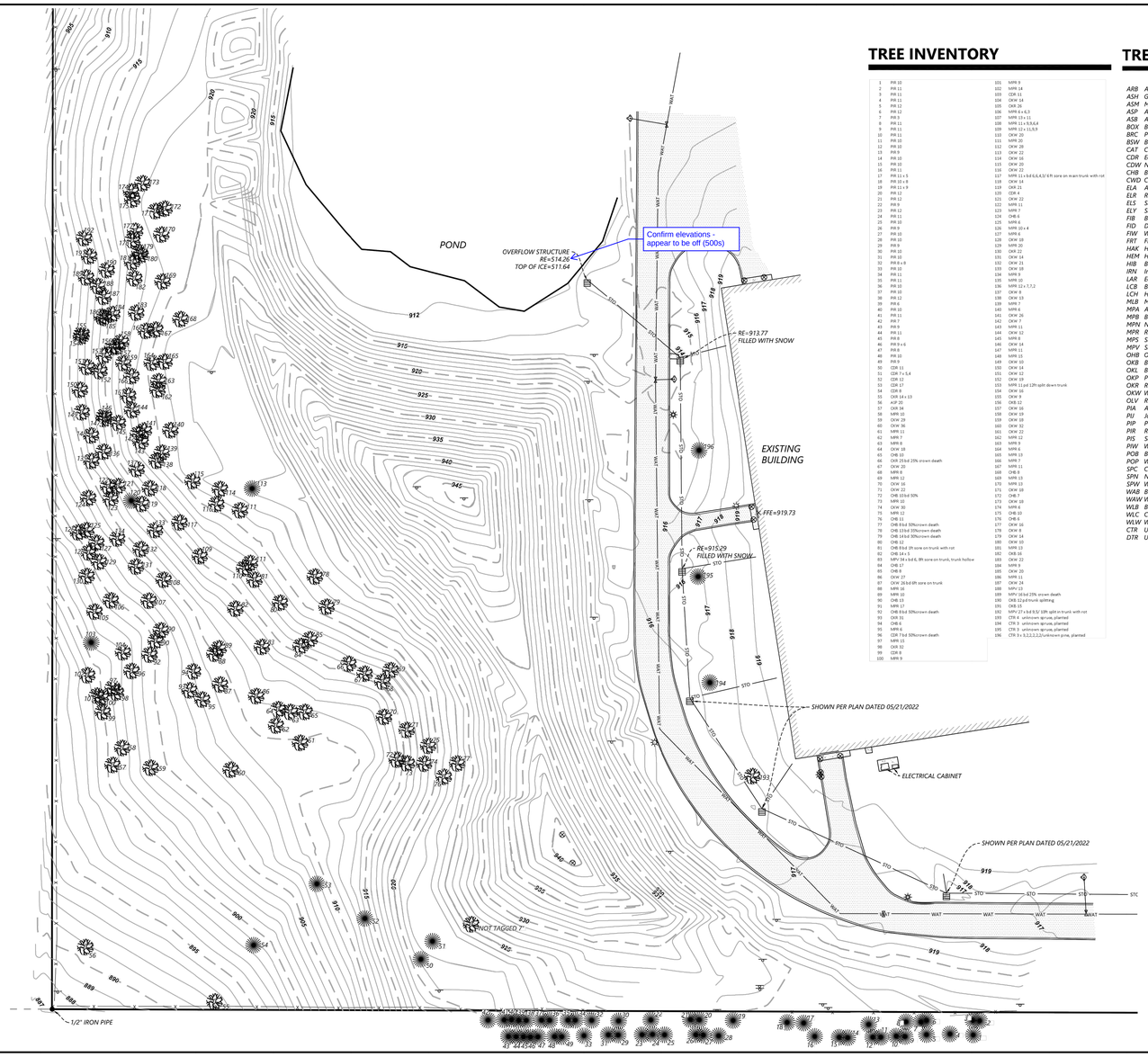


Call 48 Hours before digging:

811 or call811.com
Common Ground Alliance

TREE INVENTORY

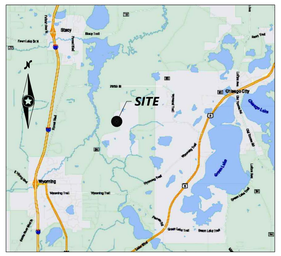
1	PIR 10	101	MPR 9
2	PIR 11	102	MPR 14
3	PIR 11	103	CDR 11
4	PIR 11	104	OKW 24
5	PIR 12	105	OKW 30
6	PIR 12	106	MPR 6 x 6,3
7	PIR 9	107	MPR 15 x 11
8	PIR 11	108	MPR 11 x 5,5,6,4
9	PIR 11	109	MPR 12 x 11,9,9
10	PIR 11	110	OKW 20
11	PIR 10	111	MPR 20
12	PIR 10	112	OKW 28
13	PIR 9	113	OKW 22
14	PIR 10	114	OKW 16
15	PIR 10	115	OKW 20
16	PIR 11	116	OKW 22
17	PIR 11 x 5	117	MPR 11 x 8-6,6,4,3/ E ft core on main trunk with rot
18	PIR 10 x 9	118	OKW 14
19	PIR 11 x 9	119	OKW 24
20	PIR 12	120	CDR 4
21	PIR 12	121	OKW 22
22	PIR 9	122	MPR 11
23	PIR 12	123	MPR 7
24	PIR 11	124	OKE 6
25	PIR 10	125	MPR 6
26	PIR 9	126	MPR 10 x 4
27	PIR 10	127	MPR 6
28	PIR 10	128	OKW 18
29	PIR 9	129	MPR 20
30	PIR 10	130	OKW 22
31	PIR 10	131	OKW 24
32	PIR 8 x 8	132	OKW 21
33	PIR 10	133	OKW 18
34	PIR 11	134	MPR 9
35	PIR 11	135	MPR 10
36	PIR 10	136	MPR 12 x 7,7,2
37	PIR 10	137	OKW 8
38	PIR 12	138	OKW 13
39	PIR 6	139	MPR 7
40	PIR 10	140	MPR 6
41	PIR 11	141	OKW 26
42	PIR 7	142	OKW 7
43	PIR 9	143	MPR 11
44	PIR 11	144	OKW 12
45	PIR 10	145	OKW 12
46	PIR 9 x 6	146	OKW 14
47	PIR 8	147	MPR 11
48	PIR 10	148	MPR 15
49	PIR 9	149	OKW 10
50	CDR 11	150	OKW 14
51	CDR 7 x 5,4	151	OKW 12
52	CDR 12	152	OKW 19
53	CDR 17	153	MPR 11 pd 12ft split down trunk
54	CDR 8	154	OKW 16
55	OKR 14 x 13	155	OKW 9
56	AUP 20	156	OKB 12
57	OKR 16	157	OKW 16
58	OKW 18	158	OKW 18
59	OKW 29	159	OKW 18
60	OKW 36	160	OKW 32
61	MPR 11	161	OKW 22
62	MPR 7	162	MPR 12
63	MPR 8	163	MPR 9
64	OKW 18	164	MPR 6
65	OHB 10	165	MPR 15
66	OKR 25 bd 25% crown death	166	MPR 7
67	OKW 20	167	MPR 11
68	MPR 8	168	OHB 9
69	MPR 12	169	MPR 15
70	OKW 12	170	MPR 18
71	OKW 22	171	MPR 18
72	OHB 10 bd 50%	172	OHE 7
73	MPR 10	173	OKW 18
74	OKW 30	174	MPR 6
75	MPR 12	175	OHB 10
76	OHB 11	176	OHE 6
77	OHB 8 bd 50%crown death	177	OKW 16
78	OHB 13 bd 10%crown death	178	OKW 8
79	OHB 14 bd 30%crown death	179	OKW 14
80	OHB 12	180	OKW 10
81	OHB 8 bd 3ft core on trunk with rot	181	MPR 13
82	OHB 14 x 5	182	OKB 16
83	MPV 34 x bd 4, 8ft core on trunk, trunk hollow	183	OKW 22
84	OHB 8	184	OKW 20
85	OHE 6	185	OKW 20
86	OKW 27	186	MPR 11
87	OKW 26 bd 6ft core on trunk	187	OKW 24
88	MPR 16	188	MPV 13
89	MPR 10	189	MPV 16 bd 25% crown death
90	OHB 13	190	OKB 12 pd trunk splitting
91	MPR 17	191	OKB 15
92	OHB 8 bd 50%crown death	192	MPV 27 x bd 8,5/ 10ft split in trunk with rot
93	OKR 31	193	CTR 4 unknown spruce, planted
94	OHB 6	194	CTR 3 unknown spruce, planted
95	MPR 6	195	CTR 3 unknown spruce, planted
96	CDR 7 bd 50%crown death	196	CTR 3 x 3,2,2,2,2/unknown pine, planted
97	OKW 32		
98	OKR 32		
99	CDR 8		
100	MPR 9		

TREE INVENTORY LEGEND

ARB	*Arborvitae*	*x =*	*multi-trunked*
ASH	*Green and White Ash*	*pd =*	*physically damaged (e.g. tornado, wind/ice storm)*
ASM	*Mountain Ash*	*bd =*	*biologically damaged (e.g. insects, fungal, bacterial)*
ASP	*Aspen*	*s =*	*specimen*
ASB	*Aspen, Bigtooth*	*dd =*	*dead*
BOX	*Boxelder*		
BRC	*Paper, Yellow, River Birch*		
BSW	*Basswood*		
CAT	*Catalpa*		
CDR	*Eastern Red Cedar*		
CDW	*Northern White Cedar*		
CHB	*Black Cherry*		
CWD	*Cottonwood*		
ELA	*American Elm*		
ELR	*Rock (Red) Elm*		
ELS	*Siberian Elm*		
ELY	*Slippery Elm*		
FIB	*Balsam Fir*		
FID	*Douglas Fir*		
FIW	*White Fir*		
FRT	*Fruit Tree*		
HAK	*Hackberry*		
HEM	*Hemlock*		
HIB	*Bitternut Hickory*		
IRN	*Ironwood*		
LAR	*Eastern Larch (Tamarack)*		
LCB	*Black Locust*		
LCH	*Honey Locust*		
MLB	*Mulberry*		
MPA	*Amur Maple*		
MPB	*Black Maple*		
MPN	*Norway Maple*		
MPR	*Red Maple*		
MPS	*Sugar Maple*		
MPV	*Silver Maple*		
OHB	*Ohio Buckeye*		
OKB	*Bur Oak*		
OKL	*Black Oak*		
OKP	*Pin Oak*		
OKR	*Red Oak*		
OKW	*White Oak*		
OLV	*Russian Olive*		
PIA	*Austrian Pine*		
PIJ	*Jack Pine*		
PIP	*Ponderosa Pine*		
PIR	*Red (Norway) Pine*		
PIS	*Scotch Pine*		
PIW	*White Pine*		
POB	*Balsam Poplar*		
POP	*White Poplar*		
SPC	*Colorado Spruce*		
SPN	*Norway Spruce*		
SPW	*White Spruce*		
WAB	*Black Walnut*		
WAW	*White Walnut*		
WLB	*Black Willow*		
WLC	*Crack Willow*		
WLW	*Weeping Willow*		
CTR	*Unknown Coniferous Tree*		
DTR	*Unknown Deciduous Tree*		

VICINITY MAP

(NOT TO SCALE)



LEGAL DESCRIPTION

Those parts of the following described property lying north of the center line of Chisago County Road No 84 The Northwest Quarter (NW1/4) and North Half of the Southwest Quarter (N1/2 of SW 1/4) and the Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4) all in Section 10, Township 33, Range 21, Chisago County Minnesota EXCEPT that part of the North Half of the Southwest Quarter of said Section 10 described as follows. Beginning at the southeast corner of said North Half of the Southwest Quarter of said Section 10, thence North 00°15'17" East, along the East line thereof, 783 feet to the point of intersection thereof with the center line of a ditch, thence South 52°15'17" West along said ditch center line, 310 feet, thence South 63°181'7" West, continuing along said center line, 707 feet, thence South 19°55'17" West, along said center ditch line, 71 feet, thence South 00°15'17" West along said ditch center line, 185 12 feet to the point of intersection thereof with the South line of said North Half of the Southwest Quarter of said Section 10, thence South 88°29'11" East along said South line, 898 62 feet to the point of beginning, containing 10 0 acres, more or less and subject to the existing County Road No 84, pipeline and ditch
The East Half of the Northeast Quarter (E 1/2 of NE 1/4) of Section 9, Township 33, Range 21, Chisago County, Minnesota EXCEPT that part of said East Half of the Northeast Quarter described as follows Beginning at the southwest corner of said East Half, thence on an assumed bearing South 89°48'07" East, along the south line of said East Half, 386 53 feet, thence North 00°03'42" East, 1,034 50 feet, thence North 45°03'42" East, 662 48 feet, thence South 89°56'18" East, 363 15 feet, thence North 00°12'22" West, 1,095 26 feet to the North line of said East Half of the Northeast Quarter, thence South 89°37'10" West, along said North line, 1,213 75 feet to the northwest corner of said East Half of the Northeast Quarter, thence South 00°02'43" West, along the West line of said East Half of the Northeast Quarter, a distance of 2,587 90 feet to the point of beginning.

GENERAL SURVEYOR'S NOTES

1) *The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.*

2) *Bearings based on Minnesota DOT: Chisago County, US Foot.*

3) *Contours are shown at 1-foot intervals. Vertical Datum is NAVD 88.*

4) *This survey was prepared without the benefit of a title commitment. No search for easements or restrictions was made by the Surveyor.*

5) *Field data collection on which this map is based was performed while snow was covering all or part of the subject property. There is a possibility that existing improvements that would normally be observable without the snow cover, may exist.*

LEGEND

- *CATCH BASIN*
- *HYDRANT*
- *GATE VALVE*
- *SIGN*
- *CONIFEROUS TREE*
- *DECIDUOUS TREE*
- *BOUNDARY LINE*
- *RIGHT-OF-WAY LINE*
- *LOT LINE*
- *EASEMENT LINE*
- *SECTION LINE*
- STO — *STORM SEWER*
- WAT — *WATERMAIN*
- X — *FENCE LINE*
- *CURB & GUTTER*
- *CONCRETE SURFACE*
- *BITUMINOUS SURFACE*
- *FOUND MONUMENT (SEE LABEL)*

1" = 40'

0' 40' 80' 120'

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DESIGNED:	-
CHECKED:	MJW
DRAWN:	ACW
HORIZONTAL SCALE:	40'

INITIAL ISSUE: 01/09/2022
REVISIONS:

PREPARED FOR:

RYAN COMPANIES US, INC.
533 SOUTH THIRD STREET SUITE 100
MINNEAPOLIS, MN

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

MATHEW J. WELINSKI

DATE: 1/9/2023 LICENSE NO. 53596

POLARIS
WYOMING, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

TOPOGRAPHIC SURVEY

PROJECT NUMBER: 0042519.00

SHEET NUMBER: 1 OF 1

DATE: 01/09/2023

C100

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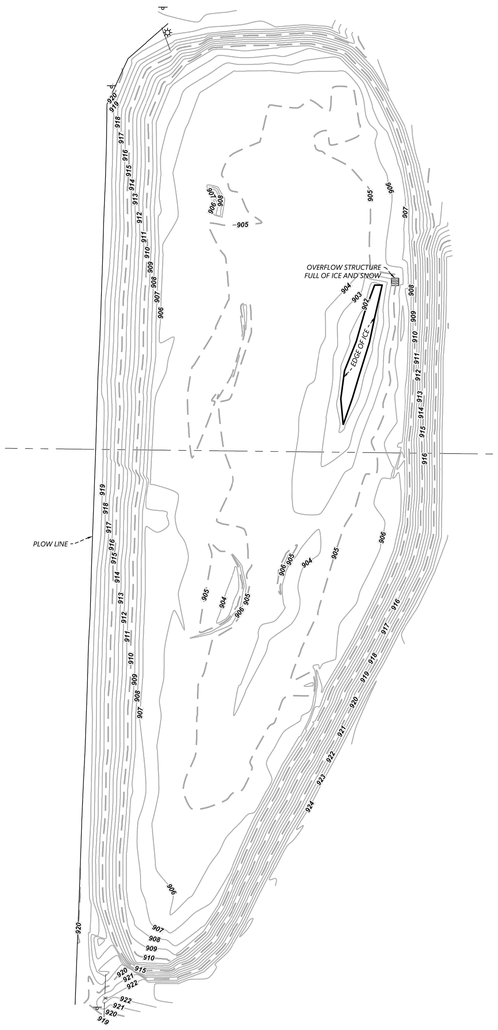
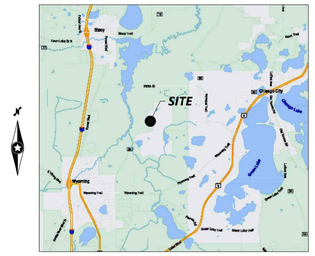
811 or call811.com
Common Ground Alliance



VICINITY MAP

(NOT TO SCALE)



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5) *Field data collection on which this map is based was performed while snow was covering all or part of the subject property. There is a possibility that existing improvements that would normally be observable without the snow cover, may exist.*

LEGEND

- CATCH BASIN
- HYDRANT
- GATE VALVE
- SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- STO — STORM SEWER
- WAT — WATERMAIN
- X — FENCE LINE
- CURB & GUTTER
- CONCRETE SURFACE
- BITUMINOUS SURFACE

1" = 80'

0' 80' 160' 240'

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R:\Projects\70115000\701-520 Polaris ORV Site Improvements\01 CIVIL\01 CAD\02 Sheet files\C100 Topography Survey.dwg

DESIGNED:	-
CHECKED:	MJW
DRAWN:	ACW
HORIZONTAL SCALE:	40'

INITIAL ISSUE: 02/09/2022
REVISIONS:

PREPARED FOR:

RYAN COMPANIES US, INC.
533 SOUTH THIRD STREET SUITE 100
MINNEAPOLIS, MN

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

MATHEW J. WELINSKI

DATE: 2/9/2023 LICENSE NO. 53596

POLARIS
WYOMING, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

EXISTING CONDITIONS

PROJECT NUMBER: 0042519.00

SHEET NUMBER: 1 OF 1

DATE: 02/09/2023

C101

TREE PROTECTION NOTES

1. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE NOTIFIED OF THE CRITICAL ROOT ZONE REQUIREMENTS PRIOR TO COMMENCING WORK ON SITE FOR ALL TREES TO BE PRESERVED.
2. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
3. NO EQUIPMENT SHALL OPERATE OUTSIDE OF THE LIMITS OF DISTURBANCE AS ILLUSTRATED PER PLAN.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE CRITICAL ROOT ZONE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
5. NO MATERIALS SHALL BE STORED OR STOCKPILED WITHIN THE CRITICAL ROOT ZONE OF ANY TREE TO BE PRESERVED.
6. TREE ROOTS SHALL NOT BE CUT UNLESS ABSOLUTELY UNAVOIDABLE. IF ROOT CUTTING IS UNAVOIDABLE, TREE ROOTS SHALL BE CUT CLEANLY WITH A SHARP PRUNING SAW OR SHEERS. ROOT PRUNING SHALL NOT PULL OR RIP ROOTS AS A METHOD OF REMOVAL. EXPOSED TREE ROOTS SHALL BE COVERED WITH SOIL OR BURLAP IMMEDIATELY AND KEPT MOIST TO PREVENT DEHYDRATION.
7. THERE SHALL BE NO COMPACTION WITHIN THE CRITICAL ROOT ZONE OF THE TREES TO BE PRESERVED.
8. EXISTING TREES TO REMAIN SHALL BE PROTECTED BY THE LIMITS OF GRADING SILT FENCE. SEE GRADING AND EROSION CONTROL PLAN FOR LIMITS.
9. DISPOSAL OF ANY WASE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE TREES TO REMAIN SHALL NOT BE PERMITTED.
10. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
11. NO FILL OR EXCAVATION OF ANY KIND SHALL OCCUR WITHIN THE CRITICAL ROOT ZONE TO BE PRESERVED EXCEPT THAT WHICH IS SHOWN ON THE CIVIL GRADING PLANS.

LEGEND:

REMOVAL

- CURB
- BITUMINOUS
- GRAVEL
- CHAIN LINK FENCE
- WOOD FENCE
- SAWCUT

N

0 40 80
SCALE IN FEET

TREE INVENTORY REMOVALS

1 PIR 10	101 MPR 9
2 PIR 11	102 MPR 14
3 PIR 11	103 CDR 11
4 PIR 11	104 OKW 14
5 PIR 12	105 OKR 26
6 PIR 12	106 MPR 6 x 6,3
7 PIR 3	107 MPR 13 x 11
8 PIR 11	108 MPR 11 x 9,9,6,4
9 PIR 11	109 MPR 12 x 11,9,9
10 PIR 11	110 OKW 20
11 PIR 10	111 MPR 20
12 PIR 10	112 OKW 28
13 PIR 9	113 OKW 22
14 PIR 10	114 OKW 16
15 PIR 10	115 OKW 20
16 PIR 11	116 OKW 22
17 PIR 11 x 5	117 MPR 11 x bd 6,6,4,3/ 6 ft sore on main trunk with rot
18 PIR 10 x 8	118 OKW 14
19 PIR 11 x 9	119 OKR 21
20 PIR 12	120 CDR 4
21 PIR 12	121 OKW 22
22 PIR 9	122 MPR 11
23 PIR 12	123 MPR 7
24 PIR 11	124 CHB 6
25 PIR 10	125 MPR 6
26 PIR 9	126 MPR 10 x 4
27 PIR 10	127 MPR 6
28 PIR 10	128 OKW 18
29 PIR 9	129 MPR 20
30 PIR 10	130 OKR 22
31 PIR 10	131 OKW 14
32 PIR 8 x 8	132 OKW 21
33 PIR 10	133 OKW 18
34 PIR 11	134 MPR 9
35 PIR 11	135 MPR 10
36 PIR 10	136 MPR 12 x 7,7,2
37 PIR 10	137 OKW 8
38 PIR 12	138 OKW 13
39 PIR 6	139 MPR 7
40 PIR 10	140 MPR 6
41 PIR 11	141 OKW 26
42 PIR 7	142 OKW 7
43 PIR 9	143 MPR 11
44 PIR 11	144 OKW 12
45 PIR 8	145 MPR 8
46 PIR 9 x 6	146 OKW 14
47 PIR 8	147 MPR 11
48 PIR 10	148 MPR 15
49 PIR 9	149 OKW 10
50 CDR 11	150 OKW 14
51 CDR 7 x 5,4	151 OKW 12
52 CDR 12	152 OKW 19
53 CDR 17	153 MPR 11 pd 12ft split down trunk
54 CDR 8	154 OKW 16
55 OKR 14 x 13	155 OKW 9
56 ASP 20	156 OKB 12
57 OKR 34	157 OKW 16
58 MPR 10	158 OKW 19
59 OKW 29	159 OKW 18
60 OKW 36	160 OKW 32
61 MPR 11	161 OKW 22
62 MPR 7	162 MPR 12
63 MPR 8	163 MPR 9
64 OKW 18	164 MPR 6
65 CHB 10	165 MPR 13
66 OKR 25 bd 25% crown death	166 MPR 7
67 OKW 20	167 MPR 11
68 MPR 8	168 CHB 8
69 MPR 12	169 MPR 13
70 OKW 16	170 MPR 13
71 OKW 22	171 OKW 18
72 CHB 10 bd 50%	172 CHB 7
73 MPR 10	173 OKW 18
74 OKW 30	174 MPR 6
75 MPR 12	175 CHB 10
76 CHB 11	176 CHB 6
77 CHB 8 bd 50%crown death	177 OKW 16
78 CHB 13 bd 35%crown death	178 OKW 8
79 CHB 14 bd 30%crown death	179 OKW 14
80 CHB 12	180 OKW 10
81 CHB 8 bd 1ft sore on trunk with rot	181 MPR 13
82 CHB 14 x 5	182 OKB 16
83 MPV 34 x bd 6, 8ft sore on trunk, trunk hollow	183 OKW 22
84 CHB 17	184 MPR 9
85 CHB 8	185 OKW 20
86 OKW 27	186 MPR 11
87 OKW 26 bd 6ft sore on trunk	187 OKW 24
88 MPR 16	188 MPV 13
89 MPR 10	189 MPV 16 bd 25% crown death
90 CHB 13	190 OKB 12 pd trunk splitting
91 MPR 17	191 OKB 15
92 CHB 8 bd 50%crown death	192 MPV 27 x bd 9,5/ 10ft split in trunk with rot
93 OKR 31	193 CTR 4 unknown spruce, planted
94 CHB 6	194 CTR 3 unknown spruce, planted
95 MPR 6	195 CTR 3 unknown spruce, planted
96 CDR 7 bd 50%crown death	196 CTR 3 x 3,2,2,2,2,2/unknown pine, planted
97 MPR 15	
98 OKR 32	
99 CDR 8	
100 MPR 9	

EXISTING CONDITIONS NOTES

1. INFORMATION ON THE EXISTING CONDITIONS PLAN COMBINES THE SURVEYED INFORMATION SHOWN ON SHEET C100, PROVIDED BY WESTWOOD DATED 01/09/2023, AND SUPPLEMENTAL INFORMATION TAKEN FROM ADDITIONAL SOURCES/ASSUMPTIONS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.

UTILITY DISCLAIMER

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY AND RECORD DRAWINGS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY WESTWOOD, AND ALL SUBSURFACE UTILITY LOCATIONS ARE APPROXIMATE. IT SHALL BE THE DUTY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT.

REMOVAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE COMMENCEMENT OF REMOVALS AND SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 1-800-252-1166 OR 811) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO EXCAVATION.
3. ALL EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO REMOVALS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL REMOVALS NOTED ON PLANS. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS RESPONSIBLE FOR PROTECTING, OR REMOVING AND REINSTALLING ALL FENCES, SIGNS, AND OTHER MISCELLANEOUS ITEMS. SERVICE MUST BE MAINTAINED THROUGHOUT CONSTRUCTION. TEMPORARY OR PERMANENT RELOCATION OF ABOVE ITEMS MAY BE NECESSARY AND SHALL BE COORDINATED WITH THE APPROPRIATE PARTY. ALL WORK REQUIRED TO COMPLETE THE ABOVE SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
6. CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS AND/OR PROPERTY IRONS.
7. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED. STRIP TOPSOIL, AND STOCKPILE ON-SITE. REFER TO EROSION CONTROL PLAN, GRADING PLAN AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.

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CONSTRUCTION

PROJECT INFORMATION

POLARIS ORV SITE IMPROVEMENTS

7400 E VIKINGS BLVD
WYOMING, MN 55092

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

CHAD H. LOCKWOOD

REGISTRATION NO.	DATE
44986	02/17/2023

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DRAWN BY	CHECKED BY
MBG	CHL
JOB NO.	**DATE**
701520	02/17/2023

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
01	02/10/2023	EARLY GRADING PERMIT
02	02/17/2023	CITY SUBMITTAL
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CITY SUBMITTAL

REMOVALS
PLAN AREA A

C102

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SITE NOTES

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING CONDITIONS. THIS WOULD INCLUDE ALL EXISTING UTILITIES AND TOPOGRAPHIC FEATURES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR TO PROPERTY LINE, UNLESS OTHERWISE NOTED.
3. ALL RADII ARE TO GUTTER LINE OR PAVEMENT EDGE UNLESS OTHERWISE NOTED.
4. ALL CURB TERMINI TO HAVE A 3.0' TAPER UNLESS OTHERWISE NOTED.
5. SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN

UTILITY NOTES

1. PRIOR TO CONSTRUCTION, SUBCONTRACTORS WHOSE WORK REQUIRES EXCAVATION SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND INVERTS, SHOWN OR NOT SHOWN. ANY DISCREPANCY BETWEEN PLANS AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
2. THE UTILITY CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF THE BUILDING PIPE SYSTEM PRIOR TO CONSTRUCTING SERVICE CONNECTIONS.
3. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. UTILITY TRENCHES SHALL BE COMPACTED IN ACCORDANCE WITH GUIDELINES PROVIDED BY THE GEOTECHNICAL ENGINEER.
4. PROPOSED PIPE MATERIALS:
   STORM SEWER RCP
5. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.

SITE NOTES

ZONING: INDUSTRIAL
PROPOSED IMPERVIOUS AREA: 89,150 SF

LEGEND:

EXISTING	PROPOSED	
		PROPERTY BOUNDARY
		LOT/TRACT LINE
	TIP OUT	CURB
		EASEMENT
		BITUMINOUS
		GRAVEL
		CHAIN LINK FENCE
		WOOD FENCE
		NORMAL WATER LEVEL
		HIGH WATER LEVEL
		STREET LIGHT
		SIGN
		BOLLARD
		STORM SEWER PIPE
		STORM INLET
		STORM MANHOLE
		FLARED END SECTION
		SANITARY SEWER PIPE
		SANITARY SEWER MANHOLE
		WATER MAIN
		HYDRANT
		GATE VALVE

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SCALE IN FEET

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CITY SUBMITTAL

SITE AND
UTILITY PLAN
AREA A

C300

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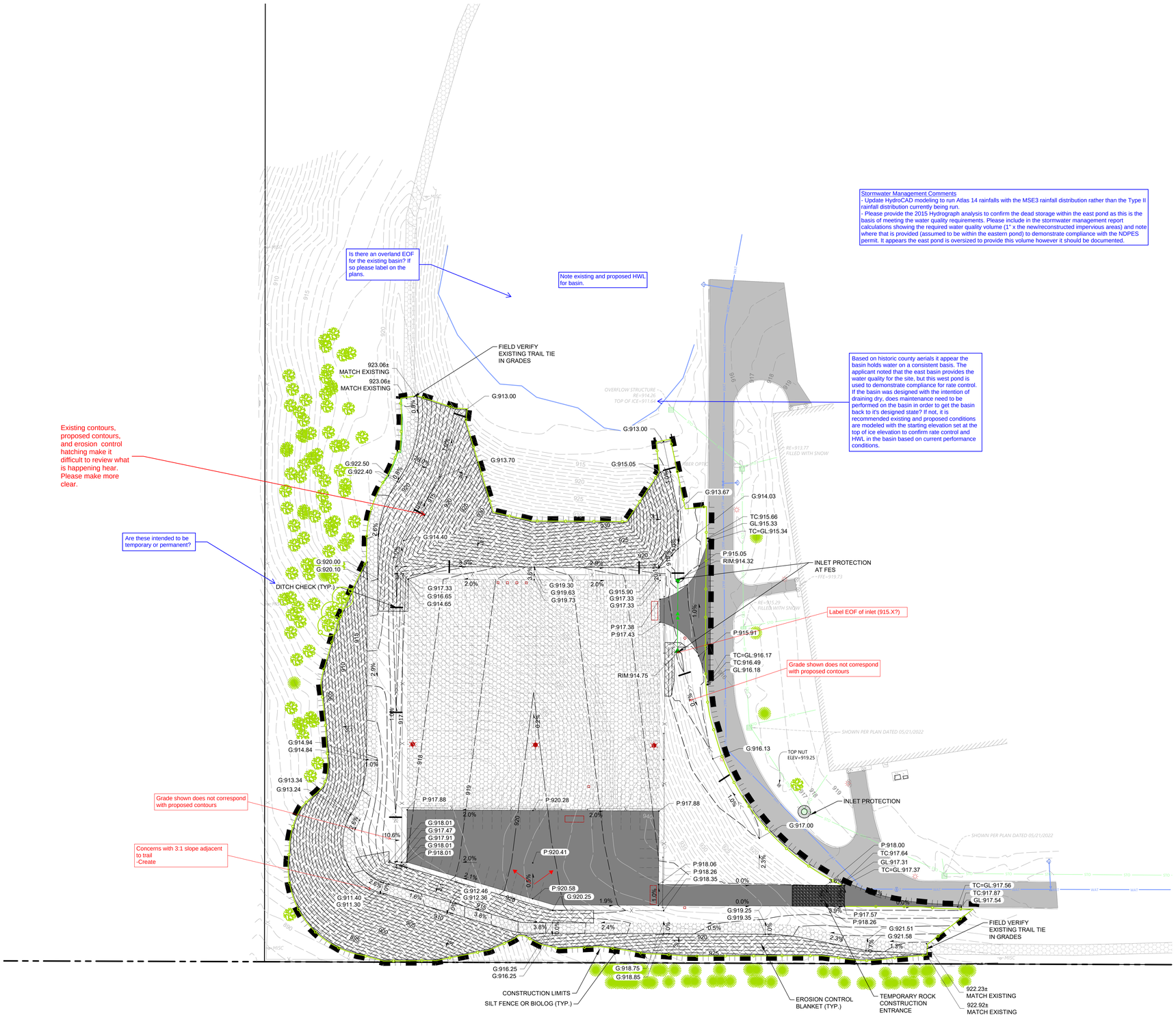

GRADING NOTES

1. SUBCONTRACTORS WHOSE WORK REQUIRES EXCAVATION SHALL CONTACT "GOPHER STATE ONE-CALL" (651-454-0002 OR 1-800-252-1166 OR 811) FOR UTILITY LOCATIONS 48 HOURS PRIOR TO EXCAVATION. HE/SHE SHALL REPAIR OR REPLACE DAMAGED UTILITIES DURING CONSTRUCTION AT NO COST TO OWNER OR GENERAL CONTRACTOR.
2. EXISTING TOPOGRAPHY PER WESTWOOD, TOPOGRAPHIC SURVEY, DATED 01/09/2023
3. REFER TO GEOTECHNICAL RECOMMENDATIONS, AS PREPARED BY BRAUN INTERTEC FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS.
4. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING CONDITIONS. THIS WOULD INCLUDE ALL EXISTING UTILITIES AND TOPOGRAPHIC FEATURES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF THE EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. PROPOSED GRADES SHOWN ARE FINISHED GRADES.
8. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE SUBCONTRACTOR AND SHALL BE DISPOSED OFF THE CONSTRUCTION SITE.
9. GRADING BEHIND CURBS SHALL START AT THE TOP OF CURB.
10. REMOVE SEDIMENT FROM EXISTING STORM SEWER IF PRESENT.
11. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
12. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 6 INCHES (COMPACTED) OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. SEE LANDSCAPE PLAN FOR DETAILS.
13. ALL CURB TERMINI TO HAVE A 3.0' TAPER UNLESS OTHERWISE NOTED.

EROSION CONTROL NOTES

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. SEE CONSTRUCTION SEQUENCING.
2. THE GRADING CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
3. INITIATED IMMEDIATELY AND COMPLETED WITHIN 7 DAYS OF SITE GRADING OR INACTIVITY, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, EROSION CONTROL BLANKET OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
4. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, WATERSHED, COUNTY AND STATE PERMITS AS REQUIRED.
5. THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF ACCUMULATED SILT IN FRONT OF SILT FENCES DURING THE DURATION OF CONSTRUCTION.
6. REMOVE ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
7. THE GRADING CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS.
8. DUST MUST BE ADEQUATELY CONTROLLED. IF BLOWING DUST BECOMES A NUISANCE, THE GRADING CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.
9. CONTRACTOR TO CLEAN OUT INFILTRATION BASINS, PONDS, CATCH BASINS, AND STORMSEWER SYSTEM AT THE END OF THE PROJECT.
10. ESTIMATED QUANTITIES REFER TO INITIAL INSTALLED QUANTITIES. CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND/OR REPLACE BMPS AS NEEDED.
11. STREETS MUST BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED AND MAINTAINED. SWEEP ADJACENT STREETS IN ACCORDANCE WITH CITY REQUIREMENTS.
12. ON SLOPES 3:1 OR GREATER, MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES.
13. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
14. FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.
15. REFER TO SWPPP FOR ADDITIONAL EROSION CONTROL REQUIREMENTS.

ESTIMATED QUANTITIES

ITEM DESCRIPTION	UNIT	QUANTITY
SILT FENCE OR BIOLOG	LF	2,250
ROCK CONSTRUCTION ENTRANCE	SF	1,000
INLET PROTECTION	EA	1
EROSION CONTROL BLANKET	SF	54,000
TREE PROTECTION FENCE	LF	0
DITCH CHECKS	EA	11

LEGEND:

EXISTING	PROPOSED	
830	830	MAJOR CONTOUR
831	831	MINOR CONTOUR
		HIGH WATER LEVEL
		STORM SEWER PIPE
		STORM INLET
		STORM MANHOLE
		FLARED END SECTION
1.00%	1.00%	ONE-POINT PERCENT GRADE
1.00%	1.00%	TWO-POINT PERCENT GRADE
3:1	3:1	SLOPE RATIO
P:830.62	P:830.62	PAVEMENT ELEVATION
GL:830.62	GL:830.62	GUTTER LINE ELEVATION
TC:830.62	TC:830.62	TOP OF CURB ELEVATION
TC=GL:830.62	TC=GL:830.62	TOP OF CURB=GUTTER LINE
G:830.62	G:830.62	GROUND ELEVATION
	FFE:830.62	FINISHED FLOOR ELEVATION
	RIM:830.62	STRUCTURE RIM ELEVATION
		SOIL BORING
		BENCHMARK
		SILT FENCE OR BIOLOG
		ROCK CONSTRUCTION ENTRANCE
		INLET PROTECTION
		EROSION CONTROL BLANKET
		CONSTRUCTION LIMITS

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CITY SUBMITTAL

GRADING AND EROSION CONTROL PLAN AREA A

C400

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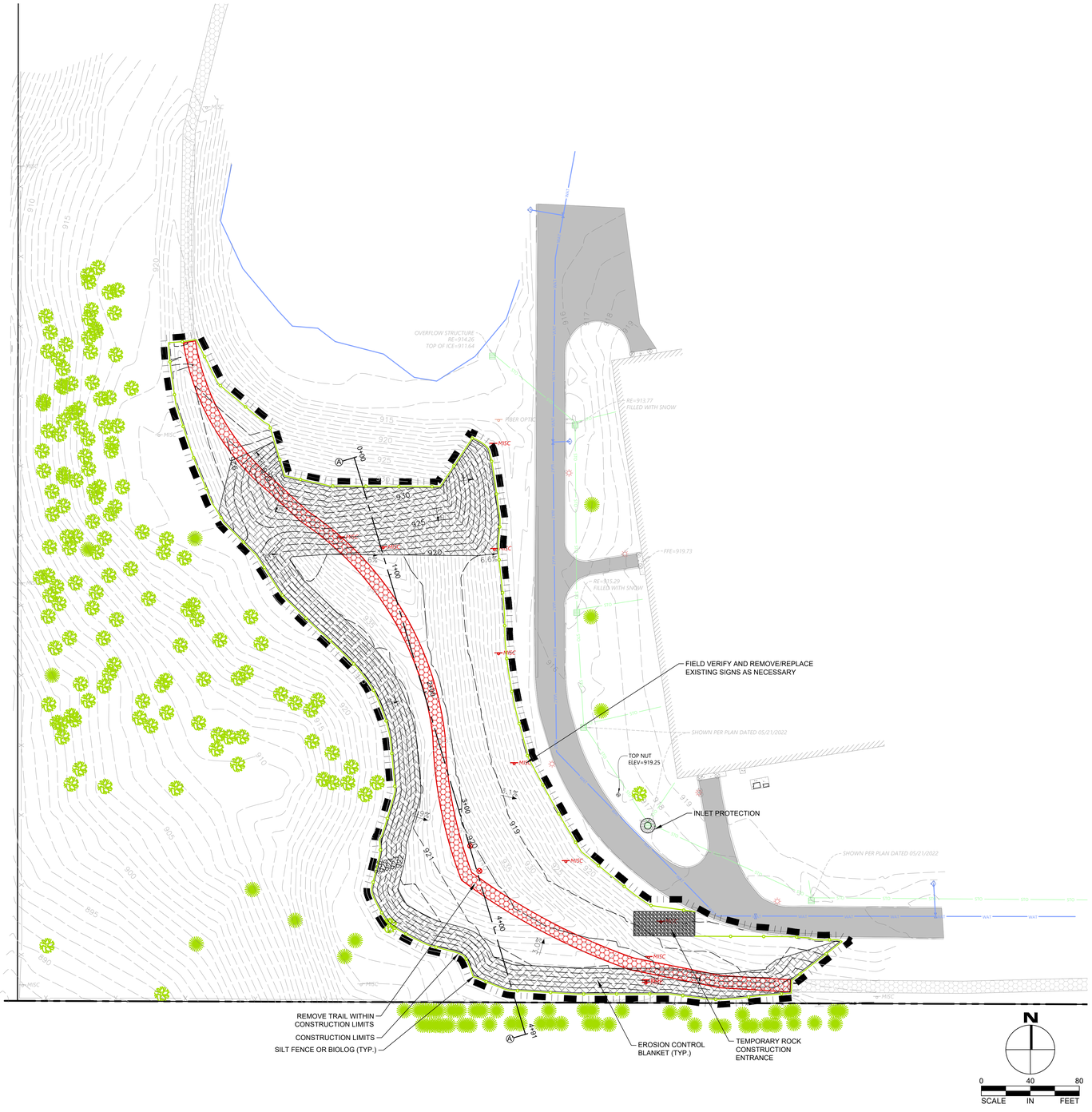

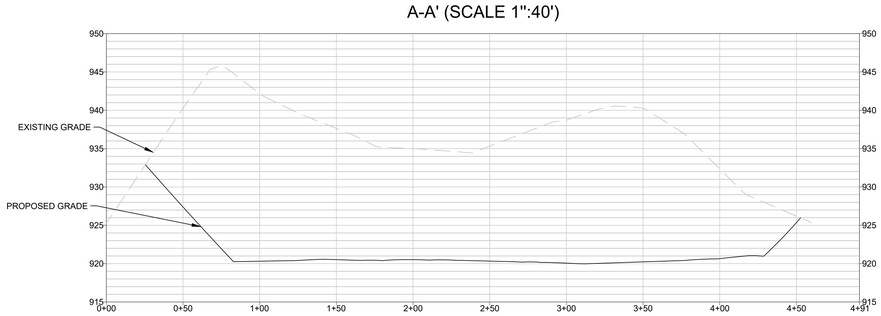

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EROSION CONTROL NOTES

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15. REFER TO SWPPP FOR ADDITIONAL EROSION CONTROL REQUIREMENTS.

ESTIMATED QUANTITIES

ITEM DESCRIPTION	UNIT	QUANTITY
SILT FENCE OR BIOLOG	LF	1,900
ROCK CONSTRUCTION ENTRANCE	SF	1,000
INLET PROTECTION	EA	1
EROSION CONTROL BLANKET	SF	37,400
TREE PROTECTION FENCE	LF	0
DITCH CHECKS	EA	0

LEGEND:

EXISTING	PROPOSED	
830	830	MAJOR CONTOUR
831	831	MINOR CONTOUR
		HIGH WATER LEVEL
		STORM SEWER PIPE
		STORM INLET
		STORM MANHOLE
		FLARED END SECTION
1.00%	1.00%	ONE-POINT PERCENT GRADE
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CITY SUBMITTAL

PRELIMINARY
GRADING AND
EROSION
CONTROL PLAN
AREA A

C401

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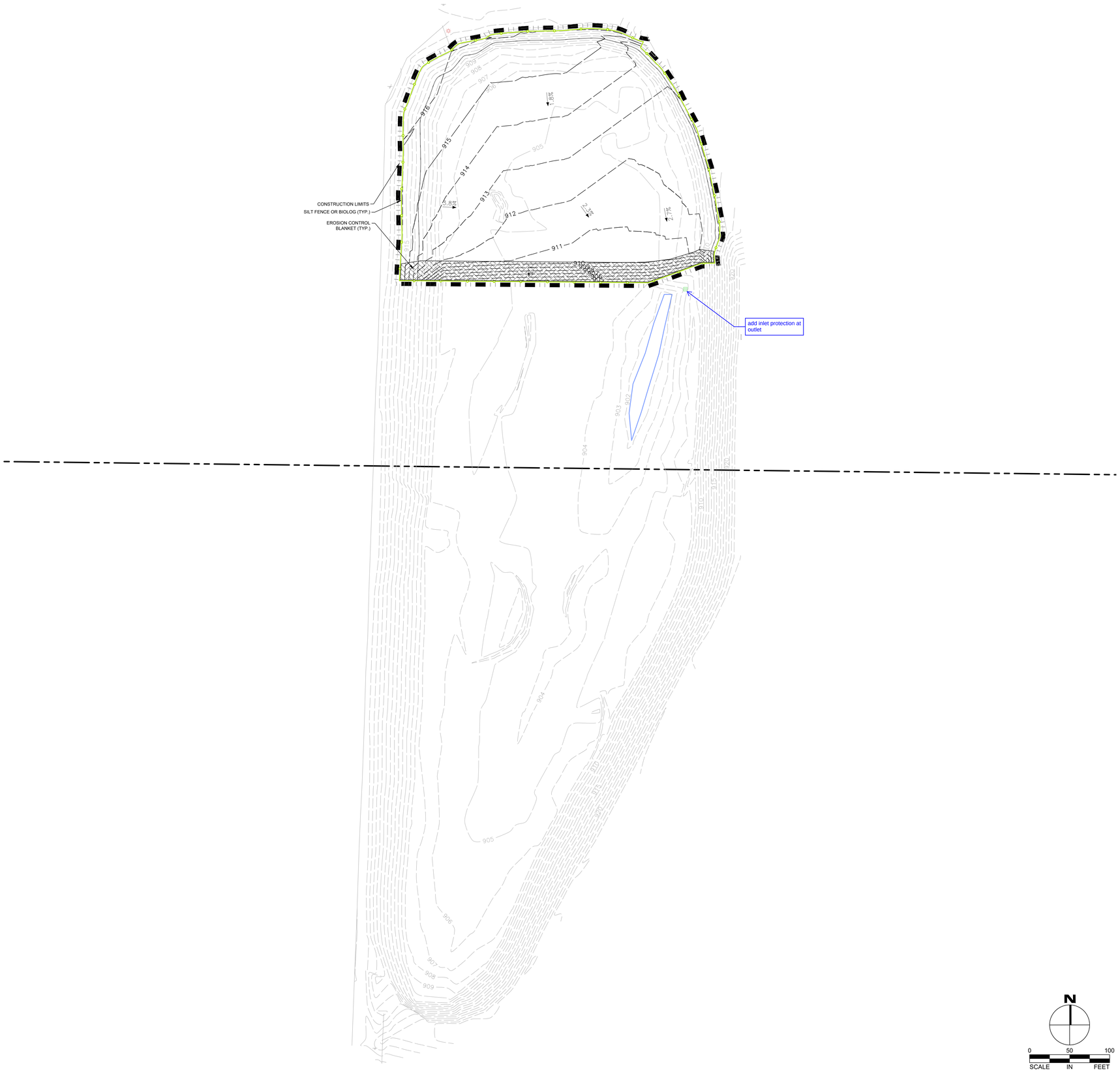

LEGEND:

EXISTING	PROPOSED	
830	830	MAJOR CONTOUR
831	831	MINOR CONTOUR
		HIGH WATER LEVEL
		STORM SEWER PIPE
		STORM INLET
		STORM MANHOLE
		FLARED END SECTION
1.00%	1.00%	ONE-POINT PERCENT GRADE
1.00%	1.00%	TWO-POINT PERCENT GRADE
3:1	3:1	SLOPE RATIO
P:830.62	P:830.62	PAVEMENT ELEVATION
GL:830.62	GL:830.62	GUTTER LINE ELEVATION
TC:830.62	TC:830.62	TOP OF CURB ELEVATION
TC=GL:830.62	TC=GL:830.62	TOP OF CURB=GUTTER LINE
G:830.62	G:830.62	GROUND ELEVATION
	FFE:830.62	FINISHED FLOOR ELEVATION
	RIM:830.62	STRUCTURE RIM ELEVATION
		SOIL BORING
		BENCHMARK
		SILT FENCE OR BIOLOG
		ROCK CONSTRUCTION ENTRANCE
		INLET PROTECTION
		EROSION CONTROL BLANKET
		CONSTRUCTION LIMITS

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PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION

POLARIS ORV SITE IMPROVEMENTS

7400 E VIKINGS BLVD
WYOMING, MN 55092

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

CHAD H. LOCKWOOD

REGISTRATION NO.	DATE
44986	02/17/2023

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DRAWN BY	CHECKED BY
MBG	CHL
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CITY SUBMITTAL

PRELIMINARY GRADING AND EROSION CONTROL PLAN
AREA B

C402

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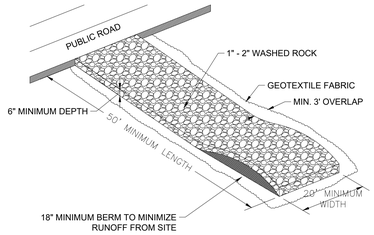
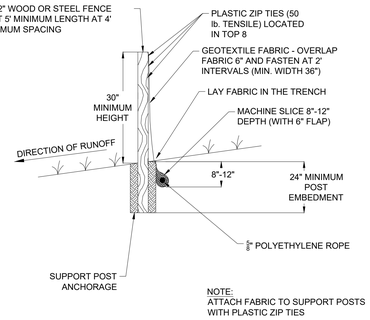


FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP SILT MIGRATION THROUGH ROCK.

ROCK CONSTRUCTION ENTRANCE

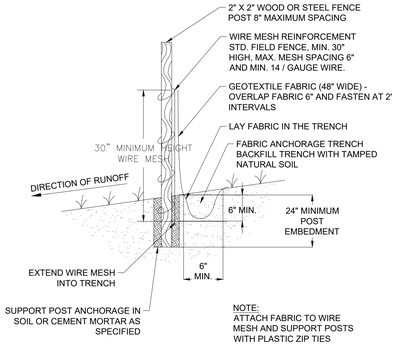
1 C600 NTS



NOTE:
ATTACH FABRIC TO SUPPORT POSTS WITH PLASTIC ZIP TIES

SILT FENCE - MACHINE SLICED

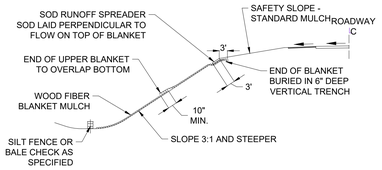
2 C600 NTS



NOTE:
ATTACH FABRIC TO WIRE MESH AND SUPPORT POSTS WITH PLASTIC ZIP TIES

SILT FENCE - HEAVY DUTY

3 C600 NTS



EROSION CONTROL BLANKET INSTALLATION ON AN INSLOPE (WHEN REQUIRED)

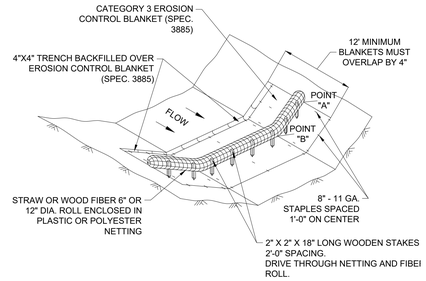
CATEGORY	SLOPE	VELOCITY
1	FLAT	-
2	3:1	< 5.0 fps
3	3:1	< 6.5 fps
4	2:1	< 7.0 fps

CATEGORY	ACCEPTABLE TYPES
1	STRAW RD 1S, WOOD FIBER RD 1S
2	STRAW 1S, WOOD FIBER 1S
3	STRAW 2S, WOOD FIBER 2S
4	STRAW/COCONUT 2S, WOOD FIBER HV 2S

THE LETTERING DESIGNATION SHALL BE DEFINED AS FOLLOWS:
1S - NETTING ON ONE SIDE
RD - RAPIDLY DEGRADABLE
2S - NETTING ON TWO SIDES
HV - HIGH VELOCITY

EROSION CONTROL BLANKET

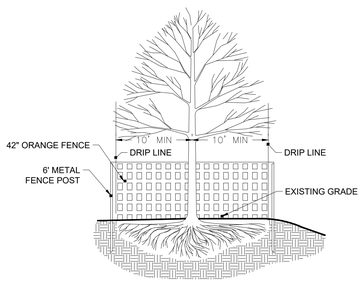
4 C600 NTS



POINT "A" MUST BE HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.

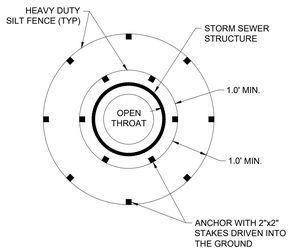
BIOROLL BLANKET DITCH CHECK

5 C600 NTS



TREE PROTECTION FENCE

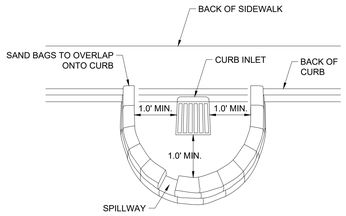
6 C600 NTS



TEMPORARY BARRIER OF SILT FENCE TO PREVENT SEDIMENT-LADEN WATER FROM ENTERING THE STORM SEWER SYSTEM DURING CONSTRUCTION.

EROSION CONTROL AT CB - SILT FENCE

7 C600 NTS

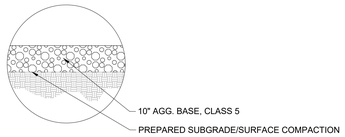


CURB INLET SAND BAG BARRIER

THIS INLET PROTECTION IS USED DURING ROUGH GRADING ONLY. USE BEFORE ROAD IS OPEN TO TRAFFIC OR IS PAVED.

EROSION CONTROL AT CB - SAND BAG

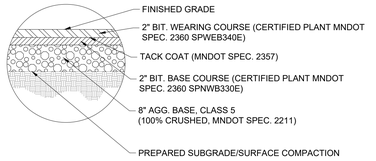
8 C600 NTS



NOTES:
- SECTION AND MIX DESIGN PER GEOTECHNICAL RECOMMENDATIONS
- RECOMMEND TRANSITION TO MATCH THE ADJACENT ASPHALT/CONCRETE SECTION FOR A DISTANCE OF ABOUT 15 FEET AND THEN GRADUALLY TAPER DOWN (FROM 12 TO 10, OR FROM 11 TO 10) TO PLANNED GRAVEL THICKNESS. THIS APPROACH TENDS TO MINIMIZE "BIRDBATH" EFFECTS THAT WILL LIKELY OCCUR IF THE TOTAL PAVEMENT SECTION IS THICKER THAN ADJACENT GRAVEL THICKNESS, ESPECIALLY AT THE INTERFACE.
- AT A MINIMUM, THE UPPER 4 INCHES OF AGGREGATE SHALL CONSIST OF CLASS 5 100% CRUSHED LIMESTONE/GRAVEL, MNDOT SPEC. 2211; THE REMAINING CAN CONSIST OF ALTERNATE CLASS 5 PRODUCTS THAT MAY NOT BE 100% CRUSHED.
- IT SHOULD BE ASSUMED THAT PERIODIC MAINTENACE/RE-GRADING OF THE AGGREGATE BASE WILL NEED TO BE PERFORMED, ESPECIALLY AT THE INTERFACE OF THE GRAVEL/PAVEMENT INTERFACE.

TYPICAL GRAVEL SECTION

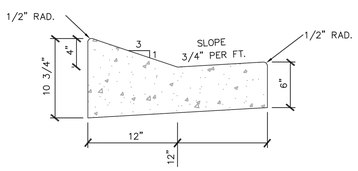
9 C600 NTS



NOTES:
SECTION AND MIX DESIGN PER GEOTECHNICAL RECOMMENDATIONS

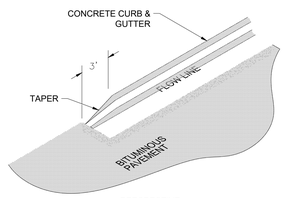
TYPICAL BITUMINOUS PAVEMENT SECTION

10 C600 NTS



24" SURMOUNTABLE CURB

11 C600 NTS



PERSPECTIVE

CURB TAPER

12 C600 NTS

13 C600 NTS

14 C600 NTS

15 C600 NTS

16 C600 NTS

17 C600 NTS

18 C600 NTS

19 C600 NTS

20 C600 NTS

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PROJECT INFORMATION

POLARIS ORV SITE IMPROVEMENTS

7400 E VIKINGS BLVD
WYOMING, MN 55092

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CHAD H. LOCKWOOD

REGISTRATION NO.	DATE
44986	02/17/2023

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MBG	CHL
JOB NO.	**DATE**
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CITY SUBMITTAL

CIVIL DETAILS

C600

GROUND COVER NOTES

1. SUBCONTRACTORS WHOSE WORK REQUIRES EXCAVATION SHALL CONTACT "GOPHER STATE ONE-CALL" (651-454-0002 OR 1-800-252-1166 OR 811) FOR UTILITY LOCATIONS 48 HOURS PRIOR TO EXCAVATION. HE/SHE SHALL REPAIR OR REPLACE DAMAGED UTILITIES DURING CONSTRUCTION AT NO COST TO OWNER OR GENERAL CONTRACTOR.
2. CONTOURS ILLUSTRATED ON THIS PLAN REPRESENT FINISHED GRADING CONTOUR LINES.
3. FOR ELEVATIONS AND SPECIFIC MATERIAL NOTES REFER TO CIVIL PLANS.
4. ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED BEYOND THE GROUND COVER VEGETATION SEED MIXES, REFER TO THE CIVIL PLANS FOR FURTHER REQUIREMENTS.
5. REFER TO L500 FOR PLANTING NOTES AND SPECIFIC GROUND COVER SEED MIX FORMULATIONS.

PLANT SCHEDULE

GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY
	MN25151	MNDOT HIGH MANT. TURF 25-151 MNDOT	SF	4,373 sf
	RIM	Ryan Native Rim Native Seed Mix - Storm Basin Rim	SF	12,761 sf
	UP	Ryan Native Upland Native Seed Mix - Upland seed mix	SF	78,500 sf

N

0 40 80
SCALE IN FEET

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DAVID W. PATTEN

REGISTRATION NO.	DATE
41458	02/17/2023

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CITY SUBMITTAL

GROUND
COVER PLAN

L400

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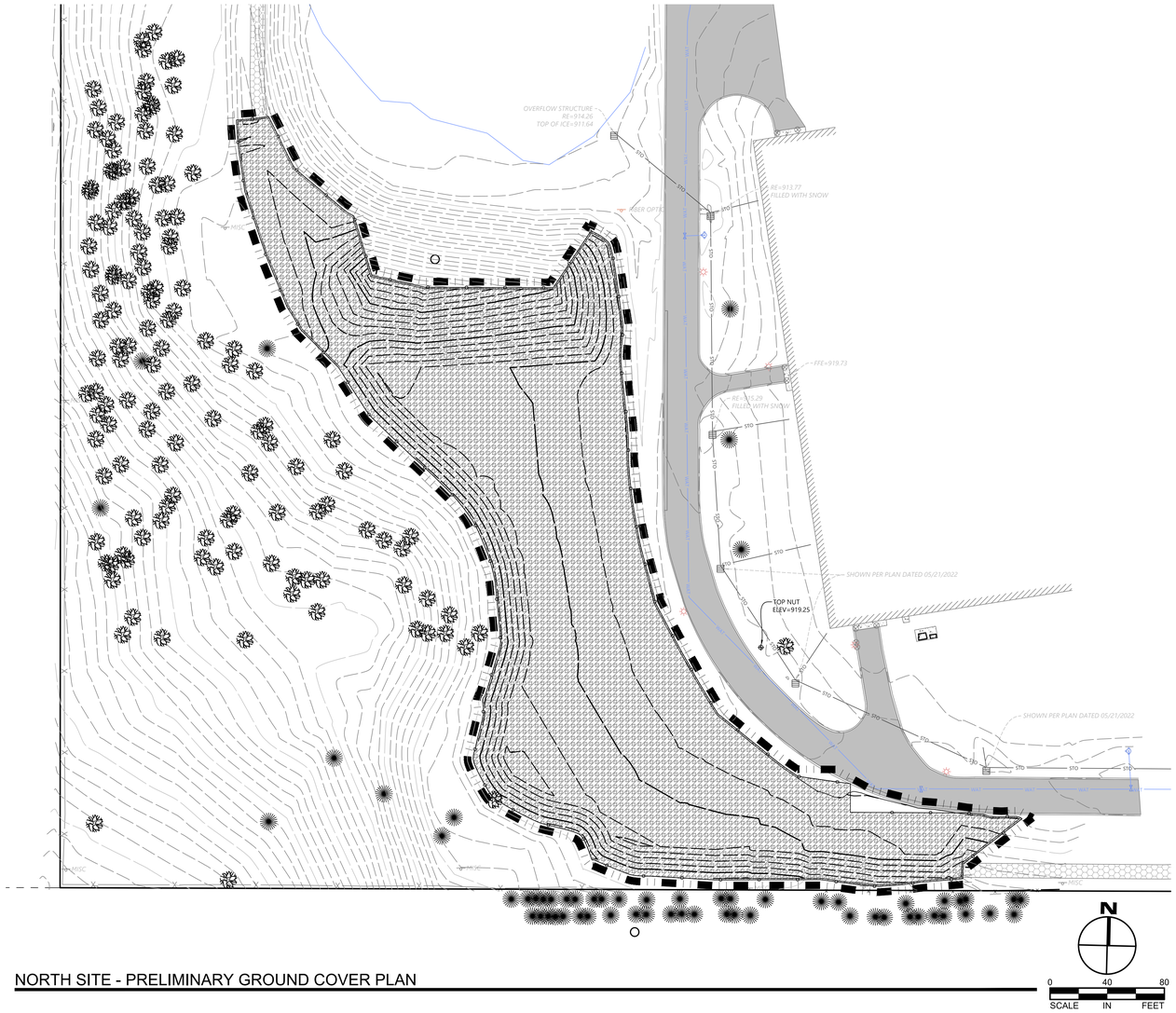
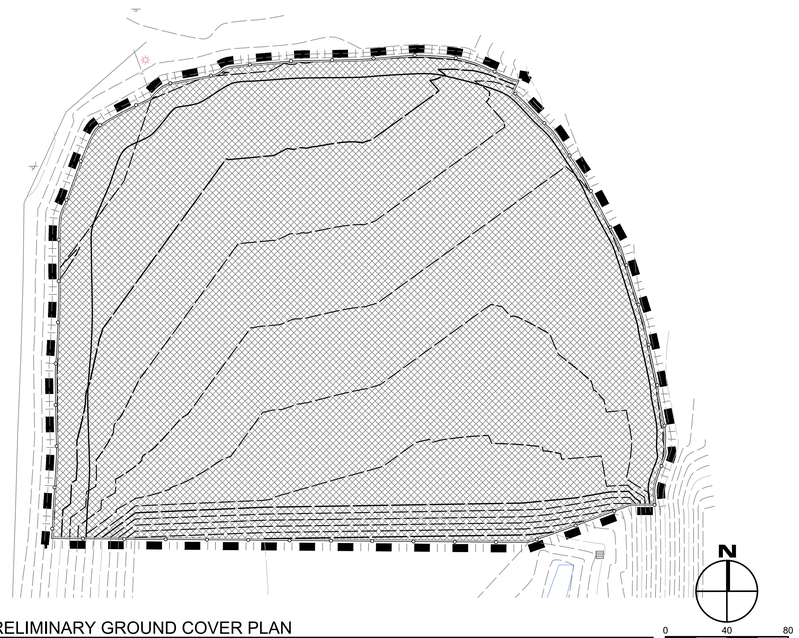


NORTH SITE - PRELIMINARY GROUND COVER PLAN



SOUTH SITE - PRELIMINARY GROUND COVER PLAN

GROUND COVER NOTES

1. SUBCONTRACTORS WHOSE WORK REQUIRES EXCAVATION SHALL CONTACT "GOPHER STATE ONE-CALL" (651-454-0002 OR 1-800-252-1166 OR 811) FOR UTILITY LOCATIONS 48 HOURS PRIOR TO EXCAVATION. HE/SHE SHALL REPAIR OR REPLACE DAMAGED UTILITIES DURING CONSTRUCTION AT NO COST TO OWNER OR GENERAL CONTRACTOR.
2. CONTOURS ILLUSTRATED ON THIS PLAN REPRESENT FINISHED GRADING CONTOUR LINES.
3. FOR ELEVATIONS AND SPECIFIC MATERIAL NOTES REFER TO CIVIL PLANS.
4. ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED BEYOND THE GROUND COVER VEGETATION SEED MIXES, REFER TO THE CIVIL PLANS FOR FURTHER REQUIREMENTS.
5. REFER TO L500 FOR PLANTING NOTES AND SPECIFIC GROUND COVER SEED MIX FORMULATIONS.

PLANT SCHEDULE

GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY
	MN22	MNDOT Five-year Stabilization 22-112 MNDOT	SF	108,274 sf
	MN21	MNDOT Winter Wheat Cover Crop 21-112 MNDOT	SF	81,906 sf

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CITY SUBMITTAL

PRELIMINARY
GROUND
COVER PLAN

L401

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GENERAL NOTES

1. LANDSCAPE SUBCONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON PROPERTY WITH THE GENERAL SUBCONTRACTOR AND BY CALLING GOPHER STATE ONE CALL (454-0002) PRIOR TO STAKING PLANT LOCATIONS.
2. COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER SUBCONTRACTORS WORKING ON SITE.
3. LANDSCAPE SUBCONTRACTOR SHALL PROTECT EXISTING ROAD SURFACES, CURBS / GUTTERS, TRAILS, TREES, GRASSED SURFACES AND OTHER INSTALLED SITE AMENITIES DURING CONSTRUCTION OPERATIONS. ALL DAMAGE SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
4. WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUBS MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWING OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED. ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
5. ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
6. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE SUBCONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.
7. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
8. SUBCONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. SUBCONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION.
10. WARRANTY FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
11. SUBCONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.

PLANTING NOTES

1. NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. ALL PLANT MATERIAL LOCATIONS MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY AND ALL DIGGING.
3. IF THE LANDSCAPE SUBCONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.
5. ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS.
6. ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
7. WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
8. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.
9. SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD.
10. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.

IRRIGATION NOTES

1. LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SHOP DRAWING ILLUSTRATING AN IRRIGATION PLAN AND SPECIFICATION AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER.
2. VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LOCATION.
3. UNLESS OTHERWISE NOTED ALL SOD/SEED AND PLANTING AREAS INDICATED ON PLAN SHALL BE 100% IRRIGATED. THE IRRIGATION SHALL INCLUDE THE PUBLIC RIGHT OF WAY BETWEEN PROPERTY LINE AND BACK OF CURB WHERE NEW LANDSCAPE IMPROVEMENTS ARE PROPOSED.
4. IT SHALL BE THE LANDSCAPE SUBCONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SODDED / SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING HARDSCAPE ELEMENTS.
5. THE LANDSCAPE SUBCONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING / LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

ACCEPTANCE & WARRANTY NOTES

1. LANDSCAPE SUBCONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH TWO CALENDAR YEARS FROM THE TIME OF FINAL OWNER AND CITY ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
2. LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY PLANTED MATERIALS UNTIL THE TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE SUBCONTRACTOR.
3. LANDSCAPE SUBCONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF THE LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
4. LANDSCAPE SUBCONTRACTOR SHALL PREPARE AN AS BUILT DRAWING(S) OF LANDSCAPE INSTALLATION SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

SEED MIX TYPES AND FORMULATIONS

RYAN NATIVE STORM BASIN RIM SEED MIX

Storm Basin Rim Seed Mix (temporarily wet conditions)				
Common Name	Scientific Name	Rate (lb/ac)	% of Mix (by Weight)	Seeds / SF (Average)
	Grasses			
Liberty Switch Grass	*Panicum virgatum*	1.00	2.778%	8.93
Mandan Canada Rye	*Elymus canadensis*	2.00	5.556%	3.82
Virginia Wild Rye	*Elymus virginicus*	2.25	6.250%	3.47
Slender Wheat Grass	*Elymus trachycaulus*	2.25	6.250%	6.97
Fringed Brome	*Bromus ciliatus*	0.50	1.389%	1.84
Prairie Cordgrass	*Spartina pectinata*	1.00	2.778%	2.42
	Grasses Subtotal	9.00	25.000%	27.46
	Forbs			
Yarrow	*Achillea millefolium*	0.13	0.361%	8.50
Black-eyed Susan	*Rudbeckia hirta*	0.26	0.722%	8.79
Golden Alexander	*Zizia aurea*	0.14	0.389%	0.57
Blue Vervain	*Verbena hastata*	0.04	0.111%	1.37
Panicle Aster	*Symphytrichum lanceolatum*	0.03	0.083%	1.72
New England Aster	*Symphyotrichum novae-angliae*	0.04	0.111%	0.97
Common Ox-eye Sunflower	*Heliopis helianthoides*	0.54	1.500%	0.91
Wild Bergamot	*Monarda fistulosa*	0.16	0.444%	4.11
Purple Prairie Clover	*Dalea purpurea*	0.66	1.833%	3.64
	Forbs Subtotal	2.00	5.556%	30.57
	Cover Crop*			
Oats	*Avena sativa*	25.00	69.444%	7.35
	Cover Crop Subtotal	25.00	69.444%	7.35
	Basin Rim Seed Mix Total	**36.00**	100.000%	**65.37**

* Oats shall be used in all seeding periods except fall seeding, which shall use the alternate listed below.				
	Cover Crop - Fall Seeding			
Winter Wheat	*Triticum aestivum*	25.00		6.89
	Cover Crop Subtotal	25.00		6.89

RYAN NATIVE UPLAND SEED MIX

Upland Seed Mix (upland conditions per plan)				
Common Name	Scientific Name	Rate (lb/ac)	% of Mix (by Weight)	Seeds / SF (Average)
	Grasses			
Big Bluestem	*Andropogon gerardii*	1.50	3.488%	5.67
Prairie Brome	*Bromus kalmii*	0.20	0.465%	0.73
Side-oats Grama	*Bouteloua curtipendula*	3.00	6.977%	6.61
Buffalograss - Bowie	*Buchloe dactyloides*	1.50	3.488%	1.98
Canada Wild Rye	*Elymus canadensis*	2.25	5.233%	4.30
Slender Wheat Grass	*Elymus trachycaulus*	2.80	6.512%	8.68
Liberty Switch Grass	*Panicum virgatum*	1.00	2.326%	8.93
Little Bluestem	*Schizachyrium scoparium*	2.00	4.651%	11.02
Indian Grass	*Sorghastrum nutans*	1.75	4.070%	7.71
	Grasses Subtotal	16.00	37.209%	55.64
	Forbs			
Yarrow	*Achillea millefolium*	0.08	0.186%	5.23
Black-eyed Susan	*Rudbeckia hirta*	0.15	0.349%	5.07
Purple Prairie Clover	*Dalea purpurea*	0.40	0.930%	2.20
Wild Bergamot	*Monarda fistulosa*	0.16	0.372%	4.11
Anise Hyssop	*Agastache foeniculum*	0.02	0.047%	0.66
Common Milkweed	*Asclepias syriaca*	0.20	0.465%	0.29
Butterfly Weed	*Asclepias tuberosa*	0.02	0.047%	0.03
White Prairie Clover	*Dalea candida*	0.02	0.047%	0.14
Canada Tick Trefoil	*Desmodium canadense*	0.20	0.465%	0.40
Golden Alexander	*Zizia aurea*	0.20	0.465%	0.81
Blue Vervain	*Verbena hastata*	0.02	0.047%	0.68
Culvers Root	*Veronicastrum virginicum*	0.02	0.047%	5.88
Mountain Mint	*Pycnanthemum virginianum*	0.01	0.023%	0.81
Long-Headed Cone Flower	*Ratibida columnifera*	0.16	0.372%	2.47
Smooth Blue Aster	*Symphyotrichum laeve*	0.04	0.093%	0.97
New England Aster	*Symphyotrichum novae-angliae*	0.04	0.093%	0.81
Maximillian's Sunflower	*Helianthus maximiliani*	0.10	0.233%	0.48
Common Ox-eye Sunflower	*Heliopsis helianthoides*	0.10	0.233%	0.17
Prairie Blazing Star	*Liatris pycnostachya*	0.02	0.047%	0.08
Yellow Cone Flower	*Ratibida pinnata*	0.02	0.047%	0.22
Stiff Goldenrod	*Oligoneuron rigidum*	0.02	0.047%	0.30
	Forbs Subtotal	2.00	4.651%	12.17
	Cover Crop*			
Oats	*Avena sativa*	25.00	58.140%	7.35
	Cover Crop Subtotal	25.00	58.140%	7.35
	Basin Rim Seed Mix Total	**43.00**	100.000%	**75.16**

MNDOT SEED MIX 21-112: WINTER WHEAT COVER CROP

21-112	Winter Wheat Cover Crop				
Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
Winter Wheat	***Triticum aestivum***	**100.00**	**112.09**	**100.00%**	**26.08**
	Total	**100.00**	**112.09**	**100.00%**	**26.08**
Purpose:	**Temporary cover crop for fall plantings**				
Planting Area:	**Statewide**				

MNDOT SEED MIX 22-112: 5 YEAR STABILIZATION

22-112	Five-year Stabilization				
Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
Perennial Ryegrass	***Lolium perenne***	**13.50**	**15.13**	**33.75%**	**67.25**
Smooth Brome	***Bromus inermis***	**6.00**	**6.73**	**14.99%**	**19.67**
slender wheatgrass	***Elymus trachycaulus***	**2.00**	**2.24**	**5.01%**	**5.08**
big bluestem	***Andropogon gerardii***	**0.50**	**0.56**	**1.25%**	**1.83**
	Grasses Subtotal	**22.00**	**24.66**	**55.00%**	**93.83**
Alfalfa	***Medicago sativa***	**8.50**	**9.53**	**21.25%**	**44.25**
Red Clover	***Trifolium pratense***	**5.50**	**6.16**	**13.74%**	**34.35**
Alsike Clover	***Trifolium hybridum***	**3.50**	**3.92**	**8.75%**	**54.70**
American vetch	***Vicia americana***	**0.50**	**0.56**	**1.26%**	**0.38**
	Forbs Subtotal	**18.00**	**20.18**	**45.00%**	**133.68**
	Total	**40.00**	**44.83**	**100.00%**	**227.51**
Purpose:	**Two to five year soil stabilization with non-native species.**				
Planting Area:	**Statewide**				
Combine all components when blending this mix.					

MNDOT SEED MIX 25-151: HIGH MAINTENANCE TURF

25-151	High Maintenance Turf				
Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
Elite Kentucky bluegrass	***Poa pratensis Elite***	**30.00**	**33.63**	**25.00%**	**957.30**
Low Maintenance Kentucky bluegrass	***Poa pratensis Low Maintenance***	**30.00**	**33.63**	**25.00%**	**957.30**
Park Kentucky bluegrass	***Poa pratensis Park***	**30.00**	**33.63**	**25.00%**	**957.30**
Perennial Ryegrass	***Lolium perenne***	**20.40**	**22.87**	**17.00%**	**101.65**
red fescue	***Festuca rubra***	**9.60**	**10.76**	**8.00%**	**100.10**
	Total	**120.00**	**134.50**	**100.00%**	**3073.65**
Purpose:	**Conventional turfgrass. Not salt, shade or drought tolerant. Requires more mowing, fertilizer and water than the low maintenance turf mix.**				
Planting Area:	**Statewide**				
Combine all components when blending this mix.					

RYAN

RYAN A+E, INC.
533 South Third Street, Suite 100
Minneapolis, MN 55415
612-492-4000 tel
612-492-3000 fax

WWW.RYANCOMPANIES.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION

POLARIS ORV SITE IMPROVEMENTS

7400 E VIKINGS BLVD
WYOMING, MN 55092

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

DAVID W. PATTEN

REGISTRATION NO. 41458 **DATE** 02/17/2023

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DRAWN BY DWP **CHECKED BY** DWP
JOB NO. 701520 **DATE** 2/17/2023

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
01	02/10/2023	EARLY GRADING PERMIT
02	2/17/2023	CITY SUBMITTAL
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CITY SUBMITTAL

PLANTING / GROUND COVER NOTES

L500

R:\Projects\701500\701-520 Polaris ORV Site Improvements\02 LA\01 CAD\02 Sheet Files\L400 Ground Cover Plan.dwg

Request for Council Action

Date: March 10, 2023

Presented to: Planning Commission
Presented by: Zoning Administrator / Building Official Frederick E. Weck, IV
Department: Department of Building Safety
Reference: Dairy Queen Conditional Use Permit and Site Plan Review Extensions
Method: Old Business

***Background Information*:**

In accordance with the City of Wyoming's Zoning Ordinance Section 40-88 and Section 40-113 Site Plan Review and Conditional Use Permit approvals are valid for one year. If the work authorized by them has not been completed within one year they become null and void unless the applicant requests an extension in writing. The request shall state facts showing a good faith attempt has been made to complete the work. The Dairy Queen at 5111 East Viking Boulevard was granted a Conditional Use Permit and Site Plan Review approval on August 3, 2022. The applicant is requesting a one-year extension to August 3, 2024. The requested extension is due to the MPCA issuing a new leak number for a petroleum tank release at the former gas station on the site. The applicant will need the additional time to address the MPCA's requirements to remediate the site.

Recommendation:

It is the recommendation of staff that the Planning Commission recommend to the City Council the granting of the applicant's extension request.

Frederick E. Weck, IV
Zoning Administrator
Building Official #1825
Advanced Septic Inspector, MPCA #C5199

DEPARTMENT OF BUILDING SAFETY
P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-4947 Fax: 651-462-3938

FOURTEEN
FOODS

February 10, 2023

City of Wyoming
Attention: Fred Weck
26885 Forest Blvd.
PO Box 188
Wyoming, MN 5509
Email: Fweck@wyomingmn.org

Via Electronic Mail

Re: 5111 East Viking Blvd, Wyoming, MN ("Project")- Dairy Queen Redevelopment

Dear Mr. Weck,

This letter is to notify you that Double Seven Development and D7-Wyoming, LLC are formally requesting an extension of the Conditional Use Permit and Site Plan Approval for the Project located at the address set forth above. Our intended construction date has been delayed due to the issuance of a new leak number by the Minnesota Pollution Control Agency ("MPCA") in January 2023.

We are requesting a one-year extension to August 3, 2024 to conduct additional environmental due diligence and ensure compliance with any MPCA requirements prior to further development of the Project.

If you have any questions or require further documentation documenting the necessity of this extension, please feel free to contact Nick Johnson at 612.236.1591 or via email at njohnson@fourteenfoods.com. We thank you in advance for your consideration.

Sincerely,

Meghan Flynn
Associate General Counsel
O: 952.460.9832
E: mflynn@fourteenfoods.com
6442 City West Pkwy, Suite 400
Eden Prairie, MN 55344

CC: Nick Johnson

MINNESOTA POLLUTION CONTROL AGENCY

520 Lafayette Road North | St. Paul, Minnesota 55155-4194 | 651-296-6300

800-657-3864 | Use your preferred relay service | info.pca@state.mn.us | Equal Opportunity Employer

January 9, 2023

Leslie Adam
Double Seven Development, LLC
D7 Wyoming LLC
7101 W 78th St
Minneapolis, MN 55439-2524

RE: Petroleum Storage Tank Release
Site: Wyoming Sinclair Speedway, 5111 E Viking Rd, Wyoming Chisago 55092
MPCA Site ID: LS0021901

Dear Lesley Adam:

The Minnesota Pollution Control Agency (MPCA) has learned there was a petroleum tank release at the Site referenced above. As the owner/operator of the tank(s), you are responsible for the contamination caused by the release. According to state law, you must investigate, and if necessary clean up the contamination.

Your first step: Complete and submit the enclosed *Leak site ownership form* **within 30 days**. If you believe that you are not legally responsible for the release, please contact me immediately.

> ***Definition of legally responsible:*** You are considered legally responsible for a petroleum tank release if you owned or operated the tank either during or after the release, unless specifically exempted under the law. See Minn. Stat. § 115C.021.

Next steps: Hire a qualified environmental consulting firm to help you investigate and address the contamination. A site investigation must fully define the extent and magnitude of the soil and/or groundwater contamination caused by the release. Investigation and clean-up guidance documents, standardized report forms, and related information are located on the MPCA website at https://www.pca.state.mn.us/waste/petroleum-remediation-program. Once the investigation is complete, your consultant should summarize the results in an MPCA report form, including a recommendation for additional investigation or monitoring, corrective action, or site closure. If your site is ***high priority*** (see below), you must submit the report to the MPCA **within 90 days** from the date of this letter. For all other sites, you must submit the report **within 10 months**.

> ***High-priority*** sites have one or more of the following conditions. See guidance document 1-01 *Petroleum Remediation Program general policy* for detailed descriptions of each condition. If you are uncertain whether your site is high priority, please contact me, Luis Allen.
>
> - Existing or high risk of drinking water contamination
> - Existing or high risk of vapor intrusion into occupied buildings or risk of explosive vapor buildup
> - Surface water impacts
> - Recent or ongoing releases
> - Petroleum free product

Paying for the work: The Minnesota Petrofund helps tank owners, operators, and volunteer property owners pay for the cost of investigating and cleaning up contamination from petroleum tank releases. You will receive a separate mailing from the Minnesota Department of Commerce, which administers the Petrofund, explaining eligibility criteria and how to apply for reimbursement. Please note that applicants are required to use an environmental consulting firm registered with the Petrofund and obtain written competitive bids. Read the Petrofund mailing thoroughly so you know how to be eligible for the maximum reimbursement.

Please respond: Your timely response is important. If you do not submit the completed *Leak site ownership form* within 30 days, the MPCA will assume that you do not intend to comply and will begin enforcement actions. Also, please be aware that failure to cooperate in a timely manner will reduce your reimbursement from the Petrofund. Finally, should you fail to take necessary corrective actions, the MPCA may take them on your behalf and request the Petrofund to recover the costs from you.

For more information:

- **MPCA Petroleum Remediation Program guidance documents**: Found on the MPCA website at https://www.pca.state.mn.us/waste/cleanup-guidance.
- **Petrofund**: Reimbursement questions? Call 651-539-1515 or 800-638-0418 or go to the Minnesota Department of Commerce website at http://mn.gov/commerce/industries/fuel/petrofund/index.jsp.
- **MPCA Brownfields Program**: Selling or redeveloping contaminated property? Go to the MPCA website at https://www.pca.state.mn.us/waste/brownfields.

If you have questions about this letter or the MPCA's requirements, please contact Luis Allen, MPCA Project Manager, at 651-757-2018 or by email at luis.allen@state.mn.us. When contacting the MPCA, please have your MPCA Site ID (LS0021901) available.

AEJ:df

Enclosures

ec: Robb Linwood, City of Wyoming (electronic)
Jesse Milligan, City of Wyoming Fire Department (electronic)
Kurt Schneider, Chisago County Environmental Services (electronic)
Eric Halpaus, Nova (electronic)
Minnesota Department of Commerce Petrofund (electronic)

You as a responsible party in the Petroleum Remediation Program

You have received a letter because the Minnesota Pollution Control Agency (MPCA) has identified you as a person responsible for a petroleum storage tank release, or you are someone who has volunteered to accept this responsibility.

About the MPCA's Petroleum Remediation Program

The Petroleum Remediation Program protects human health and the environment from the dangers associated with leaking petroleum storage tanks. Leaking tanks contaminate drinking water, streams, rivers, or lakes, and generate harmful vapors.

The MPCA is responsible for minimizing the environmental impact of leaking petroleum tanks. The agency does this by enforcing the law that requires tank owners and operators responsible for these releases to investigate them, and if necessary, clean up the leaking petroleum products.

Where to start

You first need to hire an experienced environmental consultant to investigate your petroleum release.

Find a consultant: Consultants and contractors who perform these services must be registered with the Department of Commerce's Petrofund program. The Petrofund program provides a list of registered consultants at https://mn.gov/commerce/industries/fuel/petrofund/.

Get financial help: The Petrofund reimburses tank owners, operators, and volunteer property owners a portion of the costs associated with investigating and cleaning up contamination from leaking petroleum storage tanks.

In order to maximize the amount of Petrofund reimbursement available, obtain written competitive bids from consulting firms registered with the Petrofund. Read the mailing from the Petrofund thoroughly so you know how to be eligible for the maximum reimbursement.

Apply for reimbursement at https://mn.gov/commerce/industries/fuel/petrofund/reimbursement.jsp. For more information about the Petrofund program, call 651-539-1515 or 1-800-638-0418.

Questions? The MPCA has assigned a project manager to you. You or your consultant can contact the project manager whenever you have questions. This will help ensure the work your consultant performs meets the MPCA's requirements.

For more information

Consultant guidance documents for leaking petroleum storage tank investigations and cleanup are available on our website at http://www.pca.state.mn.us/waste/cleanup-guidance.

If you are purchasing, selling, or developing property that is contaminated with petroleum, assistance is available through the Brownfield Program. Visit our website at http://www.pca.state.mn.us/waste/brownfields, or call 651-296-6300 and ask to speak to a Brownfield staff person.

Architectural Standards - 2023

The City of Wyoming amended the Architectural Standards Division of the Zoning Ordinance in 2018. Primarily what was changed was the addition of the preamble to Section 40-451, a reworking of the percentage of, and specific materials within, the three classes of materials listed in the ordinance, and the addition of exceptions (a), (b), & (e). The preamble language was added to provide guidance to the city and developers as to the intent of the regulations. The materials and their percentages were updated to account for newer materials and to be on par with other communities. Below you will find ordinance examples from a number of communities, some of which were evaluated in 2018, and a very brief synopsis of changes, if any, since then.

Chisago City – rewritten to add new zoning districts; materials and percentages were not changed.

Forest Lake – no changes.

Cambridge – was not evaluated in 2018.

Lindstrom – Rewritten completely; in 2018 they used a document titled "Design Character Statement for Lindstrom MN"; this document is no longer referenced.

Stacy – was not evaluated in 2018.

Lakeville – minor changes.

North Branch – complete rewrite used Wyoming's ordinance as the template.

East Bethel – no changes.

Woodbury – was not evaluated in 2018.

West St. Paul – no changes.

East Bethel – no changes.

Columbus – complete rewrite after the township incorporated as a city.

Current City of Wyoming Ordinance

DIVISION 5. ARCHITECTURAL STANDARDS

Sec. 40 – 450. Scope.

The requirements contained within this Division shall apply to all nonresidential structures in the Agricultural, Rural Residential I, Rural Residential II, Single-Family Residential, One- and Two-Family Residential, and Manufactured Home Districts, and all structures in the Multiple Family Dwelling, Central Business, Commercial, Industrial, Office and Health Care, or Mixed-Use Districts.

(1) *Architectural Standards for dwellings are contained in Article VII, Division 6.*

(2) *These standards shall not apply to farm structures that are allowed as a permitted use in the Agricultural District.*

Sec. 40 – 451. Architectural standards.

These standards are intended to ensure coordinated design of new and existing building exteriors, including additions and accessory structures, in order to prevent visual disharmony; minimize adverse impacts on adjacent properties from buildings which detract from the character and appearance of the district; and aid in improving the overall economic viability of the district. These standards are further intended to prevent use of materials that are unsightly, subject to rapid deterioration or which contribute to depreciation of property values or cause urban blight. It is not the intent of this Division to unduly restrict design freedom when reviewing and approving project architecture in relationship to the proposed land use, site characteristics and interior building layout. While the City of Wyoming has not established a theme or particular style of architecture that must be adhered to, a general goal of creating a small city atmosphere is desired within the Central Business District.

Architectural plans shall be prepared by an architect or other qualified person (as determined by the Zoning Administrator) and shall show the following:

Wyoming

(a) *Elevations of all sides of the building.*

(b) *Type and color of exterior building materials.*

(c) *Typical floor plans.*

(d) *Dimensions of all structures.*

(e) *The location of trash containers and of exterior electrical, heating, ventilation, and air conditioning equipment.*

(f) *Utility plans including water, sanitary sewer, and storm sewer.*

(g) *Additional plans deemed necessary by the Zoning Administrator.*

(2) *Exterior building materials shall be subject to Planning Commission approval and the following:*

(a) *Commercial structures must provide a cohesive architectural appearance reflecting its functional purpose and must be composed of at least sixty-five percent (65%) Class I materials; not more than thirty-five percent (35%) percent Class II or Class III materials.*

(b) *Classes of materials. For the purposes of this subdivision, exterior materials shall be divided into Class I, Class II, and Class III categories as follows:*

1. *Class I consisting of:*

i *Brick,*

ii *Natural stone (or similar appearing, high quality manufactured stone),*

iii *Natural wood, provided that the surfaces are finished for exterior use or the wood is of proven durability for exterior use, such as cedar, redwood or cypress,*

iv *Glass curtain wall,*

v *Copper,*

vi *Other comparable or superior materials,*

vii *New materials that meet the intent of the preamble above.*

2. *Class II consisting of:*

i *Specialty concrete block such as burnished, textured or rock face,*

ii *Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish,*

iii *Masonry stucco,*

iv *Fiber-cement exterior siding,*

v *Other comparable or superior materials,*

vi *New materials that meet the intent of the preamble above.*

3. *Class III consisting of:*

i *Exterior finish installation system (EIFS),*

ii *Opaque panels,*

iii *Ornamental metal,*

v *Smooth concrete block,*

Wyoming

vi *Scored concrete block,*

vii *Smooth concrete tilt-up panels,*

viii *Glazed block,*

ix *Glass block,*

x *Ceramic*

xi *Other comparable or superior materials,*

xii *New materials that meet the intent of the preamble above.*

(c) *A distinctly different color of brick may be considered as a second Class I material, however, minor blended color combinations shall not be considered as a separate material.*

(d) *Buildings may be constructed primarily of one (1) specific Class I material provided that the design fits the purpose of the building and is obviously superior to the general intent of this Division to provide visual interest, variation in detailing, and eliminate long wall sections without windows.*

(e) *Garish or bright accent colors for awnings, trim, banding, walls, entries or any portion of the building shall be minimized, but in no case shall such coloring exceed five percent (5%) of each wall area.*

(f) *Exposed roof materials shall be similar to, or an architectural equivalent of a high quality asphalt shingle (300# or better), wood shingle, standing seam metal roof, or better.*

(3) *The overall architectural character shall have a consistent architectural expression on all sides of the building and be compatible with its surroundings.*

(4) *Windows or simulated windows shall be used on the ground level of any wall parallel to or nearly parallel to a street.*

(5) *All structures, including parking ramps shall be designed to be architecturally integrated into the overall site and be made of comparable materials and decorative elements.*

(6) *All façade treatments shall be maintained so as to not be unsightly in appearance or in a state of disrepair, nor shall harmful health or safety conditions be present for the life of the project.*

(7) *Prohibited Exterior Materials:*

(a) *Vinyl Siding.*

(b) *Metal Siding.*

(c) *Formed Metal Panels with exposed fasteners.*

(d) *Pre-engineered post-frame structures with agricultural grade metal wall and roof panels, commonly called "pole barns" are not permitted.*

(8) *Exceptions – The following exceptions to the exterior building material requirements may apply:*

(a) *The use is an essential service as defined by this Division; or*

(b) *The applicant shall have the burden of demonstrating that:*

1. *The proposed building maintains the quality in design and materials intended by this Division,*

2. *The proposed building design and materials are compatible and in harmony with other structures within the district,*

3. *The justification for deviation from the requirements of this section shall not be based on economic considerations.*

(c) *Sides of a building which are not visible from any public road may use any combination of Class I, II, or III materials, if approved by the Planning Commission and City Council.*

Wyoming

The applicant must be able to demonstrate that said side of building is not visible from any public road.

(d) *Buildings in the Industrial District must have the lower seventy-five percent (75%) of all exterior wall surfaces be at least one or a combination of Class I, II, or III materials. The remaining twenty-five percent (25%) of the building may be any material subject to final approval by the Planning Commission and City Council.*

(e) *Garage doors, window trim, flashing, accent items and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.*

Sec. 40 – 452. Additions and Repairs to Existing Buildings

(1) *Nonconforming buildings existing as of February 2, 1998 and allowed under Article VII, Division 22, shall not be prohibited by this Division; however, additions to or enlargements of such structures or repairs or restorations for damage or destruction of the structure as described in Sec. 40 – 651, (5) shall be done in compliance with this Division.*

(2) *All subsequent additions and accessory buildings constructed after the erection of the original building or buildings shall be reviewed by the Planning Commission.*

Chisago City

4.3.1 Neighborhood Commercial (NC)

Performance and Architectural Standards

It is in the best interest of the City to promote high standards of architecture design and compatibility with surrounding structures and neighborhoods.

1. Acceptable exterior materials are divided into Class 1, Class 2, and Class 3 categories as presented in the table below. Facades facing public right-of-way or residential district must be composed of at least 65 percent of Class 1 or 2 materials, with Class 1 materials comprising at least 25 percent of the total façade. Side and rear facades not visible from public right-of-way or residential districts may use any combination of Class 1, 2, or 3

3. Exterior surfaces of all primary structures shall be face brick, architectural concrete, glass, decorative block, or natural stone. A wall surface may use wood or vinyl as an accent material, provided that they are appropriately integrated into the overall building design.

4. Colors shall be generally subtle, low reflectance, neutral or earth tones. Brighter metallic or fluorescent colors should be reserved for use as accents.

Classes of Material		
Class 1	**Class 2**	**Class 3**
▪ Brick ▪ Natural Stone ▪ Glass ▪ Seamless metal panels ▪ Other materials not listed elsewhere as approved by the City Administrative	▪ Masonry Stucco ▪ Decorative Concrete Block ▪ Decorative Concrete Panels ▪ Tile ▪ Other materials not listed elsewhere as approved by the City Administrative	▪ Industrial grade concrete panels ▪ Smooth concrete ▪ Scored concrete ▪ Ceramic ▪ Wood ▪ Aluminum or vinyl Siding ▪ Other materials not listed elsewhere as approved by the City Administrative

Chisago City

4.3.2 Central Business (CB)

5. Colors shall be generally subtle, low reflectance, neutral or earth tones. Brighter metallic or fluorescent colors should be reserved for use as accents.

6. Acceptable exterior materials are divided into Class 1, Class 2, and Class 3 categories as presented in the table below. Facades facing public right-of-way or residential district must be composed of at least 65 percent of Class 1 or 2 materials, with Class 1 materials comprising at least 25 percent of the total façade.

Classes of Material		
Class 1	**Class 2**	**Class 3**
▪ Brick ▪ Natural Stone ▪ Glass ▪ Seamless metal panels ▪ Other materials not listed elsewhere as approved by the City Administrative	▪ Masonry Stucco ▪ Decorative Concrete Block ▪ Decorative Concrete Panels ▪ Tile ▪ Other materials not listed elsewhere as approved by the City Administrative	▪ Industrial grade concrete panels ▪ Smooth concrete ▪ Scored concrete ▪ Ceramic ▪ Wood ▪ Aluminum or vinyl Siding ▪ Other materials not listed elsewhere as approved by the City Administrative

4.3.3 Highway Commercial (HC)

D. Performance and Architectural Standards It is in the best interest of the City to promote high standards of architecture design, provide visual interest, at the scale of the pedestrian, reduce massive aesthetic effects, and be compatible with surrounding structures and neighborhoods.

3. Exterior surfaces of all primary structures shall be face brick, architectural concrete, glass, decorative block, or natural stone. A wall surface may use wood or vinyl as an accent material, provided that they are appropriately integrated into the overall building design.

4. Colors shall be generally subtle, low reflectance, neutral or earth tones. Brighter metallic or fluorescent colors should be reserved for use as accents.

8. Acceptable exterior materials are divided into Class 1 and Class 2 categories as presented in the table below. Facades facing public right-of-way or residential district must be composed of at least 65 percent of Class 1 or 2 materials, with Class 1 materials comprising at least 25 percent of the total façade. Side and rear facades not visible from public right-of-way or residential districts may use any combination of Class 1, 2, or 3.

Classes of Material		
Class 1	**Class 2**	**Class 3**
▪ Brick ▪ Natural Stone ▪ Glass ▪ Seamless metal panels ▪ Other materials not listed elsewhere as approved by the City Administrative	▪ Masonry Stucco ▪ Decorative Concrete Block ▪ Decorative Concrete Panels ▪ Tile ▪ Other materials not listed elsewhere as approved by the City Administrative	▪ Industrial grade concrete panels ▪ Smooth concrete ▪ Scored concrete ▪ Ceramic ▪ Wood ▪ Aluminum or vinyl Siding ▪ Other materials not listed elsewhere as approved by the City Administrative

Chisago City

4.4.1 Light Industrial (LI)

9. Architectural Standards: It is in the best interest of the City to promote high standards of architecture design and compatibility with surrounding structures and neighborhoods.

a. Classes of Material Front facades must be composed of at least 75 percent of Class 1 or 2 materials, with at least 25 percent of Class 1 material on the total façade. Side and rear facades visible to public right-of-ways, parks, or residential property must be composed of at least 25 percent of Class 1 or 2. Side and rear facades not visible from public right-of-way, parks, residential property or district may use any combination of Class 1, 2, or 3 materials.

Classes of Material		
Class 1	**Class 2**	**Class 3**
▪ Brick ▪ Natural Stone ▪ Glass ▪ Seamless metal panels ▪ Other materials not listed elsewhere as approved by the City Administrative	▪ Masonry Stucco ▪ Decorative Concrete Block ▪ Decorative Concrete Panels ▪ Tile ▪ Other materials not listed elsewhere as approved by the City Administrative	▪ Industrial grade concrete panels ▪ Smooth concrete ▪ Scored concrete ▪ Ceramic ▪ Wood ▪ Aluminum or vinyl Siding ▪ Other materials not listed elsewhere as approved by the City Administrative

4.4.2 Office Park Industrial (OPI)

D. Performance and Architectural Standards:

2. Acceptable exterior materials are divided into Class 1, Class 2, and Class 3 categories as presented in the table below. Facades facing public right-of-way or residential district must be composed of at least 65 percent of Class 1 or 2 materials, with Class 1 materials comprising at least 25 percent of the total façade. Side and rear facades not visible from public right-of-way or residential districts may use any combination of Class 1, 2, or 3

Forest Lake

153.324 Minimum Standards for Design: Applicable To All Commercial/Business Districts (NC, B-1, B-2).

(A) Visual interest and building materials.
- (1) All new building fronts and refacing of existing buildings shall include a minimum of 3 of the following elements:
  - (a) Architectural detailing, such as cornice, awning, parapet, or columns;
  - (b) A visually pleasing primary front entrance that, in addition to doors, shall be accented a minimum of 150 square feet around the door entrance for single-occupancy buildings and a minimum of 300 square feet total for the front of multi-tenant buildings (this area shall be counted as 1 element). Entrances shall be clearly articulated and obvious from the street;
  - (c) A minimum of 30% window coverage on each front that faces a street or similar based on requirements in § 153.306(E)(1);
  - (d) Contrasting, yet complementary material colors;
  - (e) A combination of horizontal and vertical design features;
  - (f) Irregular building shapes;
  - (g) Other architectural features in the overall architectural concept.

Forest Lake

(2) No wall shall exceed 50 feet in length without at least 1 visual interest element, such as windows, horizontal and vertical facade articulation, contrasting material colors, vertical or horizontal patterns.
Accent materials. Accent materials shall be wrapped around walls visible to public view. Accent material shall consist of materials comparable in grade and quality to the primary exterior material. Such materials may include glass and prefinished decorative metal. Fiber cement may also be used as accent materials for the trim, soffit, and/or fascia.

(3) Major exterior materials of all walls including face brick, stone, glass, stucco, synthetic stucco, fiber cement vertical panel siding, architectural concrete, and precast panels shall be acceptable as the major exterior wall surface when they are incorporated into an overall design of the building. No more than 25% of any exterior wall on a building shall be fiber cement siding, wood, or metal accent material.

(4) Fiber cement seam lines shall be architecturally integrated into the building design so that they are not visible. Seam lines can be filled, covered by other accent material or other method thereby making the seam lines invisible. Color impregnated decorative block shall also be allowed as a major exterior wall material, and shall be required to be sealed. All materials shall be color impregnated with the exception of architectural concrete precast panel systems (only within the B-2 District) and fiber cement siding which may be painted.

(5) Restricted exterior materials. Unadorned pre-stressed concrete panels, whether smooth or raked, non-decorative concrete block, sheet metal or unfinished metal, and/or galvanized or unfinished aluminum surfaces (walls or roofs) shall not be used as exterior materials. This restriction shall apply to all principal structures and to all accessory buildings.

(6) Roofs. Roofs which are exposed or an integral part of the building aesthetics shall be constructed only of commercial grade shingles, wood shingles, standing seam metal, slate, tile, or copper. Flat roofs, which are generally parallel with the first floor elevation, are not subject to these material limitations.

153.330 Minimum Standards for Design: Applicable To All Industrial Districts (I, BP) and the B-3 DISTRICT.

Same as previous section except the wall length in Item (2) was increased to 75 feet.

153.334 Downtown Mixed Use (MU-1) District.

(A) (H) Building design requirements. To maintain the character of the downtown area, the MU-1 District is subject to the following standards to reflect the character of the district. The design standards are explained in further detail and illustrated in the Forest Lake Design Requirements Manual.

(1) All new building fronts and 100% refacing of existing buildings shall include a minimum of 4 of the following elements:

(a) Architectural detailing, such as cornice, awning, parapet, or columns;
(b) A minimum of 30% window coverage on each front that faces a street;
(c) Contrasting, yet complementary material colors;
(d) A combination of horizontal and vertical design features;
(e) Irregular building shapes;
(f) Horizontal offsets of at least 4 feet in depth;
(g) Vertical offsets in the roofline of at least 4 feet;
(h) Fenestration at the first floor level which is recessed horizontally at least 1 foot into the facade;
(i) Using remaining 35% street frontage (if available based on building design) provide a variation in setback at a minimum of 5 feet to provide open plaza, seating area or expanded building entry;
(j) Other architectural features in the overall architectural concept.

(2) Visual interest and building design.

Forest Lake

(a) Buildings may be designed in a variety of styles but must relate to surrounding buildings and the overall downtown character.
(b) Architectural styles, materials, color, and detailing should be used to provide continuity of design elements.
(c) Building massing, scale, and height will be varied within a block.
(d) Bay widths of more than 24 feet shall be designed with architectural detailing to achieve an appearance of bay widths of no more than 24 feet. Building jogs, column spacing, width of window bays, placement of windows and variation in roof height lines, and setback and similar design can be used to achieve this requirement.
(e) Buildings shall be finished in acceptable tones and colors, such as dark earth tones and muted colors. Brighter colors shall be used sparingly only for trim and details.
(f) Multi-story buildings shall have the ground floor distinguished from the upper floors (used to identify separate tenants) by having 1 or more of the following:
    1. Awning;
    2. Trellis;
    3. Arcade;
    4. Window lintels;
    5. Intermediate cornice line;
    6. Brick detailing such as quoins or corbels.
(g) Building fronts. Building fronts shall include a minimum of 2 of the following elements:
    1. Recessed entries;
    2. Canopies;
    3. Window boxes;
    4. Narrow (4 feet or less) windows;
    5. Recessed or projected windows and transoms.
(h) Building roofs. Acceptable building roof designs include flat, pitched, or curved. Buildings shall include a variety of roof lines within a block. Mansard roofs and mansard style roofs are not permitted except for mansard styled cornices. Building roofs shall incorporate a minimum of 1 of the following elements:
    1. Parapets or cornices;
    2. Varying building heights;
    3. Sloped roofs where the historical character of the original building dictates.

(3) Accent materials. Accent materials shall be wrapped around walls visible from public view. Where a mixed use building is visible from a public road all elevations shall be architecturally treated. Accent material shall consist of materials comparable in grade and quality to the primary exterior material. Such materials may include glass, prefinished decorative metal, and fiber cement trim, soffit, and fascia.
    (a) Major exterior materials of all walls including face brick, stone, glass, stucco, synthetic stucco, fiber cement vertical panel siding, architectural concrete, and precast panels shall be acceptable as the major exterior wall surface when they are incorporated into an overall design of the building. Major materials must cover at least 60% of the exterior. Brick shall not be painted.
    (b) Fiber cement seam lines shall be architecturally integrated into the building design so that they are not visible. Seam lines can be filled, covered by other accent material or other method thereby making the seam lines invisible. Color impregnated decorative block shall also be allowed as a major exterior wall material and shall be required to be sealed. All materials shall be color impregnated except that architectural concrete precast panel systems and fiber cement siding may be painted.
    (c) Restricted exterior materials. Unadorned pre-stressed concrete panels, whether smooth or raked, non-decorative concrete block, sheet metal, unfinished metal, and/or galvanized or unfinished aluminum surfaces (walls or roofs) shall not be used as exterior materials. This restriction shall apply to all principal structures and to all accessory buildings except those accessory buildings not visible from any property line.

Forest Lake

No more than 25% of any exterior wall on a building shall be fiber cement siding, wood, or metal accent material.

153.335 General Mixed Use (MU-2) District.

(B) (K) Building design requirements. To maintain the character of the downtown area the MU-2 District is subject to the following standards to reflect the character of the district. The design standards are explained in further detail and illustrated in the Forest Lake Design Requirements Manual.

(1) All new building fronts (single-story or multi-story) and 100% refacing of existing buildings, shall include a minimum of 4 of the following elements:

(a) Architectural detailing, such as cornice, awning, parapet, or columns;

(b) A visually pleasing primary front entrance that, in addition to doors, shall be accented a minimum of 150 square feet around the door entrance for single-occupancy buildings and a minimum of 300 square feet total for the front of multi-tenant buildings (this area shall be counted as 1 element). Entrances shall be clearly articulated and obvious from the street;

(c) A minimum of 30% window coverage on each front that faces a street;

(d) Contrasting, yet complementary material colors;

(e) A combination of horizontal and vertical design features;

(f) Irregular building shapes;

(g) Horizontal offsets of at least 4 feet in depth;

(h) Vertical offsets in the roofline of at least 4 feet;

(i) Fenestration at the first floor level which is recessed horizontally at least 1 foot into the facade;

(j) Other architectural features in the overall architectural concept.

(2) Multi-story buildings shall have the ground floor distinguished from the upper floors by having 1 or more of the following:

(a) Awning;

(b) Trellis;

(c) Arcade;

(d) Window lintels;

(e) Intermediate cornice line;

(f) Brick detailing such as quoins or corbels.

(3) Residential uses on first floors. Whenever residential uses are included on the first floor of a building the first floor elevation shall be a minimum of 2 feet 6 inches above the sidewalk elevations immediately adjacent to the front of the residential unit to ensure the residential unit is raised from the public space. In addition, each first floor unit must have an individual private entrance at the street level with private courtyard enclosure.

(4) Any exterior building wall adjacent to or visible from a public street, public open space or abutting property may not exceed 50 feet in length without significant visual relief consisting of 1 of the following:

(a) The facade shall be divided architecturally by means of significantly different materials or textures;

(b) Horizontal offsets of at least 4 feet in depth;

(c) Vertical offsets in the roofline of at least 4 feet; or

(d) Fenestration at the first floor level that is recessed horizontally at least 1 foot into the facade.

(5) Accent materials. Accent materials shall be wrapped around walls visible from public view. Where a mixed use building is visible from a public road all elevations shall be architecturally treated. Accent material shall consist of materials comparable in grade and quality to the primary exterior material. Such materials may include glass, prefinished decorative metal, and fiber cement trim within soffit and fascia areas.

(6) Major exterior materials of all walls including face brick, stone, glass, stucco, synthetic stucco, fiber cement vertical panel siding, architectural concrete, and precast panels shall be acceptable

Forest Lake

as the major exterior wall surface when they are incorporated into an overall design of the building. Major materials must cover at least 60% of the exterior.

(7) Fiber cement seam lines shall be architecturally integrated into the building design so that they are not visible. Seam lines can be filled, covered by other accent material or other method thereby making the seam lines invisible. Color impregnated decorative block shall also be allowed as a major exterior wall material and shall be required to be sealed. All materials shall be color impregnated with the exception of architectural concrete precast panel systems and fiber cement siding which may be painted.

(8) Restricted exterior materials. Unadorned pre-stressed concrete panels, whether smooth or raked, non-decorative concrete block, sheet metal, unfinished metal, and/or galvanized and unfinished aluminum surfaces (walls or roofs) shall not be used as exterior materials. This restriction shall apply to all principal structures and to all accessory buildings except those accessory buildings not visible from any property line. No more than 25% of any exterior wall on a building shall be fiber cement siding, wood, or metal accent material.

(9) Building roofs. Mansard or mansard style roofs are not permitted except for mansard style cornices. Acceptable designs include flat, pitched, or curved. Building roof styling shall incorporate a minimum of 1 of the following elements:

(a) Parapets or cornices;

(b) Varying building height and variety of roof lines (while meeting requirements in division (D)).

Cambridge

156.088 Exterior Building Wall and Roof Finishes

(A) Purpose and intent. All commercial and industrial buildings shall be designed to accomplish the goals and policies of the Comprehensive Plan. Building materials shall be attractive in appearance, durable with a permanent finish, and of a quality that is both compatible with adjacent structures and consistent with the City's standards for the zoning district in which the building is located. All buildings shall be of good aesthetic and architectural quality, as demonstrated by the inclusion of elements such as accent materials, entrance and window treatments, contrasting colors, irregular building shapes, or other architectural features in the overall architectural concept.

(B) Major exterior wall surface materials.

(1) Commercial buildings.

(a) Major exterior surfaces on all walls shall be face brick, rock face block, cementitious siding, stone, finished precast panels, glass, stucco, or synthetic stucco, or their aesthetic equivalent.

(b) Finished log wood siding is acceptable if it is incorporated into the overall design of the building or as an accent material.

(c) Under no circumstances shall sheet plywood, sheet metal, corrugated metal, metal/steal or aluminum, asbestos, iron, or plain concrete block (whether painted or color-integrated or not) be deemed acceptable as exterior wall materials on buildings.

(2) Industrial buildings.

(a) Major exterior surfaces on all walls shall be face brick, rock face block, cementitious siding, stone, finished precast panels, glass, stucco, synthetic stucco or cast in place and/or precast panels.

(b) Under no circumstances shall sheet plywood, sheet metal, corrugated metal, metal/steel or aluminum, asbestos, iron, or plain concrete block (whether painted or color-integrated or not) be deemed acceptable as exterior wall materials on buildings.

(C) Minimum percentage of major exterior surface materials.

(1) Commercial buildings.

(a) In commercial areas, at least 75% of the exterior surface must be covered with the major exterior surface materials required in subpart (B)(1) above.

Cambridge

(b) The remainder of the exterior surfaces may be engineered wood siding (i.e. LP SmartSide), architectural concrete, cast in place or precast panels or decorative block when they are incorporated into an overall design of the building that is determined by the City to be appropriate with the use of the building, and is compatible with adjacent structures. All decorative concrete block shall be colored only by means of a pigment impregnated throughout the entire block.

(2) Industrial buildings.

(a) In industrial areas, the exterior surface must be covered with the major exterior surface materials required in subpart (B)(2) above as follows: 1. 2. 3.

(b) I-1, Low Impact Business - Industrial District 65% coverage I-2, Light Industrial District I-3, General Industrial District 50% coverage 25% coverage The remainder of the exterior surfaces may be architectural concrete, or decorative block when they are incorporated into an overall design of the building that is determined by the City to be appropriate with the use of the building, and is compatible with adjacent structures. All decorative concrete block shall be colored only by means of a pigment impregnated throughout the entire block.

(C) Accent materials. Wood and metal may be used as accent materials, provided that they are appropriately integrated into the overall building design and not situated in areas that will be subject to physical or environmental damage. Accent materials shall not comprise more than 25% of a building exterior.

(D) Exceptions. The following exceptions are permitted:

(1) Exterior walls that are built within six inches of and parallel to an existing wall of an adjacent building shall be exempt from the requirements of subparts (B) and (C) above.

(2) The Zoning Administrator may approve other new materials that are equal to or better than the materials listed in this section. Materials not specifically identified herein, whether or not they are better than or equal to the materials listed in this section may be required to receive a variance from the Planning Commission and City Council for final approval.

(E) Roofs. Roofs that are exposed or an integral part of the building aesthetics shall be constructed only of commercial grade asphalt shingles, wood shingles, standing seam metal, slate, tile, or copper. Flat roofs which are generally parallel with the first floor elevations are not subject to these material limitations.

Lindstrom

151.02.41 Central Business District

4) Building Entrances
   a) One or more prominent entries are required on any building façade fronting on a public street, park, or plaza.
   b) Prominent entries should be designed with a canopy, portico, arch, display windows, architectural molding, or other details to announce its location.
5) Horizontal Building Façade Articulation
   a) A building facade fronting on a public street, park, or plaza shall have an architectural feature along the top of the ground story and along the bottom of the top story.
   b) A horizontal architectural feature is composed of a decorative, three-dimensional, horizontal element that projects out or is recessed in from the exterior facade of a building at least two (2) inches.
6) Vertical Building Façade Articulation
   a) Any ground story facade fronting on a public street, park, or plaza that exceeds 48 feet in width shall be visually divided into smaller sections through articulation of the façade, every 48 feet at a minimum.
   b) For upper stories, façade articulation shall occur for facades exceeding 72 feet in width on a public street, park, or plaza, every 72 feet at a minimum.
   c) Articulation techniques include vertical recesses or projections of the building façade, window bays, balconies, and changes in exterior materials.
7) Rooftop or ground mounted mechanical equipment and exterior trash and recycling storage areas shall be screened or enclosed with materials compatible with the principal structure.

8) Building Façade Transparency

Lindstrom

a) Tinted windows shall be no darker than 20 percent tint.
b) Reflective glass is prohibited for windows and doors on ground story facades fronting on a public street, park, or plaza. Non-tinted, clear low-e window coatings are permitted.
c) Glass block is prohibited on all facades, ground and upper stories, fronting on a public street, park, or plaza.

Stacy

153.050 CBD Central Business District.

(H) Building design standards.

a. Quality. Buildings shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the abutting properties.
b. Exterior finishes. The following materials are permitted for exterior finishes:
    i. Face brick;
    ii. Natural stone;
    iii. Stone or glass curtain walls;
    iv. Wood, provided surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood, or cypress;
    v. Break-off block;
    vi. Stucco; and
    vii. Precast concrete and integral colored concrete block, provided surfaces are molded, serrated or treated with a textured material to create a 3-dimensional character.
    viii. Curtain wall panels of steel, metal, or aluminum provided the panels are factory fabricated and of a high-quality material with a matte or non-lustre finish. These structures will require decorative design elements as approved by the City Council.
c. Prohibited materials. The following materials are prohibited for exterior finishes:
    i. Temporary construction.

153.051 GB General Business District.

(F) Building design standards.

a. Quality. Buildings shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the abutting properties.
b. Exterior finishes. The following materials are permitted for exterior finishes:
    i. Face brick;
    ii. Natural stone;
    iii. Stone or glass curtain walls;
    iv. Wood, provided surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood, or cypress;
    v. Break-off block;
    vi. Stucco; and
    vii. Precast concrete and integral colored concrete block, provided surfaces are molded, serrated or treated with a textured material to create a 3-dimensional character.
    viii. Curtain wall panels of steel, metal, or aluminum provided the panels are factory fabricated and of a high-quality material with a matte or non-lustre finish. These structures will require decorative design elements as approved by the City Council.
c. Prohibited materials. The following materials are prohibited for exterior finishes:
    i. Face material that rapidly deteriorate or become unsightly such as exposed cinder blocks, galvanized metal, unfinished tile, and common clay brick.
d. Building construction prohibited.

Stacy

i. Temporary construction.

153.052 I Industrial District.

(F) Building design standards.

a. Quality. Buildings shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the abutting properties.

b. Exterior finishes. The following materials are permitted for exterior finishes:

i. Face brick;

ii. Natural stone;

iii. Stone or glass curtain walls;

iv. Wood, provided surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood, or cypress;

v. Break-off block;

vi. Stucco; and

vii. Precast concrete and integral colored concrete block, provided surfaces are molded, serrated or treated with a textured material to create a 3-dimensional character.

viii. Curtain wall panels of steel, metal, or aluminum provided the panels are factory fabricated and of a high-quality material with a matte or non-lustre finish. These structures will require decorative design elements as approved by the City Council.

c. Prohibited materials. The following materials are prohibited for exterior finishes:

i. Face material that rapidly deteriorate or become unsightly such as exposed cinder blocks, galvanized metal, unfinished tile, and common clay brick.

ii. Structures that have only an outside skin.

d. Building construction prohibited.

i. Temporary construction.

153.053 LI Light Industrial District.

(H) Building design standards.

(1) Quality. Buildings shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the abutting properties.

(2) Exterior finishes. The following materials are permitted for exterior finishes:

(a) Face brick;

(b) Natural stone;

(c) Stone or glass curtain walls;

(d) Wood, provided surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood, or cypress;

(e) Break-off block;

(f) Stucco; and

(g) Precast concrete and integral colored concrete block, provided surfaces are molded, serrated or treated with a textured material to create a 3-dimensional character.

(h) Curtain wall panels of steel, metal, or aluminum provided the panels are factory fabricated and of a high-quality material with a matte or non-lustre finish. These structures will require decorative design elements as approved by the City Council.

(3) Prohibited materials. The following materials are prohibited for exterior finishes:

(a) Face material that rapidly deteriorate or become unsightly such as exposed cinder blocks, galvanized metal, unfinished tile, and common clay brick.

(4) Building construction prohibited.

(a) Temporary construction.

Lakeville

11-17-9: Building Type and Construction:

Buildings in all zoning districts shall maintain a high standard for exterior architecture to ensure a high quality of development and land use compatibility that contribute positively to community image in regard to material quality, visual aesthetics, permanence and stability and to prevent use of materials that are unsightly, deteriorate rapidly, contribute to depreciation of area property values, or cause urban blight.

A. General Provisions:
   1. General Design Concept: Building and/or project designs shall utilize materials, colors, or details to meet the intent of these architectural standards.
   2. Design Elements: Projects may be required to utilize building ornamentation features, including, but not limited to: columns, arches, parapets, cornices, friezes, canopies, moldings, dentils, corbels, quoins, rustication, vaults, domes, and cupolas.
   3. Corporate Identity: The intent and purpose of these architectural standards supersede corporate identity designs; when a corporate identity design does not meet the intent and purpose of the architectural standards, the corporate identity design shall be limited to the area immediately adjacent to the main entry but shall otherwise be consistent with the intent of this section.
   4. Area Plans: Projects in special areas of the City shall comply with the standards adopted by the City Council. The special areas, as defined by the comprehensive plan or specialized studies, are:
      a. Central Business District: "Historical Fairfield District of Downtown Lakeville Design Guidelines".
      b. Community corridors and gateways: "Corridor and Gateway Design Study".
      c. Downtown development guide.
   5. Definitions: For the purposes of this section, the allowed building materials or finishes shall be defined as:

      ACID ETCH: A finish achieved by casting concrete against a smooth, hard surface. After removal from the form the element is allowed to harden to a uniform hardness. The element is then washed with an acid solution and scrubbed to remove the cement surface to a sand level resulting in a smooth, sand textured surface.

      BRICK: The conventional molded rectangular block of baked clay, nominal four inch (4") width.

      BRICK AND STONE FACE: A thin fired clay brick faced or stone faced architectural precast or tilt-up concrete panel with a cavity cast in, or a plate cast in if the brick runs to the bottom of the edge so that the brick can be set in the panel after its removal from the form exhibiting coursing and joint treatment to match hand-laid brickwork or stonework aesthetic.

      CAST STONE: A finish achieved by ramming moist zero slump concrete against smooth rigid formwork until the product is densely compacted and ready for removal from the form. After curing, the panel may be hand rubbed or acid etched.

      EXPOSED AGGREGATE: A finish achieved by:

         a. Casting against a form surface that has been painted with retarder that retards the set of the concrete at its surface.

         b. Application of a chemical retarder to the surface of the form. The retarder prevents the matrix from hardening at the surface of the panel to a specific depth, controlled by the strength of the retarder. After curing, the unhardened layer of matrix at the surface of the panel is removed by a high pressure water washing, thus, exposing the aggregate used in the concrete.

c. Casting concrete against a smooth hard surface. After removal from the form, the finished surface is sandblasted to remove the matrix and expose, as well as etch, the coarse aggregate.

FORM LINERS: A finish achieved by the use of plaster, rubber, grained wood, rope or other material as a liner in the casting form to impart a particular finish to the face of the panel.

LIGHT SANDBLAST: A finish achieved by casting concrete against a smooth, hard surface. After removal from the form, the element is given a light sandblasting removing the cement skin from the surface resulting in a smooth, sand textured surface.

MASONRY VENEER: A finish having a manufactured non-structural external veneer layer of thin fired clay brick, or natural/artificial stone exhibiting coursing and joint treatment to match hand-laid brickwork or stonework aesthetic either anchored or attached directly to an internal structural wall manufactured as a unit off-site.

SMOOTH AS CAST: Concrete placed against a hard, smooth formwork to achieve a smooth "as cast" finish on the precast element.

TOOLED: A finish achieved by casting concrete against a smooth or specifically textured or patterned formwork. After removal from the form, the hardened surface is treated mechanically to create the desired effect such as "fractured fin" or "bush hammered."

B. Exterior Building Finishes: For the purpose of this subsection, materials shall be divided into grades and categories as follows:
    1. Grade A:
        a. Brick, brick face, or custom masonry units (CMU) having a bricklike appearance.
        b. Natural or artificial stone.
        c. Glass.
        d. Copper panels.
    2. Grade B:
        a. Specialty concrete block such as textured, burnished block or rock faced block with integral color or stain exceeding ASTM G154.
        b. Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, masonry veneer, and/or cast stone type finish.
        c. Masonry stucco.
        d. Ceramic.
    3. Grade C:
        a. Exterior insulation and finish system (EIFS).
        b. Opaque panels.
        c. Ornamental metal.
        d. Fiber-cement exterior siding.
        e. Architectural panels with simulated wood or other natural material finish.
    4. Grade D:
        a. Smooth as cast concrete block.
        b. Smooth scored concrete block.
        c. Glass block.
        d. Wood provided that the surfaces are finished for exterior use or the wood is of proven durability for exterior use, such as cedar, redwood or cypress.
    5. Grade E:
        a. Steel, aluminum.
    6. Grade F:
        a. Vinyl.

7. Steel Or Aluminum Buildings: Except in association with farms as defined by this title, no galvanized or unfinished steel or unfinished aluminum buildings (walls or roofs), except those specifically intended to have a corrosive designed finish such as COR-TEN steel shall be permitted in any zoning district.
8. Integral Color: For the purpose of this section, exterior finish materials requiring integral color shall not include natural gray.
9. Foundations: Building foundations not exceeding one foot (1') and other such portions of a building's facade below the elevation of the first floor need not comply with the requirements for the primary facade treatment or materials.
10. Exceptions: Garage doors, window trim, flashing accent items and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.

C. Residential Uses:
1. The primary exterior building finish for residential uses shall consist of grade A, B, C, D, E and/or F materials.
2. Required use of exterior building materials for buildings within the RST-2, RM-1, RM-2, RM-3, RH-1 and RH-2 Districts shall be as set forth by the respective zoning districts.
3. Required use of exterior building materials for buildings within the M-1 and M-2 Districts shall be as provided for by Section 11-17-9 .D.1 of this Title.

D. Commercial, Office And Institutional Uses: The exterior of commercial, office and institutional buildings shall include a variation in building materials and forms to be distributed throughout each exterior elevation and coordinated into the design of the structure to create an architecturally balanced appearance and shall comply with the following requirements:
1. Commercial Districts (except O-P District):
   a. The exterior building finish shall use at least three (3) grade A materials.
   b. The exterior building finish shall be composed of at least sixty five percent (65%) grade A materials; not more than thirty five percent (35%) grade B or grade C material and not more than ten percent (10%) grade D materials.
   c. Masonry veneer may be used for principal buildings with a gross floor area of less than ten thousand (10,000) square feet to satisfy the grade A material requirements of this section.
2. O-P District uses and all institutional uses regardless of zoning district:
   a. The exterior building finish shall be composed of at least sixty five percent (65%) grade A materials, not more than thirty five percent (35%) grade B and grade C materials, and not more than ten percent (10%) grade D materials.
   b. Architecturally precast concrete panels with a form liner, tooled, brick and stone face, and/or cast stone type finish may be used to satisfy the grade A material requirements of this section.
   c. Masonry veneer may be used for principal buildings with a gross floor area of less than ten thousand (10,000) square feet to satisfy the grade A material requirements of this section.
3. All elevations of the principal and accessory structures are to have essentially the same or coordinated harmonious exterior finish.

E. Industrial Uses:
1. The primary exterior building finish for buildings within Industrial Districts shall consist of grade A, B, C, D and/or E materials.
2. Steel or aluminum curtain wall panels (nonstructural, nonload bearing) shall be allowed within Industrial Districts provided that:
   a. The panels are factory fabricated and finished with a durable nonfade surface and their fasteners are of a corrosion resistant design.
   b. The building shall be required to be faced with grade A, B, C or D material on wall surfaces abutting public rights-of-way, a nonindustrial zoning district, an adjacent industrial building with brick, wood, stone or decorative concrete wall

surfaces, residential uses, or public areas. The required wall surface treatment may allow a maximum of fifty percent (50%) of the metal or fiberglass wall to remain exposed if it is coordinated into the architectural design and is similar to the building frontage.

F. Other Requirements:
   1. One Grade A Material: Buildings may be constructed primarily of one specific grade A material provided the design is obviously superior to the general intent of this title, provides variation in detailing, footprint of the structure or deviations in long wall sections to provide visual interest.
   2. Color Variations: Minor blended color variations shall not be considered as a separate material, except that a distinctively different color of brick may be considered as a second grade A material.
   3. Primary Material: To be counted as a primary material, the product shall comprise at least five percent (5%) of the exterior wall.
   4. Back Of Parapets: The back of parapets that are visible shall be finished with materials and colors compatible with the front of the parapet.
   5. Exposed Roof Materials: Exposed roof materials shall be similar to, or an architectural equivalent of a three hundred (300) pound or better asphalt or fiberglass shingle, wooden shingle, standing seam metal roof or better.
   6. Contrasting Colors: Use of contrasting colors for building elements such as cloth or metal awnings, trim, banding, walls, entries or any portion of the overall building shall be minimized, but in no case shall such coloring exceed ten percent (10%) of each wall area.
   7. Painting Brick Or Stone: Grade A brick or stone exteriors of multiple family residential, commercial, industrial, or institutional buildings shall not be painted during the life of the exterior materials. (Ord. 996, 5-7-2018)
   8. Accessory Structures:
      a. Except in the A-P and RA Zoning Districts, all accessory buildings in excess of two hundred (200) square feet that are accessory to residential dwelling units shall be constructed with a design and exterior building materials consistent with the general character of the principal structure on the lot.
      b. Accessory buildings for nonresidential uses, including those allowed in the Residential Districts, shall be of a similar character, design, and facade as the principal structure.
   9. Expansions:
      a. Remodeling or maintenance of existing buildings that do not increase the floor area of the existing structure shall be regulated by chapter 15 of this title.
      b. Additions of less than fifty percent (50%) of the floor area of the existing building may use the same or higher grade materials as the existing structure.
      c. Not more than one exterior wall designed for removal to allow future building expansion may be allowed to use grade D materials notwithstanding other applicable provisions of this section provided that the wall does not face a public street.

G. Exceptions: Exceptions to the provisions of this section may be granted as a conditional use subject to the following criteria:
   1. The use is an airport or essential service as defined by this title; or
   2. The applicant shall have the burden of demonstrating that:
      a. The proposed building maintains the quality in design and materials intended by this title.
      b. The proposed building design and materials are compatible and in harmony with other structures within the district.
      c. The justification for deviation from the requirements of this section shall not be based on economic considerations.

Lakeville

3. A maintenance plan for use of alternative materials or for an exception to the exterior finish requirements of this section may be required by the City Council as a condition of approval to insure consistency with the intent of this section.

North Branch

(b) Architectural standards.

The requirements contained within this Division shall not apply to any structure in the Agricultural, Rural Residential or Park/Open Space districts. It shall apply to all structures used for commercial purposes in Single-Family Residential, Medium Density Residential, and High Density Residential, all structures in the Central Business, Commercial, and Industrial Districts.

These standards are intended to ensure coordinated design of new and existing building exteriors, including additions and accessory structures, in order to prevent visual disharmony; minimize adverse impacts on adjacent properties from buildings which detract from the character and appearance of the district; and aid in improving the overall economic viability of the district. These standards are further intended to prevent use of materials that are unsightly, subject to rapid deterioration or which contribute to depreciation of property values or cause urban blight. It is not the intent of this Section to unduly restrict design freedom when reviewing and approving project architecture in relationship to the proposed land use, site characteristics and interior building layout. While the City of North Branch has not established a theme or particular style of architecture that must be adhered to, a general goal of creating a professional appearance with architectural appeal associated with a small city atmosphere is desired within the City of North Branch.

(1) Architectural plans shall be prepared by an architect or other qualified person (as determined by the Zoning Administrator) and shall show the following:

(a) Elevations of all sides of the building.

(b) Type and color of exterior building materials.

(c) Typical floor plans.

(d) Dimensions of all structures.

(e) The location of trash containers and of exterior electrical, heating, ventilation, and air conditioning equipment.

(f) Utility plans including water, sanitary sewer, and storm sewer.

(g) Additional plans deemed necessary by the Zoning Administrator.

(2) Exterior building materials shall be subject to Zoning Administrator approval and the following:

(a) Zone 1: Structures must provide a cohesive architectural appearance reflecting its functional purpose and must be composed of at least sixty-five percent (65%) Class I materials; not more than thirty-five percent (35%) percent Class II materials.

(b) Zone 2: Structures must provide a cohesive architectural appearance reflecting its functional purpose and must be composed of at least fifty percent (50%) Class I materials; not more than thirty-five percent (50%) percent Class II materials.

(c) Zone 3: Structures must provide a cohesive architectural appearance reflecting its functional purpose and must be minimally composed of thirty-five percent (35%) Class I materials; with the remaining being sixty-five percent (65%) percent Class II materials.

(d) Classes of materials. For the purposes of this subdivision, exterior materials shall be divided into Class I and Class II categories as follows:

1. Class I consisting of:

i. Brick,

ii. Natural stone (or similar appearing, high quality manufactured stone),

iii. Glass curtain wall,

iv. Copper,

North Branch

v. Other comparable or superior materials, or

vi. New materials that meet the intent of the preamble above.

2. Class II consisting of:

i. Specialty concrete block such as burnished, textured or rock face,

ii. Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish,

iii. Masonry stucco,

iv. Fiber-cement exterior siding,

v. Other comparable or superior materials,

vi. New materials that meet the intent of the preamble above.

vii. Exterior finish installation system (EFIS),

viii. Opaque panels,

ix. Ornamental metal,

x. Smooth concrete block,

xi. Scored concrete block,

xii. Smooth concrete tilt-up panels,

xiii. Glazed block,

xiv. Glass block,

xv. Ceramic,

xvi. Other comparable or superior materials, or

xvii. New materials that meet the intent of the preamble above.

(c) A distinctly different color of brick may be considered as a second Class I material, however, minor blended color combinations shall not be considered as a separate material.

(d) Buildings may be constructed primarily of one (1) specific Class I material provided that the design fits the purpose of the building and is obviously superior to the general intent of this Division to provide visual interest, variation in detailing, and eliminate long wall sections without windows.

(e) Garish or bright accent colors for awnings, trim, banding, walls, entries or any portion of the building shall be minimized, but in no case shall such coloring exceed five percent (5%) of each wall area.

(f) Exposed roof materials shall be similar to, or an architectural equivalent of a high quality asphalt shingle (300# or better), wood shingle, standing seam metal roof, or better.

(3) The overall architectural character shall have a consistent architectural expression on all sides of the building and be compatible with its surroundings.

(4) Windows or simulated windows shall be used on the ground level of any wall parallel to or nearly parallel to a street.

(5) All structures, including parking ramps shall be designed to be architecturally integrated into the overall site and be made of comparable materials and decorative elements.

(6) All façade treatments shall be maintained so as to not be unsightly in appearance or in a state of disrepair, nor shall harmful health or safety conditions be present for the life of the project.

(7) Prohibited Exterior Materials:

North Branch

(a) Vinyl Siding.

(b) Metal Siding, except as provided above.

(c) Formed Metal Panels with exposed fasteners.

(d) Pre-engineered post-frame structures with agricultural grade metal wall and roof panels, commonly called "pole barns" are not permitted.

(8) Exceptions – The following exceptions to the exterior building material requirements may apply:

(a) The use is an essential service as defined by this Division; or

(b) The applicant shall have the burden of demonstrating that:

1. The proposed building maintains the quality in design and materials intended by this Division,

2. The proposed building design and materials are compatible and in harmony with other structures within the district,

3. The justification for deviation from the requirements of this section shall not be based on economic considerations.

(c) Sides of a building which are not visible from any public road may use any combination of Class I or II materials, if approved by the Planning Commission and City Council. The applicant must be able to demonstrate that said side of building is not visible from any public road.

(d) Garage doors, window trim, flashing, accent items and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.

East Bethel

SECTION 28. - ARCHITECTURAL STANDARDS

1. Purpose.

The purpose of architectural standards is to ensure the exterior of new construction and additions to existing buildings are well designed, detailed, and crafted to embody high standards of architectural designs.

2. Planned business district (PBD), city center (CC), limited business (B-1), central business (B-2), highway business (B-3), and non-residential uses in residential districts.

A. *Building design.* Building design shall exhibit architectural control which seeks to be creative and which best utilizes building lines, shapes, and angles to maximize architectural integrity.

1) Unadorned pre-stressed upright concrete panels, unfinished concrete block, galvanized or unfinished steel, galvalum or unfinished aluminum buildings (wall or roofs), and pole-type building materials are not permitted as primary exterior building materials.

2) At least 50 percent of all exterior wall finishes shall be comprised of any combination of at least two of the following materials:

a) Brick.

b) Natural stone.

c) Glass.

d) Stucco or stucco-like finishes.

e) Other comparable or superior material approved by city council.

3) Accent materials shall be used for cornices, sills, bases, lintels, banding, and decorative accent trims. Accent materials shall consist of materials that meet or exceed the quality of the primary exterior materials and shall be consistent with the building design.

4) In the PBD, CC, B-1, B-2 districts, and non-residential uses in residential districts, a minimum of 30 percent of the facade facing the public right-of-way shall be glass.

5) In the B-3 districts, a minimum of 20 percent of the facade facing the public right-of-way shall be glass.

6) Any new building shall be constructed so that all exterior sides shall be surfaced equivalent to the front of the building.

3. Light industrial (I).

Building design. Building design shall exhibit architectural control which seeks to be creative and utilize building lines, shapes, and angles to maximize architectural integrity.

B. *[Agricultural standards.]* Industrial properties which are located within 1,320 feet of the centerline of the right-of-way of Highway 65 shall meet the following architectural standards. Where only a portion of the parcel lies within 1,320 feet of the Highway 65 centerline, the standards shall apply to the entire parcel:

North Branch

1) Unadorned pre-stressed upright concrete panels, unfinished concrete block, galvanized or unfinished steel, galvalum or unfinished aluminum buildings (wall or roofs), and pole-type building materials are not permitted as primary exterior building materials.
2) Building exterior wall finishes shall be comprised of any combination of at least two of the following materials:
   a) Brick.
   b) Natural stone.
   c) Glass.
   d) Masonry stucco.
   e) Other comparable or superior material approved by city council.
3) Accent materials shall be used for cornices, sills, bases, lintels, banding, and decorative accent trims. Accent materials shall consist of materials comparable in grade and quality to the primary exterior materials.
4) A minimum of 20 percent of the facade facing the public right-of-way shall be glass.
5) Any new building shall be constructed so that all exterior sides shall be surfaced equivalent to the front of the building

C. *[Architectural standards.]* Industrial properties which are not located within 1,350 feet of the centerline of the right-of-way of Highway 65 shall meet the following architectural standards:

1) Exterior wall surfaces of all buildings shall be faced with brick, stone, architecturally enhanced pre-cast and cast-in-place panel, architectural concrete in combination with other permitted materials or glass.
2) Accent materials shall be used for cornices, sills, bases, lintels, banding, and decorative accent trims. Accent materials shall consist of materials comparable in grade and quality to the primary exterior materials.
3) A minimum of 20 percent of the facade facing the public-right-of way shall be glass.
4) Any new building shall be constructed so that all exterior sides shall be surfaced equivalent to the front of the building.

4. Two-family and townhome dwellings.

Exterior building finish: The exterior of two-family and townhome dwelling units shall include a variation in building materials which are to be distributed throughout the building facades and coordinated into the architectural design of the structure to create an architecturally balanced appearance. In addition, two-family and townhome dwelling structures shall comply with the following requirements:

A. A minimum of 25 percent of the combined area of all building facades of a structure shall have an exterior finish of brick, stucco, and/or natural or artificial stone.
B. Except for brick, stucco, and/or natural or artificial stone, no single building facade shall have more than 75 percent of one type of exterior finish.
C. For the purpose of this section, the area of the building facade shall not include area devoted to windows, entrance doors, garage doors, or roof areas.
D. No more than three buildings within 300 feet of each other shall consist of the same building facade.

5. Exceptions.

A. The proposed building maintains the quality and value intended by this section.
B. The proposed building is compatible and in harmony with other structures designed by standards in this section within the district.
C. The design exceeds the intent of the ordinance.

North Branch

D. Any building is subject to denial that does not meet architectural excellence as determined by the planning commission and the city council.

Woodbury

Sec. 24-235. Architecture, nonresidential buildings.

(a) *Purpose.* The purpose of this section is to establish minimum standards for exterior architecture of commercial, office, industrial, institutional and warehouse buildings and to ensure a high quality of development, redevelopment and compatibility with evolving architectural or planning themes that contribute to a community image of quality, visual aesthetics, permanence and stability which are in the best interest of the citizens of the city. These standards are intended to prevent use of materials that are unsightly, deteriorate rapidly, contribute to depreciation of area property values, or cause urban blight.

These standards are further intended to ensure coordinated design of building exteriors, additions and accessory structure exteriors in order to prevent visual disharmony, minimize adverse impacts on adjacent properties from buildings which are or may become unsightly, and buildings that detract from the character and appearance of the area. It is not the intent of this division to unduly restrict design freedom when reviewing and approving project architecture in relationship to the proposed land use, site characteristics and interior building layout. However, modifications to the exterior design may be required to promote compatibility with the desired architecture in the immediate vicinity and/or the general architectural character of the area and the city in general.

(1) *General design concept.* Building and/or project designs may be required to modify building materials, colors, details, site plan, landscape plantings, or other features to meet the intent of these architectural standards.

(2) *Modifications.* Projects may be required to utilize building ornamentation features, including but not limited to: columns, arches, parapets, cornices, friezes, canopies, moldings, dentils, corbels, quoins, rustication, vaults, domes, and cupolas.

(3) *Corporate identity.* The intent and purpose of the architectural standards supersede corporate identity designs. When a corporate identity design does not meet the intent and purpose of the architectural standards, the corporate identity design shall be limited to the area immediately adjacent to the main entry and may require modification to meet the intent of the ordinance.

(b) *Applicability and review.* This section shall apply to all commercial, office, institutional and industrial buildings, additions, exterior remodeling and accessory structures, unless different exterior materials are specifically approved. The review and approval process shall be the same as outlined in section 24-123 of the City Code.

(c) *Submission requirements.* The applicant shall submit the following minimum information to demonstrate conformance with exterior design standards in section 24-235.

(1) Elevations and dimensions of all sides of existing and proposed buildings, including roof mechanical equipment, vents, chimneys, or other projecting items above the roof line.

(2) Elevations and dimensions of all existing or proposed solid waste and recycling containment areas.

(3) Detailed exterior descriptions, including type and color of all exterior building materials, awnings, exterior lighting, mechanical screening material, fencing, metal flashing and the like.

(4) To aid in evaluating the exterior design, the applicant shall submit schematic floor plans showing, if applicable, window locations, doors, loading docks, projected interior layouts, seating, bar areas, waiting areas, vestibules, patios and outdoor seating, storage areas, food preparation areas, interior trash or recycling space and the like.

(5) Heating, air conditioning and ventilating and electrical equipment heights, locations and screening materials.

(6) Colored renderings, exterior building and finish material samples and color pallets.

Woodbury

(7) Sightline diagrams are required. Rooftop units must be hidden from view from all locations.

(8) Other information as required.

(d) *Exterior design standards.* Building exteriors shall be subject to the following standards:

(1) Classes of materials. For the purpose of this subsection, materials shall be divided into class I, class II, class III and class IV categories as follows:

a. Class I.

1. Conventional brick, nominal four-inch width.
2. Natural or cultured stone.
3. Glass.
4. Copper.

b. Class II.

1. Specialty concrete block such as textured, burnished block or rock faced block.
2. Architecturally precast textured concrete or brick panels.
3. Masonry stucco.
4. Ceramic.

c. Class III.

1. Exterior insulation and finish system (EIFS).
2. Opaque panels.
3. Ornamental metal.
4. Fiber-cement exterior siding.
5. Thin brick veneer.

d. Class IV.

1. Smooth concrete block.
2. Smooth scored concrete block.
3. Smooth concrete tip up panels.
4. Glass block.
5. Wood.

(2) Buildings shall incorporate classes of materials in the following manner:

a. Office, place of worship, school and commercial buildings must use at least three class I materials and must be composed of at least 65 percent class I materials; not more than 35 percent class II or class III material and not more than ten percent class IV materials.

b. Industrial and warehouse buildings must use at least two different class I or II materials and be composed of at least 65 percent class I or class II; not more than 35 percent of class III or class IV materials. Not more than ten percent of the building shall be class IV materials.

c. Any nonresidential structure adjacent to an interstate highway, or any multi-tenant office/warehouse or showroom/warehouse or other combinations shall be 65 percent class I materials on primary exteriors. Exterior walls with limited public exposure may use combinations of class II, III or IV materials unless otherwise approved by the city council.

d. Buildings in nonresidential zoning districts that are not office, commercial, industrial or warehouse uses shall conform to the exterior finish materials and proportions of office or commercial buildings unless otherwise approved by the city council as meeting the purpose of this division.

e. The use of class II, III or IV materials shall be distributed throughout the exterior of a building unless the city agrees that materials consolidated on more visible locations provides the most positive architectural appeal to the general public.

Woodbury

f. Expansions of less than 50 percent of the floor area of the existing building may use the same or superior materials as the existing structure.

g. A distinctively different color of brick may be considered as a second class I material. However, minor blended color variations shall not be considered as a separate material.

h. To be counted as a primary material, the product must comprise at least five percent of the exterior wall.

(3) Buildings may be constructed primarily of one specific class I material provided the design is obviously superior to the general intent of this division, provides variation in detailing, footprint of the structure or deviations in long wall sections to provide visual interest.

(4) Garage doors, window trim, flashing accent items and the like, shall not constitute required materials that make up the exterior of a building.

(5) As viewed from ground levels from all locations, all mechanical equipment located on the roof or around the perimeter of a structure shall be hidden by a raised parapet or with materials comparable and compatible with exterior building materials.

a. A raised parapet or other architectural feature that is an integral part(s) of the building may be required as screening for rooftop mechanical equipment or to soften rooftop views. If shown that rooftop units will be visible, an increased parapet height or additional screening shall be required so that the rooftop equipment is hidden from view.

b. The back of parapets that are visible must be finished with materials and colors compatible with the front of the parapet.

c. Screening for rooftop mechanical equipment shall incorporate similar architectural features of the building and/or be constructed of a material and color compatible with other elements of the building.

d. Screening methods of incidental rooftop equipment deemed unnecessary to be hidden from view by the community development director or a designee shall be approved by the city.

e. Metal cabinets used to enclose and protect rooftop mechanical equipment shall not substitute as screening.

f. Wood, wood fencing, and other materials requiring maintenance or that may become unsightly, are not permitted.

(6) Exposed roof materials shall be similar to, or an architectural equivalent of a 300-pound or better asphalt or fiberglass shingle, wooden shingle, standing seam metal roof or better.

(7) Garish or bright accent colors (i.e. orange, bright yellow or fluorescent colors) for such buildings such as cloth or metal awnings, trim, banding, walls, entries or any portion of the building shall be minimized, but in no case shall such coloring exceed five percent of each wall area.

(8) Brick or stone exteriors shall not be painted during the life of the exterior materials.

West St. Paul

(F) *Construction design requirements.*

(1) *Exterior building materials.* Exterior building materials are classified as primary or secondary. Primary materials must comprise at least 60% of the building facade. Secondary materials must comprise no more than 40% of the building facade.

(a) *Primary materials in the B-1, B-2, B-3, B-5 and B-6 Zoning Districts.* Primary exterior building materials in the B-1, B-2, B-3, B-5 and B-6 Districts include brick, stone, stucco or glass. Materials must be colored only by means of a pigment integral to the material, not applied to the surface.

(b) *Primary materials in the B-4, I-1 and I-2 Zoning Districts.* Primary exterior building materials in the B-4, I-1 and I-2 Districts include brick, stone, stucco or glass, concrete masonry units (CMU)

West St. Paul

which are textured, burnished or decorative. Materials must be colored only by means of a pigment integral to the material, not applied to the surface.

(c) *Secondary materials in the B-1, B-2, B-3, B-5 and B-6 Zoning Districts.* Secondary exterior building materials in the B-1, B-2, B-3, B-5 and B-6 Districts include, textured, burnished or decorative integrally colored block, or synthetic stucco above eight feet. Materials must be colored only by means of a pigment integral to the material, not applied to the surface. Other secondary exterior building materials include wood or metal. Any metal surface must be coated or anodized with a non-reflective glare-free finish.

(d) *Secondary materials in the B-4, I-1 and I-2 Zoning Districts.* Secondary exterior building materials in the B-4, I-1 and I-2 Districts include synthetic stucco above eight feet, wood or metal. Any metal surface must be coated or anodized with a non-reflective glare-free finish.

Columbus

C. Building exteriors: The City requires a mix of architectural features, building materials and color schemes to accentuate the appearance of commercial buildings. Building materials may include masonry products (brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels) wood, EIFS, composite wood panels and lap siding, composite fiber-cement panels and lap siding, metal panels, composite metal panels, other composite material panels, glass panels, windows and trim.

1. At least 70% of the façade on all exteriors of all buildings shall consist of masonry products such as, brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels. This masonry percentage requirement does not include façade surface area consisting of windows and doors and associated trim. For the purpose of this section, masonry does not include bare cinder block, unadorned pre-stressed panels, or smooth concrete panels.

2. The remaining combination of accent materials may not detract from the overall appearance of the primarily masonry building design and accent materials must be used to create a harmonized design that is apparent on each building façade that is visible the public via public right of way and adjacent property.

3. Accent materials shall be consistent in grade and quality of the primary building materials. For each wall exceeding 200 feet in length there shall be an architectural feature or accent feature every 1/3rd of the wall length.

4. Visible joints in all siding materials shall be architecturally integrated into the building design.

5. Colors shall be earth tone, such as shades of brown and soft neutral colors. Multiple color schemes are permitted, provided they are complementary and compatible with the primarily masonry exterior. The use of contrasting, yet harmonious colors may also be permitted provided they are compatible with the primarily masonry exterior.

6. A visually distinct front entrance must be present and obvious from the street, while remaining harmonious with the overall finish of the building.

7. The percentage of the required exterior materials may be modified by the City when the use of staggered elevations, staggered parapets, mantels, corbels, cornices, and similar combinations of architectural enhancements are incorporated to accentuate the exterior building design.

8. The percentage of the required exterior materials on non-residential facing and non-street facing façades may be modified by the City if the street facing or front façade is correspondingly enhanced. Enhancements may include, but are not limited to, the increase in architectural enhancements, and complementary horizontal or vertical design features.

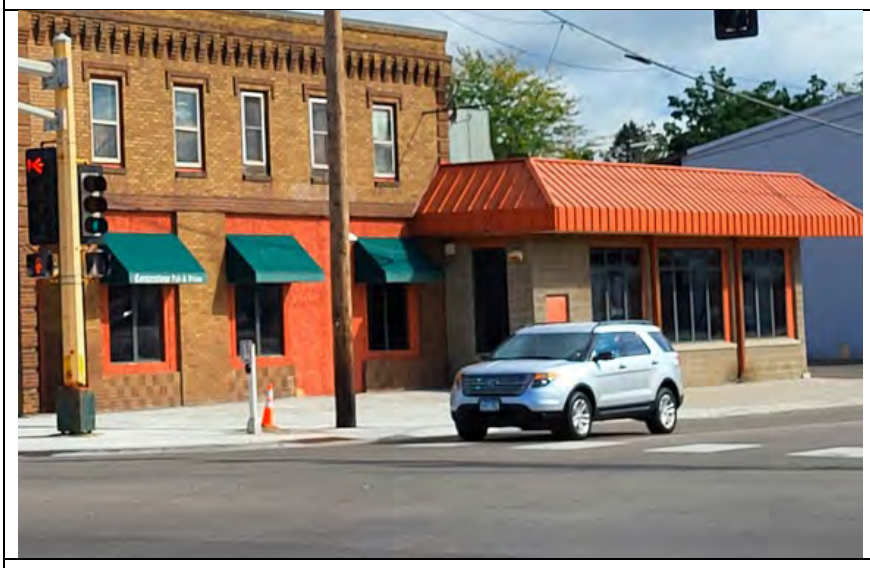
9. In Planned Unit Developments with multiple properties, the character of all buildings shall reflect a common theme with compatible building styles, building materials, color schemes, landscaping, site lighting and pedestrian circulation.

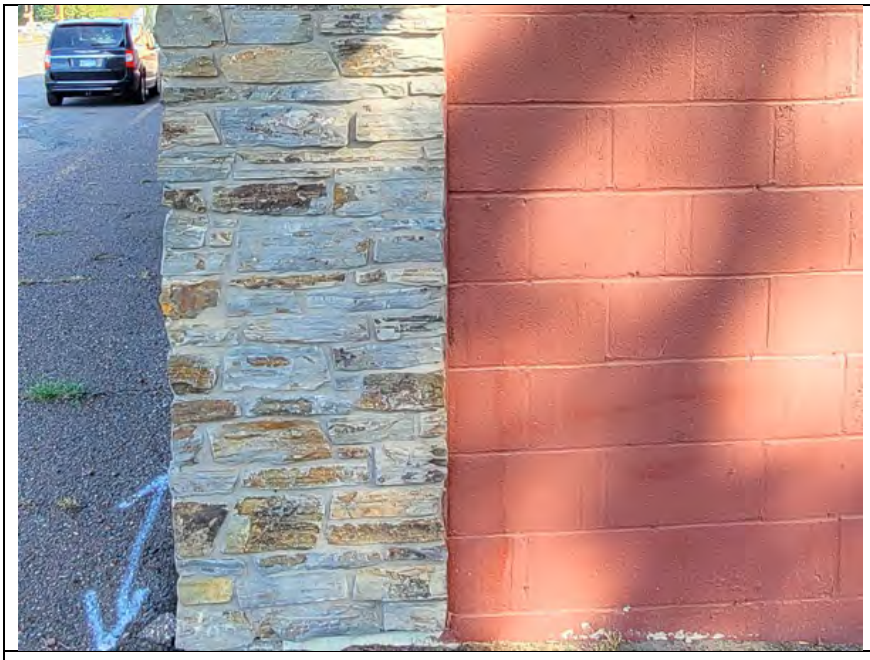
Sec. 40 - 451. Architectural standards.

These standards are intended to ensure coordinated design of new and existing building exteriors, including additions and accessory structures, in order to prevent visual disharmony; minimize adverse impacts on adjacent properties from buildings which detract from the character and appearance of the district; and aid in improving the overall economic viability of the district. These standards are further intended to prevent use of materials that are unsightly, subject to rapid deterioration or which contribute to depreciation of property values or cause urban blight. It is not the intent of this Division to unduly restrict design freedom when reviewing and approving project architecture in relationship to the proposed land use, site characteristics and interior building layout. While the City of Wyoming has not established a theme or particular style of architecture that must be adhered to, a general goal of creating a small city atmosphere is desired within the Central Business District.

Preamble

(a) Commercial structures must provide a cohesive architectural appearance reflecting its functional purpose and must be composed of at least sixty-five percent (65%) Class I materials; not more than thirty-five percent (35%) percent Class II or Class III materials.

CLASS I	
	i, Brick *Widseth & Associates* Also Standing Seam Roofing
	Class I i, Brick *Cornerstone Pub & Prime* Also Class II i, Specialty concrete block such as burnished, textured or rock face

	Class I ii, Natural stone (or similar appearing, high quality manufactured stone) *Rick's Liquors* Also Class III vi, Smooth Concrete Block
	Natural wood, provided that the surfaces are finished for exterior use or the wood is of proven durability for exterior use, such as cedar, redwood or cypress. *Mike's Bait*
	iv Glass Curtain Wall *Fairview Hospital*

	v Copper *Internet*
	v Copper (green patina) *Internet*
vi Other Comparable or Superior Materials vii New materials that meet the intent of the preamble above	
CLASS II	
	i Specialty concrete block such as burnished, textured, or rock face. Burnished *Internet*

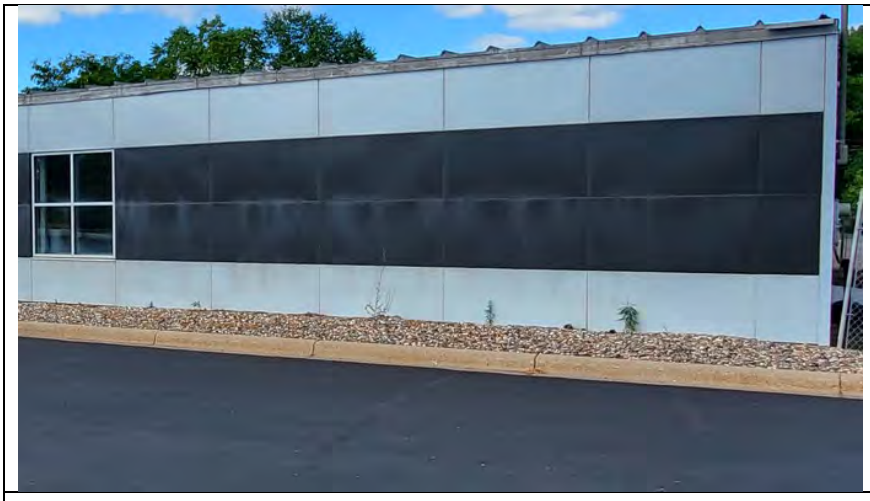
	Textured *Internet*
	Rock face *Internet*
	ii Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish Exposed Aggregate *Internet*
	light sandblast, *Internet*

	acid etch, *Internet*
	form liner, *Internet*
	Smooth as cast *Internet*

	Textured, *Rosenbauer (formerly Xccent)*
	natural stone veneer, *(Water Works at Mill Ruins Park, Minneapolis)*

	brick face *Internet*
	cast stone type finish *Internet*
	iii Masonry stucco *Home on East Comfort Drive*

 	iv Fiber-cement exterior siding *Home on West Comfort Drive*
v Other comparable or superior materials, vi New materials that meet the intent of the preamble above.	
CLASS III	
	i Exterior finish installation system (EIFS) *Bruce's Foods*

	ii Opaque panels iii Ornamental metal *RJI Professional Exteriors* *(old Hardware Hank)*
This item does not exist do to an auto number format error	*iv (formatting error)*
	v Smooth concrete block vi Scored concrete block *City Hall*
	vii Smooth concrete tilt-up panels *Sunrise Fiberglass*

	viii Glazed block *Internet*
	ix Glass block *Internet*
	x Ceramic *Internet*
xi Other comparable or superior materials, xii New materials that meet the intent of the preamble above.	

PROHIBITED EXTERIOR MATERIALS	
	(a) Vinyl Siding. *ABBRA Carpet Cleaning, Greenway Ave.*
	(b) Metal Siding. *Internet*
	(c) Formed Metal Panels with exposed fasteners. *Gopher Mini Storage, Greenway Road*
	(d) Pre-engineered post-frame structures with agricultural grade metal wall and roof panels, commonly called "pole barns" are not permitted. *Hallberg Boat Storage*

	Liberty Ponds Park
Roofing Materials	
	Exposed roof materials shall be similar to, or an architectural equivalent of a high quality asphalt shingle (300# or better), *Home on Hillside Court*
	~~3 Tab Shingle~~

	wood shingle *Internet*
	standing seam metal roof *Internet*
	or better Cedar Shakes *Internet*

	or better Slate & Copper *Internet*
	or better Spanish Tile *Internet*

Design Requirements Manual

Forest Lake, Minnesota

Adopted 2-8-10

Bonestroo

Chapter §153 Zoning Code

Contents

Multiple Family District (MF) - §153.323: . . . . . 1-1 to 1-3

Commercial / Business Districts - §153.324-§153.329: . . . . . 2-1 to 2-29

Minimum Standards for Design Applicable to all Commercial/Business Districts - §153.3264
Neighborhood Commercial (NC) District - §153.326
Broadway Business (B-1) District - §153.327
Highway Business (B-2) District - §153.328
Limited Industrial Business (B-3) District - §153.329

Industrial Districts - §153.330-§153.333: . . . . . 3-1 to 3-16

Minimum Standards for Design Applicable to all Industrial Districts - §153.330
Industrial (I) District - §153.332
Business Park (BP) District - §153.333

Downtown Mixed Use District (MU-1) - §153.334:. . . . . 4-1 to 4-14

General Mixed Use District (MU-2)- §153.335: . . . . . 4-15 to 4-26

Sustainability Requirements - §153.306:. . . . . 5-1 to 5-3

Definitions:. . . . . 6-1 to 6-7

DESIGN REQUIREMENT MANUAL INTRODUCTION

The City of Forest Lake has adopted the 2030 Comprehensive Plan which contained specific goals and polices aimed at improving the downtown and all other important commercial and industrial areas of the community to assist and aid in economic development efforts. Implementation of these goals comes in many forms, but one of the most important is through the City's regulatory tools. Further, the City has completed a comprehensive update to the zoning ordinance to aid in implementation of the 2030 Comprehensive Plan. Throughout the updated zoning ordinance is direction for strong design, material and site planning requirements that together will set the City on a course for overall improved design in both new construction and major additions and renovations.

The purpose of design requirements is to ensure that the essential components that make up the character of each of the commercial, mixed use and industrial zoning district are defined and maintained. These requirements address aspects of site development and building design that are essential to maintain and reinforce the character of each district. Development requirements include specifications for elements such as building design/façade treatments, materials, height, setbacks, parking, pedestrian environment, signage, landscaping and sustainability. The standards outlined in this design requirement manual are the same as the Zoning Ordinance thus enforceable. The purpose of the manual is to provide further direction and clarification of the desired character through pictures, graphics and illustrations.

How to use this Design Requirement Manual?

As a supplement to the Zoning Ordinances this manual serves as a tool for evaluating development proposals so that each architectural and site planning project contributes to a positive image for a specific commercial district and the community as a whole. Illustrations and photos are provided to communicate the intent and character of the standards and requirements.

Private Sector

This manual provides supplemental information to the Zoning Ordinance. As the first step to any project, developers should refer to the manual prior to generating design concepts in order to understand the overall goals of the City and determine how their property and proposal fits into the context of the district in which their project is proposed.

Developers should refer to the site planning and architectural requirements to understand the minimum standards for quality that the City will be expecting when reviewing for compliance through the site plan review process or other necessary application process.

The requirements for parking lot edge treatment; landscaping, and pedestrian amenities should be referred to during the site design phase of a project.

Prototypical designs illustrated in this manual will guide the selection of specific streetscape and building elements such as architectural building treatments, lighting, paving, parking lot buffers, signs and other furnishings.

Public Sector

The Community Development, Engineering, and Building Inspection departments should refer to the design requirements when reviewing individual development proposals. Each proposed development or renovation should reinforce the principles and comply with the requirements.

MULTIPLE-FAMILY RESIDENTIAL (MF) DISTRICT - § 153.323

Purpose:
The Multiple-Family Residential (MF) District is intended to establish areas for the development of multiple dwelling structures with a maximum density of 15 units per net acre; to maintain a residential character in areas with a high density, multiple-family development; to broaden the choice of residential living styles in the City; to set limitations on housing development density; and to promote quality development by following a thorough application, review, and approval process.

Design Character
A high quality of building design is an important way to bring larger buildings into a traditional neighborhood scale. In addition, site design, landscaping and pedestrian amenities will help to create a comfortable, livable district and a shared sense of ownership among residents.

Provision shall be made for possible decks, porches or additions as part of the initial dwelling

Subdivision Requests: Building elevations and floor plans shall be furnished with subdivision requests illustrating exterior building material and colors to demonstrate compliance of this section. Building floor plans shall identify the interior storage space within each unit.

Decks or Porches: Provision shall be made for possible decks, porches or additions as part of the initial dwelling unit building plans. The unit lot shall be configured and sized to include decks or porches.

Minimum Overhang: In case of a gable roof, a minimum twelve inch (12") soffit shall be required.

Exterior Building Finish: The exterior of attached/townhome dwelling units shall include a variation in building materials which are to be distributed throughout the building facades and coordinated into the architectural design of the structure to create an architecturally balanced appearance. In addition, attached/ townhome dwelling structures shall comply with the following requirements:

a) A minimum of twenty five percent (25%) of the combined area of all building facades of a structure shall have an exterior finish of brick, stucco and/or natural or artificial stone.

b) Except for brick, stucco, and/or natural or artificial stone, no single building facade shall have more than seventy five percent (75%) of one type of exterior finish.

The exterior of attached/townhome dwelling units shall include a variation in building materials which are to be distributed throughout the building facades

c) Except for brick, stucco, and/or natural or artificial stone, no townhome dwelling structure shall have more than sixty percent (60%) of all building facades of one type of exterior finish.

d) For the purpose of this section and material calculations:

1) The area of the building facade shall not include area devoted to windows, entrance doors, garage doors, or roof areas.

2) Variations in texture or style (i.e., lap siding versus shake shingle siding) shall be considered as different materials meeting the requirements of this section.

3) Integral colored split face (rock face) concrete block shall not qualify for meeting the brick, stucco and/or natural or artificial stone material requirements.

4) Multiple unit buildings in proximity to each other shall not look alike in terms of color of siding, accent and roofing materials. The building under consideration will be compared to two homes on two lots on either side of it and to the three homes directly facing it.

5) Outside Storage: Outside storage shall be allowed only in designated areas which are screened in accordance with Screening - § 153.146 of this title and under the ownership of the property owners' association subject to other applicable provisions of this title.

Multiple unit buildings in proximity to each other shall not look alike in terms of color of siding, accent and roofing materials

All buildings shall be of good aesthetic and architectural quality

Building Design and Materials-Multi-family (stacked)

Design Character: The scale of multi-family dwellings makes the buildings highly visible and it is critical to incorporate high quality architecture. All buildings shall be designed to accomplish the goals and policies of the comprehensive plan. Building materials shall be attractive in appearance, durable, and of a quality which is both compatible with adjacent structures and consistent with the City's standards for the district in which it is located. All buildings shall be of good aesthetic and architectural quality, as demonstrated by the inclusion of elements such as accent materials, entrance and window treatments, contrasting colors, irregular building shapes and rooflines, or other architectural features in the overall architectural concept.

a) A minimum of fifty percent (50%) of the combined area of all building facades of a structure shall contain the following permitted major exterior materials: face brick (glazed or unglazed), clay faced tile, stone masonry (granite, limestone, marble, slate, sandstone, or quartzite).

Accenting materials and design shall be included on all facades.

Building and roofing materials shall meet current accepted industry standards

b) Accent materials may included: finished texture stucco (cement or synthetic), exterior finished wood siding (painted, stained, or weather sealed), exterior finished metal siding (not including sheet metal of any kind), exterior finished vinyl siding or fiber cement siding in lap or panel design (color impregnated or painted). Panel seam lines shall be architecturally integrated into the building design so that they are not visible. Seam lines can either be filled, covered with accent material or some other method to make seam lines invisible. Accenting materials and design shall be included on all facades.

c) All building and roofing materials shall meet current accepted industry standards, and tolerances, and shall be subject to review and approval by the City for quality, durability, and aesthetic appeal. The Applicant shall submit to the City product samples, color building elevations, and associated drawings which illustrate the construction techniques to be used in the installation of such materials.

d) If complementary building styles, materials, and color schemes are proposed for a development, the developer shall submit to the City a plan showing the distribution of the styles, materials, and colors throughout the development.

MINIMUM STANDARDS APPLICABLE TO ALL COMMERCIAL/BUSINESS DISTRICTS - §153.324

To ensure attractive commercial/business development, the following design standards shall apply to all commercial/business development in the NC-Neighborhood Commercial, B1-Broadway Business, B-2 Highway Business, and B-3 Limited Industrial Business Districts.

Visual Interest and Building Materials:
All new building fronts and refacing of existing buildings, shall include a minimum of three (3) of the following elements:

a) Architectural detailing, such as cornice, awning, parapet, or columns.

b) A visually pleasing primary front entrance that, in addition to doors, shall be accented a minimum of one hundred fifty (150) square feet around the door entrance for single occupancy buildings and a minimum of three hundred (300) square feet total for the front of multi-tenant buildings (this area shall be counted as one element). Entrances shall be clearly articulated and obvious from the street.

c) A minimum of thirty (30) percent window coverage on each front that faces a street or similar based on requirements in § 153.306 (E) 1.

A visually pleasing primary front entrance should be clearly articulated and obvious from the street

Architectural detailing, such as cornice, awning, parapet or columns should be used to add interest and character t the buildings

Buildings should show a minimum of 30% window coverage on each front that faces a street

Building architecture should incorporate contrasting, yet complementary colors

Buildings should incorporate a combination of hoizontal and vertical design features

d) Contrasting, yet complementary material colors;

e) A combination of horizontal and vertical design features;

f) Irregular building shapes

g) Other architectural features in the overall architectural concept.

No wall shall exceed fifty feet (50′) in length without at least one visual interest element, such as windows, horizontal and vertical façade articulation, contrasting material colors, vertical or horizontal patterns.

Accent Materials: Accent materials shall be wrapped around walls visible to public view. Accent material shall consist of materials comparable in grade and quality to the primary exterior material. Such materials may include glass and prefinished decorative metal. Fiber cement may also be used as accent materials for the trim, soffit and/or fascia.

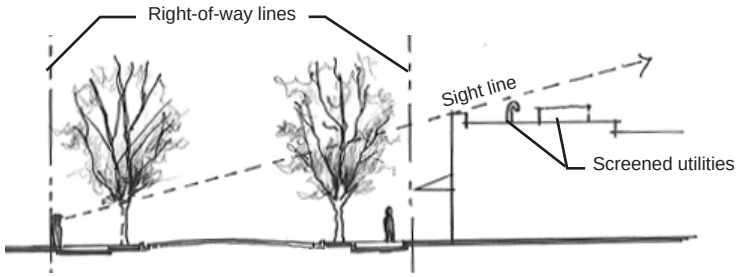
Major exterior materials of all walls including face brick, stone, glass, stucco, synthetic stucco, fiber cement vertical panel siding, architectural concrete and precast panels shall be acceptable as the major exterior wall surface when they are incorporated into an overall design of the building. No more than twenty five percent (25%) of any exterior wall on a building shall be fiber cement siding, wood or metal accent material.

Fiber cement seam lines shall be architecturally integrated into the building design so that they are not visible. Seam lines can be filled, covered by other accent material or other method thereby making the seam lines invisible. Color impregnated decorative block shall also be allowed as a major exterior wall material, and shall be required to be sealed. All materials shall be color impregnated with the exception of architectural concrete precast panel systems (only within B-2 and B-3 Districts) and fiber cement siding which may be painted.

Restricted Exterior Materials: Unadorned pre-stressed concrete panels, whether smooth or raked, non-decorative concrete block, sheet metal or unfinished metal and/or galvanized or unfinished aluminum surfaces (walls or roofs) shall not be used as exterior materials. This restriction shall apply to all principal structures and to all accessory buildings.

Roofs: Roofs which are exposed or an integral part of the building aesthetics shall be constructed only of commercial grade shingles, wood shingles, standing seam metal, slate, tile, or copper. Flat roofs, which are generally parallel with the first floor elevation, are not subject to these material limitations.

Accent materials shall be wrapped around walls and visible to public view



The view of all rooftop equipment shall be screened from the ground level view defined as *the view of the building from the furthest point of the width of hte right-of-way form the propertly lines(s) that abut a street.* A cross-sectional drawing shall be provided that illustrates the sight lines from the ground level view.

Screening:

Rooftop mechanical equipment: The view of all rooftop equipment and related piping, ducting, electrical and mechanical utilities on buildings shall be screened from the ground level view of abutting streets. Screening may include parapet walls, penthouses, or other architecturally integrated elements. Wood fencing or chain link with slats shall not be used for screening. A cross-sectional drawing shall be provided that illustrates the sight lines from the ground level view.

Ground Mechanical Equipment: Ground mechanical equipment shall be one hundred percent (100%) screened from contiguous properties and adjacent streets by opaque landscaping, or a screen wall shall be provided that is compatible with the architectural treatment of the principal structure.

Architectural materials and landscaping help to minimize views of utility cabinets and equipment, while providing limited access for maintenance and use

When a commercial area is adjacent to a residential use, a berm, fence or screen is required. Light from automobile headlights and other sources shall be one hundred percent screened when directed onto residential windows.

Screening adjoining residential use: Wherever a Commercial or non-residential use abuts, or is across the street from an R Residential District, a berm, fence or screening comprised of compact evergreen trees or hedge or combination thereof, not less than eighty percent (80%) opaque at time of installation and not less than six feet (6′) in height, except adjacent to a street where it shall be not less than three feet (3′) and not more than four feet (4′) in height shall be erected or installed and maintained. The light from automobile headlights and other sources shall be one hundred percent (100%) screened whenever it may be directed onto adjacent residential windows. All screening shall comply with Screening-§153.146 of this Chapter.

Trash Enclosure Service Structure: All trash, recyclable materials, and trash and recyclable materials handling equipment and compactors shall meet the requirements of Refuse-§153.257 and shall be screened from public view. All trash enclosure service structures shall be constructed of the same materials as the principle building.

All trash enclosure service structures shall be constructed of the same materials as the principle building

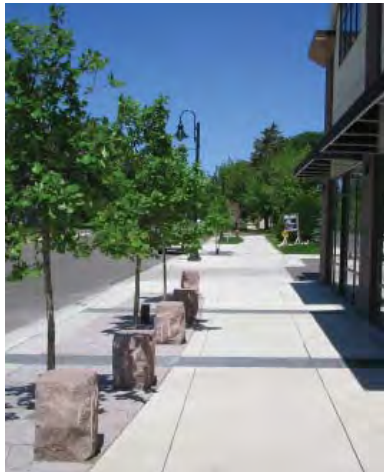
Pedestrian Environment:

Pedestrian connections to the surrounding neighborhood shall be incorporated into all commercial development.

Pedestrian amenities shall be included in places where people typically gather, including but not limited to, transit stops, building entrances, or street corners or abutting bike or pedestrian trail connections. These spaces must include at least two of the following:

- **a)** Patterned materials on walkways (on-site)
- **b)** Bicycle racks
- **c)** Trash receptacles (decorative)
- **d)** Pedestrian lighting
- **e)** Fountains, sculptures, mobiles, or kiosks
- **f)** Flower boxes, or container landscaping

Sidewalk connections shall be provided to and through the development to existing and planned trails, sidewalks, and adjacent properties, where access exists or reasonable connections are possible. Clear internal pedestrian circulation routes shall be provided on the site.



Landscape features help to define circulation and pedestrian connections

Patterned materials on walkways define a pedestrian oriented area

Decorative bicycle racks, trash receptacles and lighting with banners and planters can enhance the pedestrian environment

Sculptures and fountains add visual interest and attraction to pedestrian spaces

Flowers can be installed in temporary or permanent conatiners

Parking and Vehicular Circulation:

Parking areas in all Commercial Districts shall be subject to the following design standards and requirements in Parking Design Requirements in Business, Commercial, Mixed Use and Industrial Districts - 153.132:

a) Parking orientation shall minimize visual and noise impacts on adjacent properties.

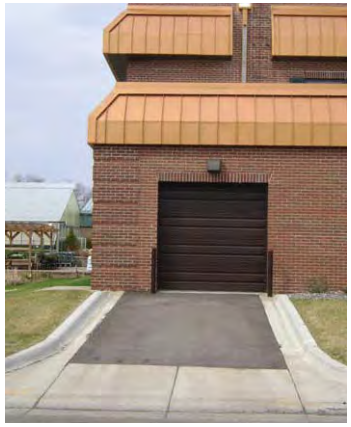
b) To the maximum extent feasible, parking shall be located behind or to the side of a building in a landscaped parking area and screened from view from public rights-of-way through landscaping, berms, or low walls. Structured parking, integrated with the building's architectural design, is encouraged.

c) Parking areas shall be safe and convenient for both the movement of vehicles and customers.

d) Vehicle circulation on-site shall be clearly organized to facilitate movement into and throughout parking areas.

e) On corner lots, parking shall not be located on the corner.

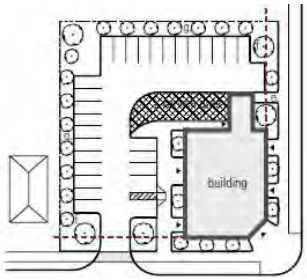
f) Service access areas shall be located in the rear of the property, outside of view from public rights-of-ways. Buildings within a development should share services areas to the extent practical.



g) Circulation and parking for service areas shall be designed to minimize disruption to the flow of vehicular and pedestrian traffic.

h) Development sites where uses require multiple deliveries shall provide separate customer and service access drives where possible.

Service areas shall be located in the rear of the property, outside of view from public rights-of-ways



Parking shall be located to the side or behind the building

Vehicular circulation shall be clearly organized to facilitate movement and parking areas shall be safe and convenient for vehicles and customers

Parking shall be screened through landscaping, berms or low walls

Exterior storage:

All exterior storage of material and equipment related to, located on, and used by any business shall be stored within a building or screened, as required herein, so as not to be visible from streets, highways, or neighboring property, with the exception of the following:

a) Merchandise being displayed for sale or rental;

b) Materials and equipment currently being used for construction on the premises;

c) Merchandise located on service station pump islands and along the front length of the building.

Merchandise being displayed for sale or rental may be stored outside of the building

NEIGHBORHOOD COMMERCIAL DISTRICT (NC) - §153.326

Purpose:

The purpose of the Neighborhood Commercial (NC) District is to allow single multi-use commercial buildings containing convenience retail and service commercial uses at major intersections on small neighborhood scale sites where public sewer is available and sites are designated in the City of Forest Lake Comprehensive Plan. The district is intended to accommodate the basic needs of neighborhoods that would not otherwise have convenient access to retail areas in the City.

Design Character:

The character of this district shall reflect the character of surrounding residential neighborhoods. Building scale, setback, and design should be consistent with existing neighborhoods. Because this district is intended to serve surrounding residential areas, pedestrian connectivity to existing neighborhoods is also important. Design in this district should foster a welcoming pedestrian environment through pedestrian scale buildings, street furniture, and pedestrian and bike facilities.

Design Standards:

In addition to the minimum design standards applicable to all commercial districts, Neighborhood Commercial districts shall also be subject to the following standards to reflect the character of the Neighborhood Commercial District.

Building Design:

New buildings adjacent to existing buildings or residential neighborhoods shall appear to have similar scale and design elements as the neighboring buildings at a residential scale and character. Buildings fronts shall include three of the following elements:

Facades should be articulated into house-size segments

a) Articulation of facades into house-size segments

b) Residential scale building modules similar to adjacent buildings

c) Similar façade proportions to those on neighboring buildings

d) Residential scale building components such as porches, patios, decks, columns and balconies

Neighborhood commercial builidings should include residential scale components such as porches, decks, columns and balconies

e) A roof configuration which reflects traditional residential structures and is pitched such as gable, hip, or shed.

f) Display windows a minimum of six feet in height shall exist along at least fifty percent of the linear length of the building front.

Roof configuration may reflect traditional residential structures such as gabled, hip or shed

Display windows shall existing along at least 50% of the building front

Landscape Design:

Landscaping shall be used to unify, soften, and screen neighborhood commercial projects. Landscaping in the Neighborhood Commercial District shall incorporate the following elements in addition to the requirements in Landscaping Regulations - § 153.230 through §153.238.

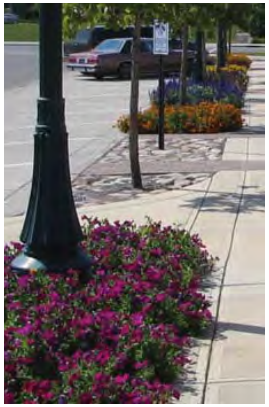
a) Incorporate unique and significant existing trees into the landscape design. See § 153.295 Woodland Preservation Regulations.

b) Use a wide variety of plants in informal arrangements

c) Landscaping shall be arranged and grouped to signify key site locations, such as building and site entrances, walkways, and around monuments.

d) Use layering to promote informality with a variety of plants with differing mature heights.

e) Use of plants or trees that have seasonal color.



Landscaping shall be used to unify, soften and screen neighborhood commercial projects with a wide variety of plants offering seasonal color and interest

Landscaping shall be grouped to signify parking and pedestrian walkways

A variety of unique and existing vegetation can be used to define walkway areas.

Use layering to promote informatlity with a variety of plants

Lighting:

In addition to the lighting requirements presented in Lighting Regulations-§153.185, lighting in the NC District shall be subject to the following regulations:

a) Decorative style lighting a maximum of 14 feet in height shall be used to illuminate all site areas with the exception of parking areas.

b) Shoe-box style lighting shall only be permitted in parking areas.

c) Decorative lighting appropriate to this district is illustrated in the Commercial Design Manual.

d) Lighting fixtures shall be compatible with the architecture of the building.

e) Wall-mounted lighting shall be used on building fronts to illuminate entry points and highlight architectural features.

Shoe-box style lighting shall only be permitted in parking areas

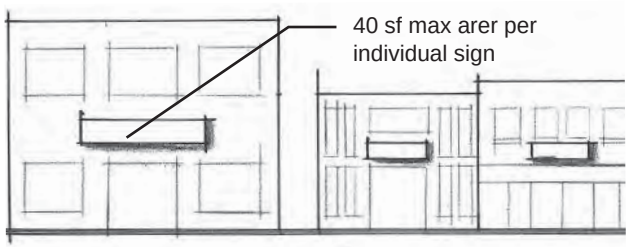
Decorative lighting with a maximum height of 14' shall be used to illuminate site areas

Wall mounted lighting shall be used to illuminate entry points and highlight architectural features

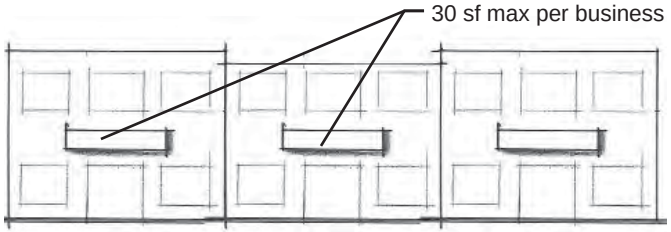
Signage.

Within the NC District, nameplate signs and business signs are permitted subject to the following regulations.

a) On a parcel(s) with a building containing 1 principal use, the total aggregate square footage of all sign space per parcel shall not exceed the sum of 3 square feet for each front foot of building. The maximum area per individual sign placed on a building shall not exceed 40 square feet. Attached wall signage shall consist of individual letters or script logos mounted on the building. No "box" style signs shall be permitted. One freestanding monument sign shall be allowed with a surface area not to exceed 40 square feet (may include up to 50% of the total area as changeable electronic or non electronic copy). The maximum height for all signs shall be the lowest point of the roof or parapet of the building associated with the sign. In the case of a multi-story building the monument sign shall be no taller than the lowest floor.

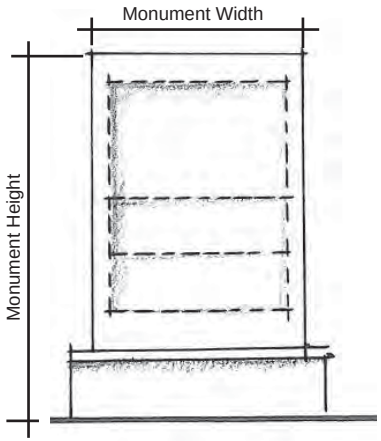


For a building containing 1 principal use, the sf of all sign space per parcel shall not exceed the sum of 3 square feet for each front foot of building. The maximum area per sign placed on a building shall not exceed 40 sf.



For buildings with more than 1 principal use, the total sign area for such a parcel shall not exceed 3 sf per front foot of building. The maximum total sf of signage per businesses is 30 sf.

b) On parcel(s) with a building containing more than 1 principal use, the owner of the building must submit a master sign plan for the total building signage for approval by the Planning Commission. The total sign area for such a parcel shall not exceed 3 square feet per front foot of the building. If an existing single tenant building is converted into a multi-tenant building, a master sign plan must be submitted for approval by the Planning Commission. Any existing multi-tenant building that does not have an approved master sign plan in place at the time of the adoption of this Chapter shall be allowed a total of 3 square feet per front foot of leased or owned tenant space not exceeding 30 square feet per individual sign. In the case of an existing multi-tenant building the property owner may elect to propose a master sign plan. No business shall have more than 1 sign per building elevation. Attached wall signage shall consist of individual letters or script logos mounted on the building. No "box" style signs shall be permitted. One freestanding monument sign shall be allowed with a surface area not to exceed 40 square feet, not including the sign base, for a multi-tenant building or development unless part of an approved PUD. The maximum height for all signs shall be the lowest point of the roof or parapet of the building associated with the sign. In the case of a multi-story building the monument sign shall be no taller than the lowest floor.



One freestanding monument sign shall be allowed with a surface area not to exceed 40 sf for a multitenant building or development unless part of an approved PUD

To reduce visual clutter, signage shall be distinct and minimal

c) No sign, or any part thereof, shall be located closer than 20 feet to any property line.

d) No sign, or any part thereof, shall be located closer then 35 feet when abutting an Residential - R District.

e) Awning signs are permitted but calculated as a wall sign.

In addition to the sign requirements presented in Signs - § 153.205, signs in the NC District shall also be subject to the following requirements:

f) To reduce visual sign clutter, signage shall be distinct and minimal.

Monument sign bases shall be constructed of similar materials, style and color as that of the principal building

g) Monument sign bases shall be constructed of similar materials, style, and color as that of the principal building.

h) Signage shall be designed in a manner that is consistent with the requirements of this chapter and as illustrated in the Forest Lake Design Requirement Manual.

Wall mounted signs and projecting signs are examples of signage often found at a scale and aesthetic appropriate to the NC district

BROADWAY BUSINESS (B-1) DISTRICT - §153.324

Purpose:

The Broadway Business (B-1) District is intended to establish areas for the location and development of professional offices, administrative offices, limited neighborhood and community-oriented retail, and healthcare services and facilities which are expected to develop with a high level of amenities such as landscaping and architectural controls; to encourage a complex of compatible and mutually supportive health care services and facilities; to allow a transitional reuse of existing buildings until market conditions warrant redevelopment; to enhance redevelopment potential by prohibiting uses that would impede redevelopment; to capitalize on the high volume of traffic and potential customers; to ensure an appropriate physical relationship with the surrounding neighborhood, including acceptable traffic operations on local streets; and to provide a district which is related to and may reasonably adjoin high density or other residential districts.

Design Character:

Due to the high visibility of this area, the character of this district shall reflect well-designed and attractive businesses. Development in this district shall be unified through building architecture and landscaping. The design character of this district shall also take into account the relationship of the site to surrounding residential areas and the retail area surrounding the interchange at I-35. Development shall be designed to provide for appropriate transitions and connections to surrounding residential areas and to the more dense pedestrian oriented Downtown Mixed Use District (MU-1) §153.334 and the less dense auto-oriented Highway Business District (B-2) -§153.328. Pedestrian connections within this district will be essential.

"A strong and vital economic district provides the base for the long term well being of the community"

The Broadway Business District is intended for development of a variety of retail and office uses. A high level of amentities and architecture aims to encourage a complex of compatible and mutually supportive services.

Design Standards:

In addition to the minimum design standards applicable to all commercial/business districts, the Broadway Business District shall also be subject to the following standards to reflect the character of the District.

Site Layout

a) Orient and consolidate structures to complement existing, adjacent development and to create a coordinated and visually attractive commercial district setting.

b) Site planning shall respect the relationship of the site to existing and proposed buildings and streets.

c) Buildings with frontage on a primary street shall orient front facades to parallel the primary street.

d) Align the building front façade with adjacent buildings to promote visual continuity from the public right-of-way, unless site or use constraints are prohibitive.

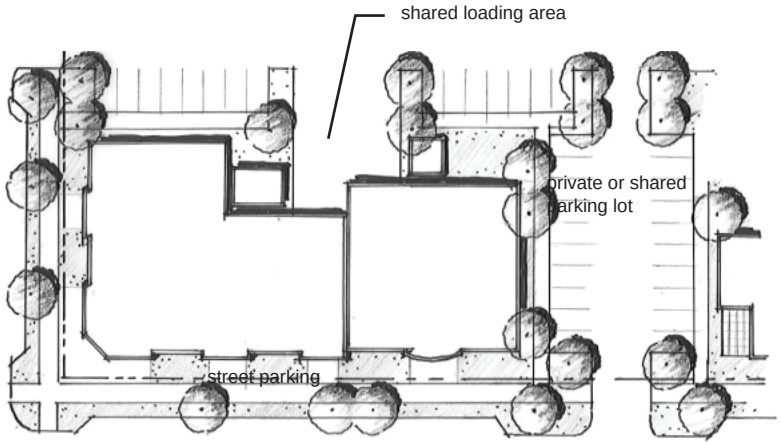
e) Buildings shall have a clearly defined primary pedestrian entrance at street level.

f) Parking orientation shall minimize visual and noise impacts on adjacent properties.

Buildings shall have clearly defined entrances at the street level

g) To the maximum extent feasible, parking shall be located behind or to the side of a building in a landscaped parking area and screened from view from public rights-of-way and adjacent residential districts.

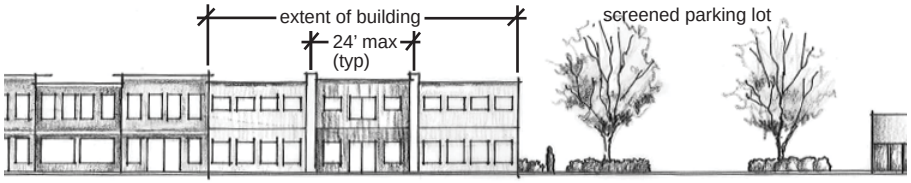
h) On corner lots, parking shall not be located on the corner.



Site layout diagram shows how buildings are located to address the street and parking and loading are on the side or back. Street trees define the sidewalk and are used for screening and shading of the hardscape.

Building Design

Bay widths of more than 24 feet shall be designed with architectural detailing to achieve an appearance of bay widths of no more than 24 feet. Building articulation, column spacing, width of window bays, placement of windows and variation in roof height lines and setback and similar design can be used to achieve this requirement.



Bay widths shall be designed to achieve an appearance of bay widths of no more than 24'

Landscaping:

In addition to the landscaping requirements presented in Landscaping Regulations - § 153.230 through § 153.238, landscaping in the B-1 District shall also be subject to the following requirements:

a) Use predominately native materials and well-adapted plant species to create an attractive environment along the edges of each development parcel.

b) Use landscaping to buffer objectionable views, to break up the apparent size and monotony of parking areas, and to screen service areas and ground mechanical equipment.

Shade trees and planted medians buffer objectionable views and break up the size and monotony of parking areas

Parking shall be screened from public right-of-way through landscaping, berms or low walls

c) Parking shall be screened from the public right-of-way through landscaping, berms, or low walls.

d) Window boxes, hanging flower baskets, and planters shall be used to identify primary entrances.

Window boxes, hanging flower baskets and planters shall be used to identify primary entrances

Use predominantly native materials and well-adapted plant species to create an attractive environment

Lighting:

In addition to the lighting requirements presented in Lighting Regulations § 153.185, lighting in the B-1 District shall be subject to the following regulations:

a) Decorative style lighting a maximum of 14 feet in height shall be used to illuminate all site areas with the exception of parking areas.

b) Shoe-box style lighting shall only be permitted in parking areas.

c) Decorative lighting appropriate to this district is illustrated in the Forest Lake Design Requirement Manual.

d) Lighting fixtures shall be compatible with the architecture of the building.

e) Wall-mounted lighting shall be used on building fronts to illuminate entry points and highlight architectural features.

Shoe-box style lighting shall only be permitted in parking areas

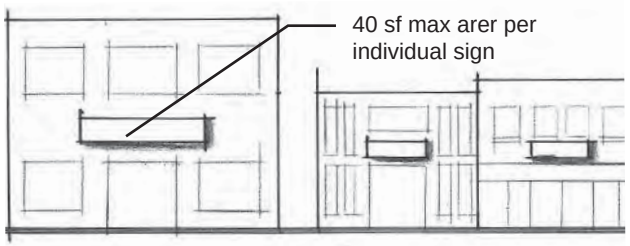
Decorative lighting with a maximum height of 14'

Wall mounted lighting shall be used to illuminate entry points and highlight architectural features

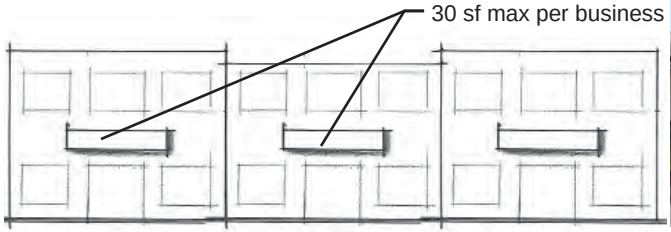
Signage.

Within this B-1 District, nameplate and business signs are permitted subject to the following:

a) On parcel(s) with a building containing 1 principal use, aggregate square footage of sign space per lot shall not exceed the sum of 3 square feet per front foot of building. Attached wall signage shall consist of individual letters or script logos mounted on the building. No "box" style signs shall be permitted. The maximum area per individual sign placed on a building shall not exceed 40 square feet, nor shall 2 or more signs be so arranged and integrated as to cause an advertising surface exceeding 80 square feet. One freestanding monument sign with a surface area not to exceed 40 square feet shall be allowed (may include up to 50% of the total area as changeable electronic or non-electronic copy). The maximum height for all signs shall be the lowest point of the roof or parapet of the building on which the sign is located or associated with. In the case of a multi-story building the monument sign shall be no taller than the lowest floor.

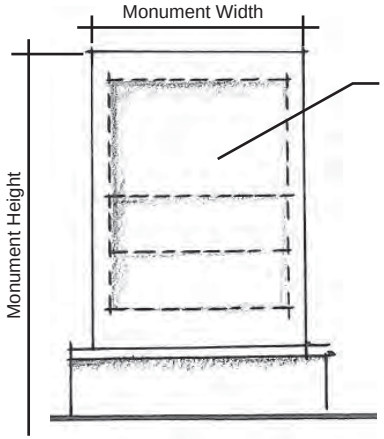


For a building containing 1 principal use, the sf of all sign space per parcel shall not exceed the sum of 3 square feet for each front foot of building. The maximum area per sign placed on a building shall not exceed 40 sf.



For buildings with more than 1 principal use, the total sign area for such a parcel shall not exceed 3 sf per front foot of building. The maximum total sf of signage per businesses is 30 sf.

b) On parcel(s) with a building containing more than 1 principal use, the owner of the building must submit a plan for total building signage for approval by the Planning Commission. The signage area for such a building shall not exceed 3 square feet per front foot of the building. If an existing single tenant building is converted into a multi-tenant building, a master sign plan must be submitted for approval by the Planning Commission. Any existing multi-tenant building that does not have an approved master sign plan in place at the time of the adoption of this Chapter shall be allowed a total of 3 square feet per front foot of leased or owned tenant space not exceeding 30 square feet per individual sign. No business shall have more than 1 sign per building elevation. Attached wall signage shall consist of individual letters or script logos mounted on the building. No "box" style signs shall be permitted. One freestanding monument sign shall be allowed for a multi-tenant building or development not to exceed 40 square feet not including the sign base. Freestanding signs must be monument signs. Pylon signs are not allowed. The maximum height for all signs shall be the lowest point of the roof or parapet of the building on which the sign is located or associated with. In the case of a multi-story building the monument sign shall be no taller than the lowest floor.



Sign surface area not to exceed 40 sf (monument base and border are not included in sign surface area calculation)

One freestanding monument sign shall be allowed with a surface area not to exceed 40 sf for any building or development unless part of an approved PUD

Monument sign bases shall be constructed of similar materials, style and color as that of the principal building

No sign shall be located closer than 20 feet from a public right-of-way or 10 feet from all other lot lines.

Exceptions:

a) 35 feet when abutting an R District;

Projecting signs are permitted with the following requirements:

a) Projecting signs may extend 5 feet into a required yard setback.

b) Projecting signs must be at least 8 feet above a sidewalk.

c) The maximum area of a projecting sign is 8 square feet.

Awning signs are permitted but calculated as a wall sign.

Awning signs are permitted, but calculated as a sign

Projecting signs must be at least 8' above the sidewalk with a maximum size of 8 sf

Signage shall be distinct and minimal

In addition to the sign requirements presented in Sign Regulations - § 153.205 through § 153.219, signs in the B-1 District shall also be subject to the following requirements:

a) To reduce visual sign clutter, signage shall be distinct and minimal.

b) Monument sign bases shall be constructed of similar materials, style, and color as that of the principal building.

c) Signage shall be designed in a manner that is consistent with code requirements and as illustrated in the Forest Lake Design Requirement Manual.

HIGHWAY BUSINESS (B-2) DISTRICT - §153.328

Purpose:

The Highway Business (B-2) District is intended to accommodate an adequate supply of businesses and services that primarily serve the community and regional needs; to keep retail and service businesses that are oriented to motorists in close proximity to thoroughfares and access from regional highways in areas that are appropriately designated on the Comprehensive Plan; and to encourage grouping of compatible and mutually supportive business uses and services.

Big box retail uses provide services to the community and region.

Design Character:

Design standards within this district are intended to support a high standard of development and design that portrays a positive visual image and minimizes the effects of traffic congestion, noise, odor, and glare from surrounding uses. Given the area's proximity to the Interstate and the auto-oriented uses permitted in this district, development will be primarily auto-oriented. However, pedestrian access and safety will still be achieved through design features within the district and to provide connections to surrounding areas. High quality design is required in this area because of its highly visible location.

Development in the B-2 district will be primarily auto-oriented, however pedestrian access and safety and high quality design are important

Design Standards:

In addition to the minimum design standards applicable to all commercial/business districts, the B-2 District shall also be subject to the following standards to reflect the character of the District.

Site Layout

a) Building entries shall face the primary street adjacent to the project and face the parking areas serving the site.

b) Decorative and/or landscaped cart corrals should be placed throughout the parking lot so that parking spaces are not used to store shopping carts.

c) Multiple entries to the site should be consolidated.

d) The majority of parking shall be located on the side of buildings or in front. Employee parking and loading shall be in the rear.

Lighting:

In addition to the lighting requirements presented in Lighting Regulations-§153.185, lighting in the B-2 District shall be subject to the following regulations:

a) Decorative style lighting a maximum of 14 feet in height shall be used to illuminate all site areas with the exception of parking areas.

b) Shoe-box style lighting shall only be permitted in parking areas.

c) Decorative lighting appropriate to this district is illustrated in the Forest Lake Design Requirement Manual.

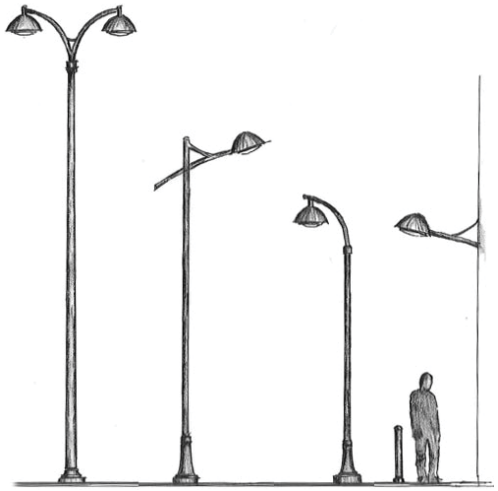
d) Lighting fixtures shall be compatible with the architecture of the building.

e) Wall-mounted lighting shall be used on building fronts to illuminate entry points and highlight architectural features.

Wall mounted lighting shall be used to illuminate entry points and highlight architectural features

Shoe-box lighting or other downcast fixtures to be used in large parking areas

Fixtures should be decorative and appropriate in size to the B-2 District

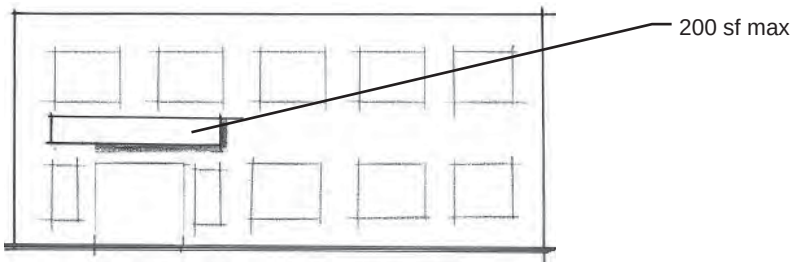


Lighting of appropriate size and scale shall be provided for all outdoor parking, walkways and public spaces

Signage:

Within the B-2 Highway Commercial District nameplate and business signs are permitted subject to the following:

e) On parcel(s) with buildings containing 1 principal use, the aggregate square footage of sign space per parcel shall not exceed the sum of 4 square feet for each front foot of building. Attached wall signage shall consist of individual letters or script logos mounted on the building. No "box" style signs shall be permitted. The maximum area per individual sign placed on a building shall not exceed 200 square feet. One freestanding monument sign shall be allowed with a surface not to exceed 100 square feet (not including the sign base) The sign area my include up to 25% of the total area as changeable electronic or non electronic copy, except for parcels in the I or BP zoning districts. The maximum height for all signs shall be the lowest point of the roof or parapet of the building on which the sign is located or associated with. In the case of a multi-story building the monument sign shall be no taller than the lowest floor.



For a building containing 1 principal use, the sf of all sign space per parcel shall not exceed the sum of 4 square feet for each front foot of building. The maximum area per individual sign placed on a building shall not exceed 200 square feet.

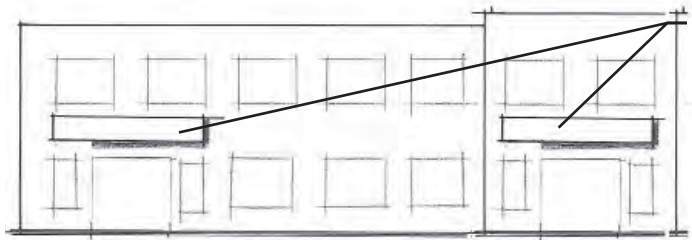
One freestanding monument sign shall be allowed with a surface not to exceed 100 square feet and may include up to 25% of the total area as changeable electronic copy.

f) On parcel(s) with buildings containing more than 1 principal use, the owner of the building must submit a plan for total building signage for approval by the Planning Commission. The total signage for such a building shall not exceed 3 square feet per front foot of the building. If an existing single tenant building is converted into a multi-tenant building, a master sign plan must be submitted for approval by the Planning Commission. Any existing multi-tenant building that does not have an approved master sign plan in place at the time of the adoption of this Chapter shall be allowed a total of 3 square feet per front foot of leased or owned tenant space not exceeding 50 square feet per individual sign. No business shall have more than 1 sign per building elevation. Attached wall signage shall consist of individual letters or script logos mounted on the building. No "box" style signs shall be permitted. One freestanding monument sign not to exceed 100 square feet shall be allowed to serve a commercial development regardless of the number of buildings or uses in the development. The maximum height for all signs shall be the lowest point of the roof or parapet of the building on which the sign is located or associated with. In the case of a multi-story building the monument sign shall be no taller than the lowest floor.

g) Parcels within 500 feet of Interstate Highway 35 are allowed 1 additional freestanding monument or pylon sign not to exceed 100 square feet and a height of 30 feet. Changeable Electronic Copy signs shall not be permitted.;

1. No sign shall be located closer than 20 feet to the public right-of-way or 10 feet from any other property line.

2. Exceptions: 35 feet when abutting a residential district.



For buildings with more than 1 principal use, the sf of all sign space per building shall not exceed the sum of 3 square feet for each front foot of building. The maximum size of an individual sign is 50 sf and no business shall have more than 1 sign per building elevation.

Pylon signs are not to exceed 100 sf and a height of 30 feet

In addition to the sign requirements presented in Sign Regulations - §153.205 through §153.219, signs in the B-2 District shall also be subject to the following requirements:

a) To reduce visual sign clutter, signage shall be distinct and minimal.

b) Monument sign bases shall be constructed of similar materials, style, and color as that of the principal building.

c) Signage shall be designed in a manner that is consistent with code requirements and as illustrated in the Forest Lake Design Requirement Manual.

Signage should be distinct and minimal

Monument sign bases should be constructed of similar materials, style and color as that of the principal building

The identification sign shall be flush on the primary building wall facing the major arterial roadway

Limited Industrial Business District (B-3) - §153.329

Purpose:

Limited Industrial Business District (B-3) District is to provide a district that supports a mix of industrial and commercial development.

Design Character:

The overall character of the Limited Industrial Business District (B-3) is intended to have a low impact manufacturing/warehouse character. Industrial uses in this district shall be limited to those that can compatibly exist adjacent to both lower intensity business uses and high intensity manufacturing uses and can have limited amounts of truck traffic in comparison to high intensity industrial districts. Because this district abuts residential neighborhoods, B-3 uses are regulated in height, lot coverage, setbacks, landscaping, loading and use type, so as to facilitate compatibility between these uses and residential development.

Design Standards:

In addition to the minimum design standards applicable to all commercial/business districts, the Limited Industrial Business District shall also be subject to the following standards to reflect the character of the District.

The overall character is intended to have a low impact manufacturing/warehouse character

B-3 uses are regulated in height, lot coverage, setbacks, landscaping, loading and use type so they are compatible with surrounding residential uses

Site Layout

- **a)** Building entries shall face the primary street adjacent to the project. An additional entry should face the parking lot.
- **b)** The majority of parking shall be located on the side of buildings or in front. Employee parking and loading shall be in the rear.
- **c)** Landscaped cart corrals should be placed throughout the project so that parking spaces are not used to store shopping carts.
- **d)** Multiple entries to the site should be consolidated.

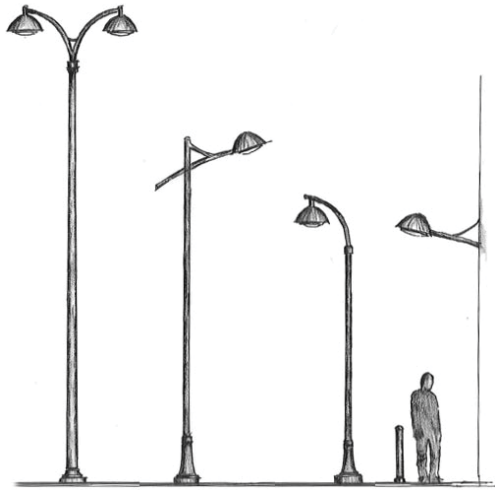
Lighting:

In addition to the lighting requirements presented in Lighting Regulations-§ 153.185, lighting in the B-3 District shall be subject to the following regulations:

- **a)** Decorative style lighting a maximum of 14 feet in height shall be used to illuminate all site areas with the exception of parking areas.
- **b)** Shoe-box style lighting shall only be permitted in parking areas.
- **c)** Decorative lighting appropriate to this district is illustrated in the Forest Lake Design Requirement Manual.
- **d)** Lighting fixtures shall be compatible with the architecture of the building.
- **e)** Wall-mounted lighting shall be used on building fronts to illuminate entry points and highlight architectural features.

Decorative style lighting shall be used to illuminate all site areas with the exception of parking areas. Wall mounted lighting shall be used on building fronts, entry points and architectural features.

Wall mounted lighting shall be used to illuminate entry points and highlight architectural features



Fixtures should be appropriate in size and character to the B-3 District

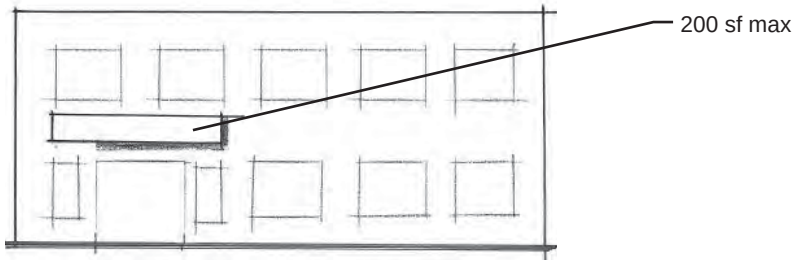
Lighting of appropriate size and scale shall be provided for all outdoor parking, walkways and public spaces

Shoe-box lighting or other downcast fixtures to be used in large parking areas

Signage:

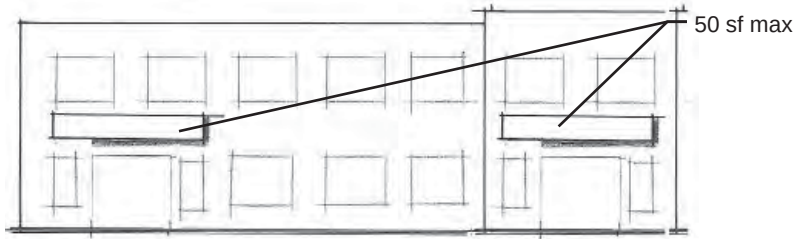
Within the B-3 Limited Industrial District nameplate and business signs are permitted subject to the following:

a) On parcel(s) with buildings containing 1 principal use, the aggregate square footage of sign space per parcel shall not exceed the sum of 4 square feet for each front foot of building. Attached wall signage shall consist of individual letters or script logos mounted on the building. No "box" style signs shall be permitted. The maximum area per individual sign placed on a building shall not exceed 200 square feet. One freestanding monument sign shall be allowed with a surface not to exceed 100 square feet (not including the sign base) The sign area my include up to 25% of the total area as changeable electronic or non electronic copy, except for parcels in the I or BP zoning districts. The maximum height for all signs shall be the lowest point of the roof or parapet of the building on which the sign is located or associated with. In the case of a multi-story building the monument sign shall be no taller than the lowest floor.



For a building containing 1 principal use, the sf of all sign space per parcel shall not exceed the sum of 4 square feet for each front foot of building. The maximum area per sign placed on a building shall not exceed 200 square feet.

b) On parcel(s) with buildings containing more than 1 principal use, the owner of the building must submit a plan for total building signage for approval by the Planning Commission. The total signage for such a building shall not exceed 3 square feet per front foot of the building. If an existing single tenant building is converted into a multi-tenant building, a master sign plan must be submitted for approval by the Planning Commission. Any existing multi-tenant building that does not have an approved master sign plan in place at the time of the adoption of this Chapter shall be allowed a total of 3 square feet per front foot of leased or owned tenant space not exceeding 50 square feet per individual sign. No business shall have more than 1 sign per building elevation. Attached wall signage shall consist of individual letters or script logos mounted on the building. No "box" style signs shall be permitted. One freestanding monument sign not to exceed 100 square feet shall be allowed to serve a commercial development regardless of the number of buildings or uses in the development. The maximum height for all signs shall be the lowest point of the roof or parapet of the building on which the sign is located or associated with. In the case of a multi-story building the monument sign shall be no taller than the lowest floor.



For buildings with more than 1 principal use, the total signage shall not exceed 3 sf per front foot of the building. No business shall have more than 1 sign per building elevation.

e) Parcels within 500 feet of Interstate Highway 35 are allowed 1 additional freestanding monument or pylon sign not to exceed 100 square feet and a height of 30 feet. Changeable Electronic Copy signs shall not be permitted.;

1. No sign shall be located closer than 20 feet to the public right-of-way or 10 feet from any other property line.

2. Exceptions: 35 feet when abutting a residential district.

Pylon signs are allowed within 500 feet of I-35 and are not to exceed 100 sf and a height of 30 feet

Signage shall be distinct and minimal

In addition to the sign requirements presented in Sign Regulations-§153.205 through §153.219, signs in the B-3 District shall also be subject to the following requirements:

f) To reduce visual sign clutter, signage shall be distinct and minimal.

g) Monument sign bases shall be constructed of similar materials, style, and color as that of the principal building.

h) Signage shall be designed in a manner that is consistent with the code requirements and as illustrated in the Forest Lake Design Requirement Manual.

Monument signage shall be constructed of similar materials, style and color as that of the principal building.

MINIMUM STANDARDS APPLICABLE TO ALL INDUSTRIAL DISTRICTS (I AND BP) - § 153.330

To ensure attractive commercial development, the City has a set of industrial design standards applicable to all industrial development. This is applicable to following districts: I-Industrial - §153.332, BP-Business Park - §153.333.

Visual Interest and Building Materials

All new building fronts and refacing of an existing building, shall include a minimum of three (3) of the following elements

a) Accent materials;

b) A visually pleasing front entry that, in addition to doors, shall be accented a minimum of one hundred fifty (150) square feet around the door entrance for single occupancy buildings and a minimum of three hundred (300) square feet total for the front of multi-tenant buildings (this area shall be counted as one (1) element);

c) Twenty five percent (25%) window coverage on each front that faces a street;

d) Contrasting, yet complementary material colors;

e) A combination of horizontal and vertical design features;

f) Irregular building shapes, or

g) Other architectural features in the overall architectural concept.

25% window coverage is required along the street

A visually pleasing front entrance shall be accented around the door area

All buildings must incorporate a combination of vertical and horizontal features

No wall shall exceed 75' in length without at least one visual interest element

No wall shall exceed seventy-five hundred feet (75′) in length without at least one visual interest element, such as a window, horizontal or vertical façade articulation, contrasting materials colors, or vertical or horizontal patterns.

Accent Materials: Accent materials shall be wrapped around walls visible from public view. Accent material shall consist of materials comparable in grade and quality to the primary exterior material. Such materials may include glass and prefinished decorative metal. Fiber cement trim, soffit and fascia may be used as accent materials.

Major exterior materials of all walls including face brick, stone, glass, stucco, synthetic stucco, fiber cement vertical panel siding, architectural concrete and precast panels shall be acceptable as the major exterior wall surface when they are incorporated into an overall design of the building. No more than twenty five percent (25%) of any exterior wall on a building shall be fiber cement siding, wood or metal accent material.

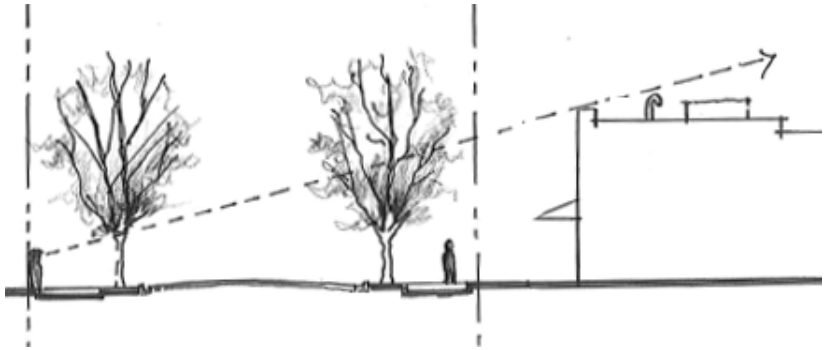
Fiber cement seam lines: shall be architecturally integrated into the building design so that they are not visible. Seam lines can be filled, covered by other accent material or other method thereby making the seam lines invisible. Color impregnated decorative block shall also be allowed as a major exterior wall material, and shall be required to be sealed. All materials shall be color impregnated with the exception of allowing architectural concrete precast panel systems (only within the I District) and fiber cement siding to be painted.

Accent materials shall consist of materials comparable in grade and quality to the primary exterior material

Accent materials shall be wrapped around walls visible from public view

Restricted Exterior Materials: Unadorned pre-stressed concrete panels, whether smooth or raked, non-decorative concrete block, sheet metal unfinished metal and/or galvanized or unfinished aluminum surfaces (walls or roofs) shall not be used as exterior materials. This restriction shall apply to all principal structures and to all accessory buildings.

Roofs: Roofs which are exposed or an integral part of the building aesthetics shall be constructed only of commercial grade shingles, wood shingles, standing seam metal, slate, tile, or copper. Flat roofs, which are generally parallel with the first floor elevation, are not subject to these material limitations.



The view of all rooftop equipment shall be screened from the ground level view defined as *the view of the building from the furthest point of the width of hte right-of-way form the propertly lines(s) that abut a street.* A cross-sectional drawing shall be provided that illustrates the sight lines from the ground level view.

Screening:

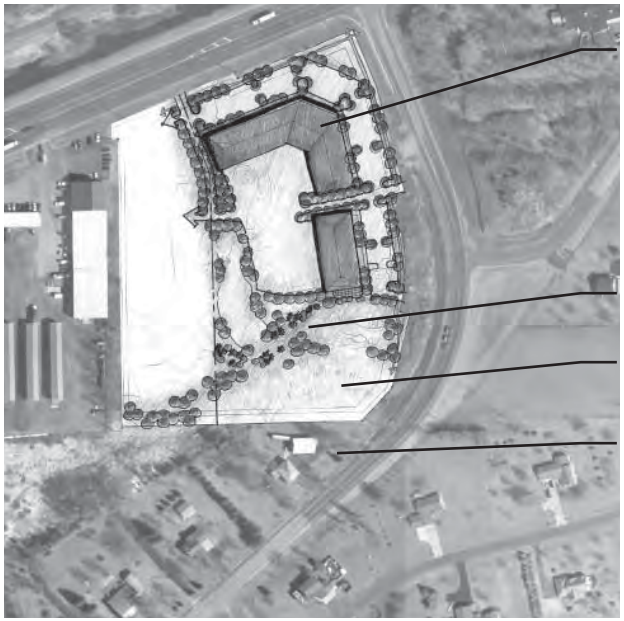
Rooftop mechanical equipment: The view of all rooftop equipment and related piping, ducting, electrical and mechanical utilities abutting a street on buildings shall be screened from the ground level view. Screening may include parapet walls, penthouses, or other architecturally integrated elements. Wood fencing or chain link with slats shall not be used for screening. A cross-sectional drawing shall be provided that illustrates the sight lines from the ground level view.

Ground Mechanical Equipment: Ground mechanical equipment shall be one hundred percent (100%) screened from contiguous properties and adjacent streets by opaque landscaping, or a screen wall shall be provided to be compatible with the architectural treatment of the principal structure.

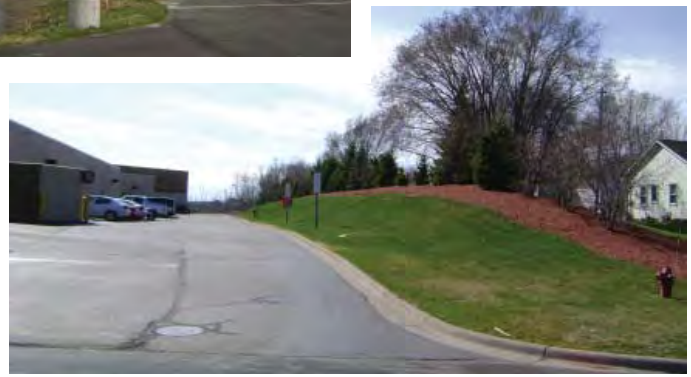
Ground mechanical equipment shall be screened in a way that is compatible with the architectural treatment of the principle structure

Screening adjoining residential use: Wherever an Industrial or Business Park use abuts, or is across the street from an R Residential District, a berm, fence or screening comprised of compact evergreen trees or hedge or combination thereof, not less than eighty percent (80%) opaque at time of installation, nor less than six feet (6′) in height, except adjacent to a street where it shall be not less than three feet (3′) nor more than four feet (4′) in height shall be erected or installed and maintained. The light from automobile headlights and other sources shall be one hundred percent (100%) screened whenever it may be directed onto adjacent residential window. All screening shall comply with Screening-§153.146 of this Chapter.

Trash Enclosure Service Structure: All trash, recyclable materials, and trash and recyclable materials handling equipment and compactors shall be screened from public view. Any trash enclosure shall be constructed of the same materials as the principal building.



Whenever an Industrial District abuts or is across the street from a Residential district, a berm, fence or compact evergreen screen shall be erected and maintained



The light from automobile headlights and other sources must be 100% screened whenever it may be directed onto adjacent residential windows

Any trash enclosure shall be constructed of the same materials as the principal building

All trash and recyclable materials must be totally screened from public view

Parking and Vehicular Circulation:

Parking areas in all Industrial Districts shall be subject to the following design standards:

a) Parking orientation shall minimize visual and noise impacts on adjacent properties.

b) To the maximum extent feasible, parking shall be located behind or to the side of a building in a landscaped parking area and screened from view from public rights-of-way through landscaping, berms, or low walls.

c) Structured parking, integrated with the building's architectural design, is encouraged.

d) Parking areas shall be safe and convenient for both the movement of vehicles and customers.

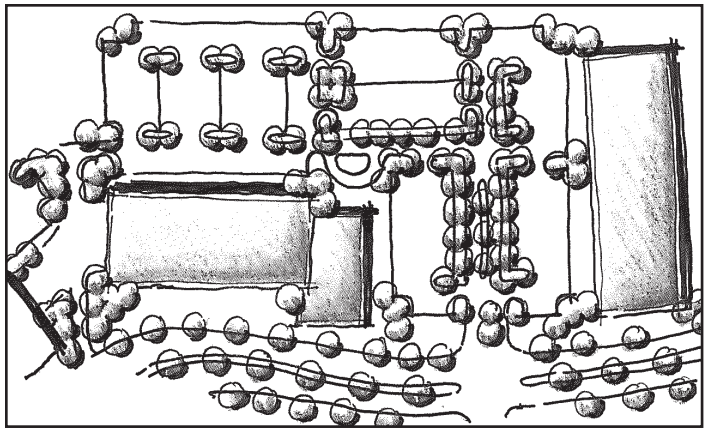
e) On corner lots, parking shall not be located on the corner.

f) Vehicle circulation on-site shall be clearly organized to facilitate movement into and throughout parking areas.

g) Service access areas shall be located in the rear of the property, outside of view from public rights-of-ways. Buildings within a development should share services areas to the extent practical.

h) Circulation and parking for service areas shall be designed to minimize disruption to the flow of vehicular and pedestrian traffic.

i) Development sites where uses require multiple deliveries shall provide separate customer and service access drives where possible.



Vehicle circulation on-site shall be clearly organized to facilitate movement into and throughout parking areas.

To the extent feasible, parking shall be located behind or to the side of a building in a landscaped parking area and screened from the public right of way

Parking areas shall be screened from view from public rights-of-way through landscaping, berms or low walls

Exterior storage:

All exterior storage of material and equipment related to, located on, and used by any business shall be stored within a building or fully screened, as required herein, so as not to be visible from streets, highways, or neighboring property, with the exception of the following:

a) Materials and equipment currently being used for construction on the premises;

All exterior storage of material and equipment related to, located on, and used by any business shall be stored within a building or fully screened.

Loading and Service Areas:

All external loading and service areas accessory to industrial buildings must be completely screened from the ground level view from contiguous residential or commercial properties and adjacent streets, except at access points. Whenever an industrial use abuts a residential district, there shall be no loading docks on any building elevation that is either directly facing or oriented towards a single-family residence.

Loading docks shall be located at the rear of the property and screened from adjacent streets except at access points

Whenever an industrial use abuts a residential district, there shall be no loading docks directly facing or oriented towards a single family residence

INDUSTRIAL (I) DISTRICT - § 153.332

The Industrial District is intended to attract new development that will provide a range of employment opportunities and present a positive image to the community

Purpose:

The Industrial (I) District is intended to provide an area where industrial, business service, and office uses may locate to provide a range of employment opportunities; to attract new development that will present a positive image to the community; and to provide locations with traffic management capabilities that can adequately handle the traffic generated within the district without disrupting traffic flows on nearby thoroughfares.

Design Character:

The overall design character of the Industrial (I) District is to present the least amount of impact on adjacent, less intensive land uses and to display a positive community image. Given the area's proximity to the Interstate and heavy industrial activity and truck traffic in these areas, development will be primarily auto-oriented. High quality design is required in this area because of its highly visible location.

Design Standards:

In addition to the minimum design standards applicable to all industrial districts, the Industrial (I) District shall also be subject to the following standards to reflect the character of the District.

Site Layout:

Whenever such developments abut residential districts, their interior road patterns shall be arranged in such a way as to route service vehicle traffic away from residential neighborhoods.

Example service drive layout is self contained and can be screened from nearly public and residential areas

The interior road pattern of an industrial development shall be arranged to route service vehicle traffic away from residential neighborhoods

Lighting:

In addition to the lighting requirements presented in Lighting Regulations-§153.185, lighting in the I District shall be subject to the following regulations:

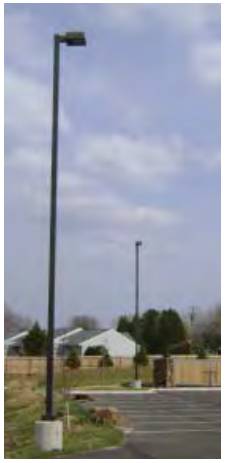
a) Decorative style lighting a maximum of 14 feet in height shall be used to illuminate all site areas with the exception of parking areas.

b) Shoe-box style lighting shall only be permitted in parking areas.

c) Decorative poles and fixtures shall be consistent with the Forest Lake Design Requirement Manual.

d) Lighting fixtures shall be compatible with the architecture of the building.

e) Wall-mounted lighting shall be used on building fronts to illuminate entry points and highlight architectural features.



Light fixtures shall be downcast and cutoff. Shoebox style lighting shall be only permitted in parking areas.

Fixtures should be appropriate in size and character to the Industrial District

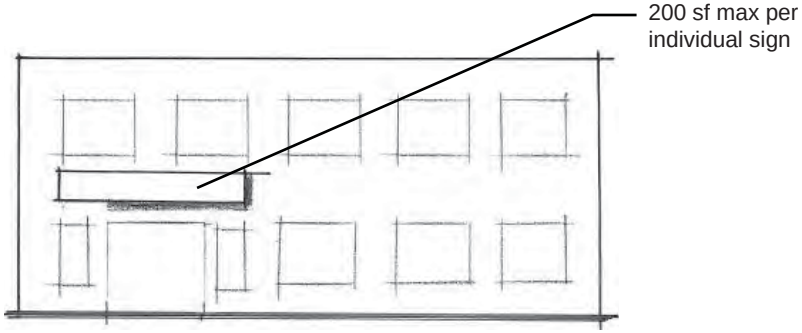
Lighting of appropriate size and scale shall be provided for outdoor parking, walkways and public spaces

Decorative style lighting shall be used to illuminate all site areas with the exception of parking areas. Wall mounted lighting shall be used on building fronts, entry points and architectural features

Signage:

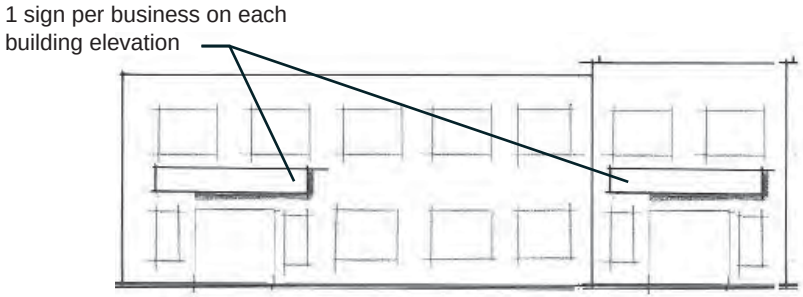
Within the Industrial District (I) nameplate and business signs are permitted subject to the following:

a) On parcel(s) with buildings containing 1 principal use, the aggregate square footage of sign space per parcel shall not exceed the sum of 4 square feet for each front foot of building. Attached wall signage shall consist of individual letters or script logos mounted on the building. No "box" style signs shall be permitted. The maximum area per individual sign placed on a building shall not exceed 200 square feet. One freestanding monument sign shall be allowed with a surface not to exceed 100 square feet (not including the sign base) The sign area my include up to 25% of the total area as changeable electronic or non electronic copy, except for parcels in the I or BP zoning districts. The maximum height for all signs shall be the lowest point of the roof or parapet of the building on which the sign is located or associated with. In the case of a multi-story building the monument sign shall be no taller than the lowest floor.



For a building containing 1 principal use, the sf of all sign space per parcel shall not exceed the sum of 4 square feet for each front foot of building. The maximum area per sign placed on a building shall not exceed 200 square feet.

b) On parcel(s) with buildings containing more than 1 principal use, the owner of the building must submit a plan for total building signage for approval by the Planning Commission. The total signage for such a building shall not exceed 3 square feet per front foot of the building. If an existing single tenant building is converted into a multi-tenant building, a master sign plan must be submitted for approval by the Planning Commission. Any existing multi-tenant building that does not have an approved master sign plan in place at the time of the adoption of this Chapter shall be allowed a total of 3 square feet per front foot of leased or owned tenant space not exceeding 50 square feet per individual sign. No business shall have more than 1 sign per building elevation. Attached wall signage shall consist of individual letters or script logos mounted on the building. No "box" style signs shall be permitted. One freestanding monument sign not to exceed 100 square feet shall be allowed to serve a commercial development regardless of the number of buildings or uses in the development. The maximum height for all signs shall be the lowest point of the roof or parapet of the building on which the sign is located or associated with. In the case of a multi-story building the monument sign shall be no taller than the lowest floor.



For buildings with more than 1 principal use, the sf of all sign space per building shall not exceed the sum of 3 square feet for each front foot of building. No business shall have more than 1 sign per building elevation.

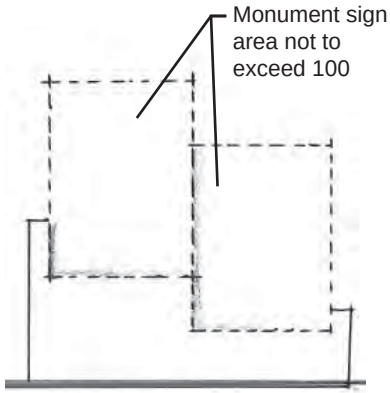
c) Parcels within 500 feet of Interstate Highway 35 are allowed 1 additional freestanding monument or pylon sign not to exceed 100 square feet and a height of 30 feet. Changeable Electronic Copy signs shall not be permitted.;

d) No sign or any part thereof shall be located closer than 20 feet to the front property line, 5 feet to the side property line*, or 5 feet to the rear property line.*

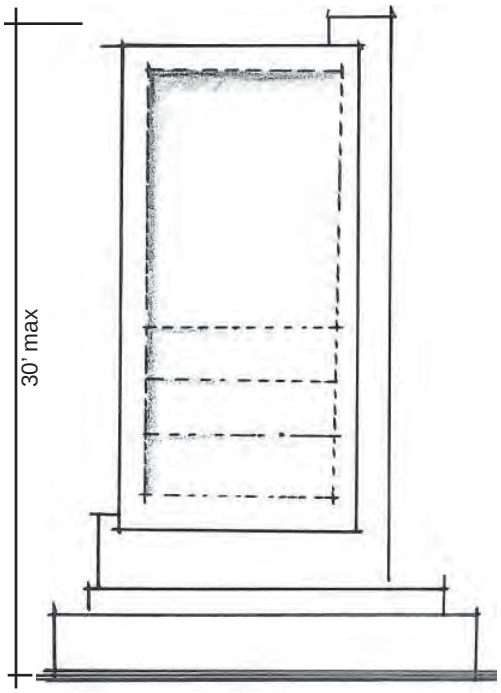
e) Exceptions:

6) No sign shall be located closer than 20 feet to the public right-of-way or 10 feet from any other property line.

7) Exceptions: 35 feet when abutting a residential district.



Parcels within 500 feet of I-35 are allowed 1 additional freestanding monument sign, not to exceed 100 sf and a height of 30 feet



In addition to the sign requirements presented in Sign Regulations-§153.205 through §153.219, signs in the I District shall also be subject to the following requirements:

a) To reduce visual sign clutter, signage shall be distinct and minimal.

b) Monument sign bases shall be constructed of similar materials, style, and color as that of the principal building.

c) Signage shall be designed in a manner that is consistent with the code requirements and as illustrated in the Forest Lake Design Requirement Manual.

Signage shall be distinct and minimal

Monument sign bases shall be constructed of similar materials, style, and color as that of the principal building.

BUSINESS PARK (BP) DISTRICT - § 153.333

Purpose:

The purpose of the Business Park (BP) District is to:

- **a)** Reserve larger areas for multi-use buildings, offices, wholesale showrooms, light manufacturing, research and development, training, limited retail uses and uses accessory to conducting business within a coordinated, well-defined campus environment
- **b)** Protect business from incompatible and unrelated land uses intruding into the work environment
- **c)** Create an area to provide opportunities for higher technology business and other industries that may benefit from the accommodation of both office and light industrial uses on site with internal and external amenities to benefit employees
- **d)** Provide for accessible business park opportunities near major highways and future transit corridors
- **e)** Preserve and utilize natural environmental features for office sites that are located next to or overlook public open space and trail uses, woodlands and wetlands.

Design Character:

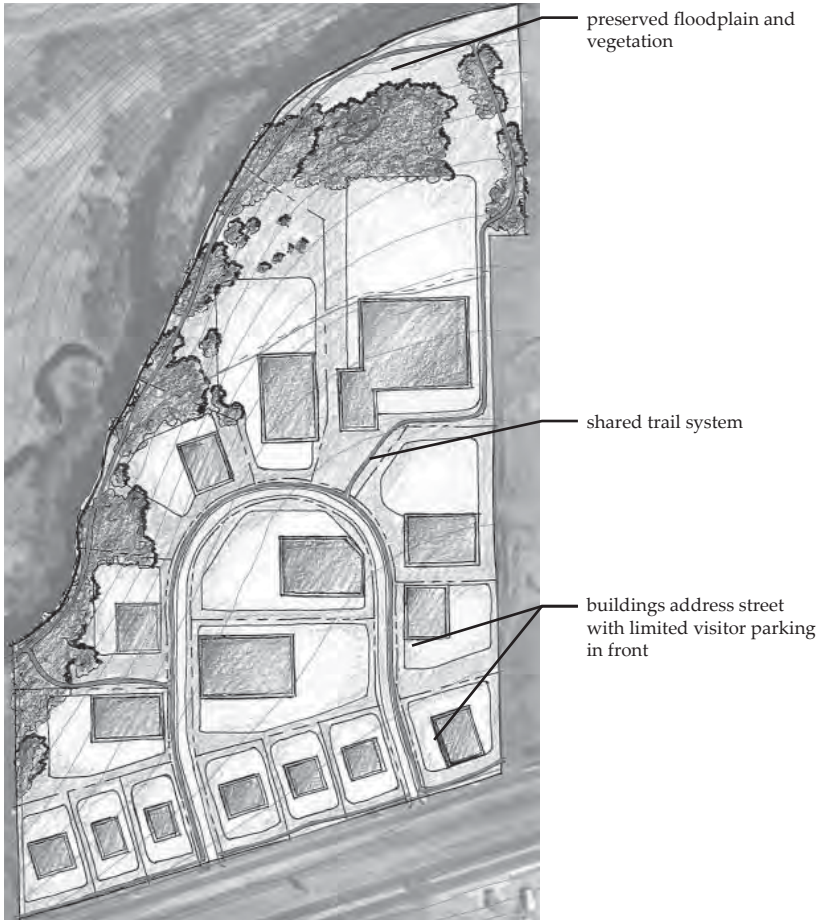
Development in this district shall establish and maintain high standards of site design, spatial relationships, proportions, building architecture and landscape design that will create a high quality environment attractive to major employers. The design character of this district will be characterized by a high level of design, site amenities such as trails or open space, storm water management, and other modern techniques used to create a high-end office and industrial park.

The design character of this district will be characterized by a high level of design, site amenities such as trails or open space, storm water management, and other modern techniques used to create a high-end office and industrial park.

Development in this district shall establish and maintain high standards of design that will create a high quality environment attractive to major employers

Design Standards:

In addition to the minimum design standards applicable to all industrial districts, the Business Park (BP) District shall also be subject to the following standards to reflect the character of the District.



Buildings with frontage on a primary street shall orient front facades to parallel the street

Site Layout:

a) Orient and consolidate structures to complement existing, adjacent development and to create a coordinated and visually attractive business park setting.

b) Site planning shall respect the relationship of the site to existing and proposed buildings and streets.

c) Buildings with frontage on a primary street shall orient front facades to parallel the primary street.

d) Buildings shall have a clearly defined primary pedestrian entrance at street level.

e) Where feasible, the development shall be arranged to preserve and integrate natural environmental features into the site design.

Building Design:

a) A minimum of 30 percent of the ground level façade shall be transparent.

b) Visual continuity shall be created by designing buildings to exhibit complementary height and massing to adjacent buildings.

A minimum of 30% of ground level facade shall be transparent

c) Buildings shall be designed in an architectural style and constructed of materials that are compatible, and complementary to surrounding buildings in the Business Park District.

Landscaping:

In addition to the landscaping requirements presented in Landscape Regulations-§153.230 through § 153.238, landscaping in the BP District shall also be subject to the following requirements:

a) Use predominately native materials and well-adapted plant species to create an attractive environment along the edges of each development parcel.

b) Use landscaping to buffer objectionable views and to break up the apparent size and monotony of parking areas.

c) Landscaping shall be clustered into features areas, such as corners, entryways, buffer zones, and screening rather than distributed thinly throughout the site.

Use predominantly native materials and well-adapted plant species to create an attractive environment

Large islands help to buffer objectionable views and to break up the apparent size and monotony of parking areas.

Lighting:

In addition to the lighting requirements presented in Lighting Regulations-§153.185, lighting in the BP District shall be subject to the following regulations:

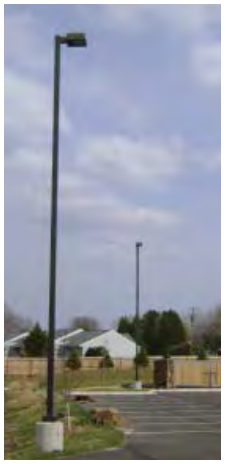
a) Decorative style lighting a maximum of 14 feet in height shall be used to illuminate all site areas with the exception of parking areas.

b) Shoe-box style lighting shall only be permitted in parking areas.

c) Decorative lighting appropriate to this district is illustrated in the Forest Lake Design Requirement Manual.

d) Lighting fixtures shall be compatible with the architecture of the building.

e) Wall-mounted lighting shall be used on building fronts to illuminate entry points and highlight architectural features.



Light fixtures shall be downcast and cutoff. Shoebox style lighting shall be only permitted in parking areas.

Fixtures should be appropriate in size and character to the Industrial District

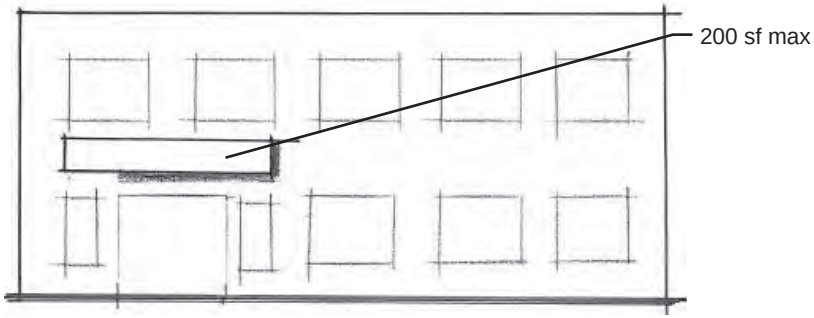
Lighting of appropriate size and scale shall be provided for outdoor parking, walkways and public spaces

Decorative style lighting shall be used to illuminate all site areas with the exception of parking areas. Wall mounted lighting shall be used on building fronts, entry points and architectural features

Signage:

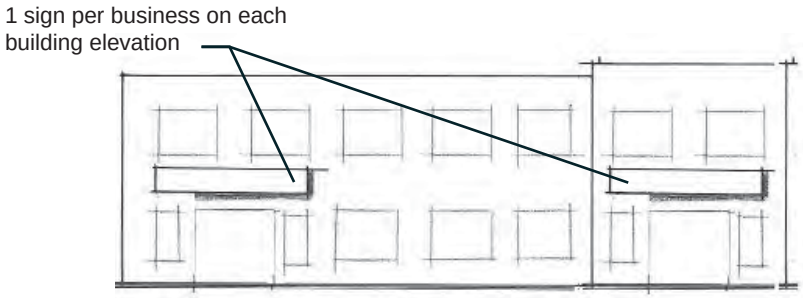
Within the Business Park District (BP) nameplate and business signs are permitted subject to the following:

a) On parcel(s) with buildings containing 1 principal use, the aggregate square footage of sign space per parcel shall not exceed the sum of 4 square feet for each front foot of building. Attached wall signage shall consist of individual letters or script logos mounted on the building. No "box" style signs shall be permitted. The maximum area per individual sign placed on a building shall not exceed 200 square feet. One freestanding monument sign shall be allowed with a surface not to exceed 100 square feet (not including the sign base) The sign area my include up to 25% of the total area as changeable electronic or non electronic copy, except for parcels in the I or BP zoning districts. The maximum height for all signs shall be the lowest point of the roof or parapet of the building on which the sign is located or associated with. In the case of a multi-story building the monument sign shall be no taller than the lowest floor.



For a building containing 1 principal use, the sf of all sign space per parcel shall not exceed the sum of 4 square feet for each front foot of building. The maximum area per individual sign placed on a building shall not exceed 200 square feet.

b) On parcel(s) with buildings containing more than 1 principal use, the owner of the building must submit a plan for total building signage for approval by the Planning Commission. The total signage for such a building shall not exceed 3 square feet per front foot of the building. If an existing single tenant building is converted into a multi-tenant building, a master sign plan must be submitted for approval by the Planning Commission. Any existing multi-tenant building that does not have an approved master sign plan in place at the time of the adoption of this Chapter shall be allowed a total of 3 square feet per front foot of leased or owned tenant space not exceeding 50 square feet per individual sign. No business shall have more than 1 sign per building elevation. Attached wall signage shall consist of individual letters or script logos mounted on the building. No "box" style signs shall be permitted. One freestanding monument sign not to exceed 100 square feet shall be allowed to serve a commercial development regardless of the number of buildings or uses in the development. The maximum height for all signs shall be the lowest point of the roof or parapet of the building on which the sign is located or associated with. In the case of a multi-story building the monument sign shall be no taller than the lowest floor.



For buildings with more than 1 principal use, the sf of all sign space per buildingshall not exceed the sum of 3 square feet for each front foot of building. No business shall have more than one sign per building elevation.

c) Parcels within 500 feet of Interstate Highway 35 are allowed 1 additional freestanding monument or pylon sign not to exceed 100 square feet and a height of 30 feet. Changeable Electronic Copy signs shall not be permitted.;

1) No sign shall be located closer than 20 feet to the public right-of-way or 10 feet from any other property line.

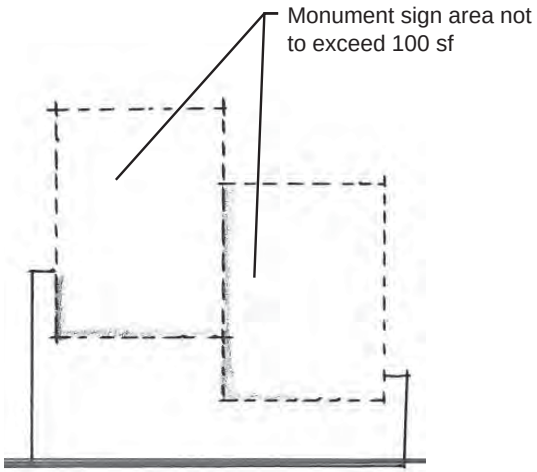
2) Exceptions: 35 feet when abutting a residential district.

In addition to the sign requirements presented in Sign Regulations-§153.205 through §153.219, signs in the BP District shall also be subject to the following requirements:

a) To reduce visual sign clutter, signage shall be distinct and minimal.

b) Monument sign bases shall be constructed of similar materials, style, and color as that of the principal building.

c) Signage shall be designed in a manner that is consistent with code requirements and as illustrated in the Forest Lake Design Requirement Manual.



Parcels within 500 feet of I-35 are allowed 1 additional freestanding monument sign, not to exceed, 100 sf and a height of 30 feet

Signage shall be distinct and minimal

Monument sign bases shall be constructed of similar materials, style, and color as that of the principal building.

DOWNTOWN MIXED USE DISTRICT (MU-1) - § 153.334

The purpose of the Downtown Mixed Use District is to establish a strong identity for downtown Forest Lake and provide for high density, compact mixed use development. The intent of the City is to preserve and enhance the downtown appearance with storefronts adjacent to the sidewalks and parking in the rear or side of the buildings. The City desires to encourage urban living options by allowing a full range of mixed uses within the downtown.

Design Character

This district is characterized by a mix of older commercial and residential buildings and newer high density housing and retail buildings. New development in this district shall create a unifying identity and transition between different uses through high quality design, pedestrian amenities, compact development, and connections to public spaces.

The intent of the City is to preserve and enhance the downtown appearance with storefronts adjacent to the sidewalks and parking in the rear or side of hte buildings

The purpose of the Downtown Mixed Use District is to establish a strong identity for downtown Forest Lake and provide for high density, compact development.

New development shall create a unifying identity and transition between different uses through high quality design, pedestrian amenities, compact development and connections to public spaces

Site Design:

Building Frontage: At least 65% of the street frontage of any lot shall be occupied by building facades at the property line. In addition, on corner lots, a minimum of the first 50 feet of the lot frontage on either side of a street intersection must be occupied by buildings set at the property line. Parking or other space open to the sky is not allowed within this first 50 feet.

a) On lots with more then one street frontage (corners), the building shall be located to meet the 65% street frontage requirement on both streets.

b) The building frontage requirement may be met either with an enclosed building or an arcade constructed with a permanent roof of the same materials as the remainder of the building.

c) At least the first and second floor must meet the building frontage requirement. Arcades at street level and terracing of building facades above the second floor are encouraged.

At least 65% of the street frontage of any lot shall be occupied by building facades at the property line. In order to meet this requirement, the following formula should be used:

building lot frontage / total lot frontage = 65% or greater

All lots shown in this example meet the 65% building street frontage requirements. Lots 1 and 4 have met the requirements on both sides that front the street.

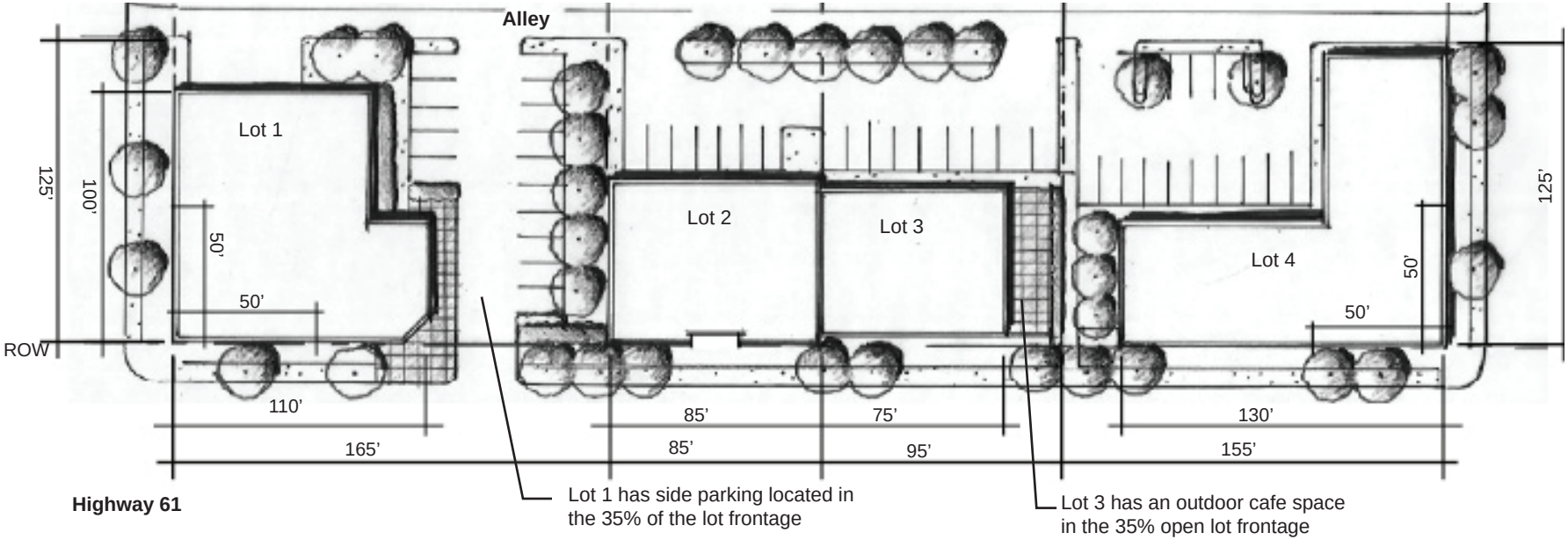
Lot 1: 110' / 165' = 65%
100' / 125' = 80%

Lot 2: 85' / 85' = 100%

Lot 3: 75' / 95' = 78%

Lot 4: 125' / 125' = 100%
130' / 155' = 84%

Lots 1 and 4 also meet the required building presence within the first 50' of the property line on either side of the street intersection.



35% of any lot linear frontage does not need to be composed of a building set at the proeprty line. This space may be used for parking, a recessed entrance or courtyard, outdoor cafe space or other uses selected by the developer.

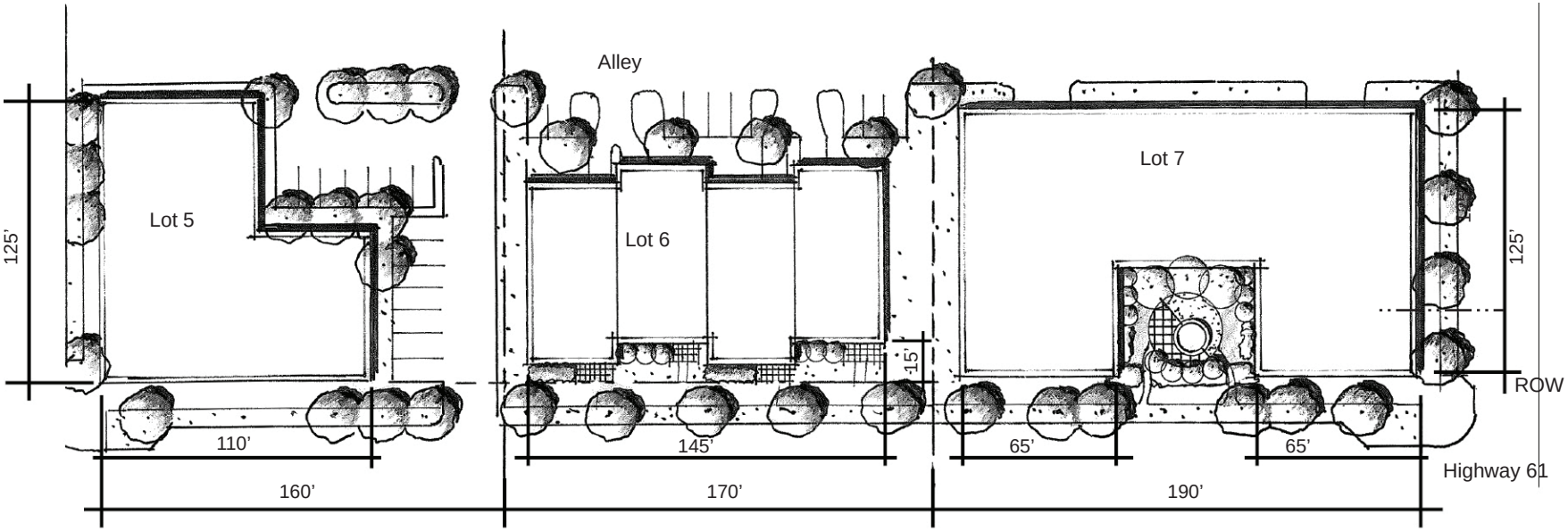
A minimum of the first 50 feet of the lot frontage on either side of a street intersection must be occupied by buildings set at the property line

d) Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements to a minimum height of 2 ½ feet and a maximum height of 3 ½ feet above the level of the parking lot at the build to line.

e) Drive-through or drive-in lanes are not allowed within the build-to-line or in front of any building; but must be located to the side or rear of a building.

f) To provide linkages to parking and the lakefront, all businesses shall provide a primary entrance at both the front and the rear of the building.

g) Rear facing windows and doors shall be provided on all structures to promote use of off-street parking lots and create connections to the Hardwood Creek Trail and the lakefront.



Lot 5 is an example of how a commercial or mixed use building might incorporate parking to the side and back while still meeting the 65% building frontage requirement

Lot 6 shows how a building with residential uses on the first floor may be setback from the property line 5'-15' in order to create a more private entryway

Lot 7 is an example of a courtyard residential development that still meets the building frontage requirement

Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge or combination

Rear facing windows and doors must be provided on all structures

Drive-through lanes must be located to the side or rear of a building

Building Heights: The minimum building height shall be 25 feet or two stories while the maximum building height on all buildings shall be 45 feet or four stories.

Building Design Requirements: To maintain the character of the downtown area the MU-1 District is subject to the following standards to reflect the character of the District.

All new building fronts and 100% refacing of existing buildings shall include a minimum of four (4) of the following elements:

a) Architectural detailing, such as cornice, awning, parapet, or columns;

b) A minimum of thirty (30) percent window coverage on each front that faces a street;

c) Contrasting, yet complementary material colors;

d) A combination of horizontal and vertical design features;

e) Irregular building shapes;

h) Horizontal offsets of at least 4 feet in depth;

i) Vertical offsets in the roofline of at least four feet;

j) Fenestration at the first floor level which is recessed horizontally at least 1 foot into the façade;

k) Using remaining 35% street frontage (if available based on building design) provide a variation in setback of the at a minimum of 5 feet to provide open plaza, seating area or expanded building entry.

l) Other architectural features in the overall architectural concept.

High quality architecture shall use details, irregular shapes and contrasting materials

A variety of complimentary architectural materials shall be used as well as the use of horizontal and vertical design features.

Irregular building shapes and horizontal offsets at least 4 feet in depth helps to define the different uses or businesses within one structure.

Contrasting, yet complimentary colors present a striking street facade

Visual Interest and Building Design:

Buildings may be designed in a variety of styles but must relate to surrounding buildings and the overall downtown character.

Architectural styles, materials, color, and detailing should be used to provide continuity of design elements.

Building massing, scale, and height will be varied within a block.

Bay widths of more than 24 feet shall be designed with architectural detailing to achieve an appearance of bay widths of no more than 24 feet. Building jogs, column spacing, width of window bays, placement of windows and variation in roof height lines, and setback and similar design can be used to achieve this requirement.

Buildings shall be finished in acceptable tones and colors, such as dark earth tones and muted colors. Brighter colors shall be used sparingly only for trim and details.

Photo shows an example of how a franchise store complies with the design requirements and can be integrated into the overall character of the downtown and/or nearby buildings

Buildings shall be finished in acceptable tones and colors, such as dark earth tones and muted colors. Brighter colors used sparingly help to emphasize entrances and signage.

Multi-story buildings shall have the ground floor distinguished from the upper floors (used to identify separate tenants) by having one or more of the following:

a) Awning

b) Trellis

c) Arcade

d) Window lintels

e) Intermediate cornice line

f) Brick detailing such as quoins or corbels

Building fronts: Building fronts shall include a minimum of two (2) of the following elements:

a) Recessed entries

b) Canopies

c) Window boxes

d) Narrow (4 feet or less) windows

e) Recessed or projected windows and transoms

Building roofs: Acceptable building roof designs include flat, pitched or curved. Buildings shall include a variety of roof lines within a block Mansard roofs and mansard style roofs are not permitted except for mansard styled cornices. Building roofs shall incorporate a minimum of one (1) of the following elements:

a) Parapets or cornices

b) Varying building heights

c) Sloped roofs where the historical character of the original building dictates.

Residential Uses on First Floors: Whenever residential uses are included on the first floor of a building the first floor elevations shall be a minimum of two feet six inches (2′6″) above the sidewalk elevations immediately adjacent to the front of the residential unit to ensure the residential unit is raised from the public space. In addition, each first floor unit must have an individual private entrance at the street level with private courtyard enclosure.

Acceptable building roof designs may be flat (shown above) pitched or curved and shall incorporate a parapet, cornice or other architectural element

Residential uses on the first floor shall be a minimum of 2'-6" above the sidewalk to ensure the unit is raised from the public space

Each first floor unit must have an individual private entrance with a private courtyard enclosure

Accent materials shall be wrapped around walls visible from public view. All visible elevations shall be architecturally treated.

Accent Materials: Accent materials shall be wrapped around walls visible from public view. Where a mixed use building is visible from a public road all elevations shall be architecturally treated. Accent material shall consist of materials comparable in grade and quality to the primary exterior material. Such materials may include glass, prefinished decorative metal, and fiber cement trim, soffit and fascia.

Major exterior materials of all walls including face brick, stone, glass, stucco, synthetic stucco, fiber cement vertical panel siding, architectural concrete and precast panels shall be acceptable as the major exterior wall surface when they are incorporated into an overall design of the building. Major materials must cover at least 60% of the exterior. Brick shall not be painted.

Fiber cement seam lines shall be architecturally integrated into the building design so that they are not visible. Seam lines can be filled, covered by other accent material or other method thereby making the seam lines invisible. Color impregnated decorative block shall also be allowed as a major exterior wall material and shall be required to be sealed. All materials shall be color impregnated except that architectural concrete precast panel systems and fiber cement siding may be painted.

Restricted Exterior Materials: Unadorned pre-stressed concrete panels, whether smooth or raked, non-decorative concrete block, sheet metal, unfinished metal and/or galvanized or unfinished aluminum surfaces (walls or roofs) shall not be used as exterior materials. This restriction shall apply to all principal structures and to all accessory buildings except those accessory buildings not visible from any property line. No more than twenty five percent (25%) of any exterior wall on a building shall be fiber cement siding, wood or metal accent material.

Screening:

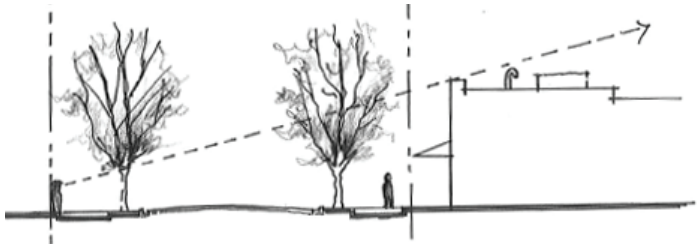
Rooftop mechanical: The view of all rooftop equipment and related piping, ducting, electrical and mechanical utilities abutting a street on buildings shall be screened from the ground level view. Screening may include parapet walls, penthouses, or other architecturally integrated elements. Wood fencing or chain link with slats shall not be used for screening. A cross-sectional drawing shall be provided that illustrates the sight lines from the ground level view.

Screening adjoining residential use: Wherever a MU-Mixed Use District abuts, or is across the street from an R Residential District, a berm, fence or screening consisting of compact evergreen trees or hedge or a combination thereof, not less than eighty percent (80%) opaque at time of installation, nor less than six feet (6') in height, except adjacent to a street where it shall be not less than three feet (3') nor more than four feet (4') in height shall be erected or installed and maintained. All screening shall comply with Screening-§153.146 of this chapter.

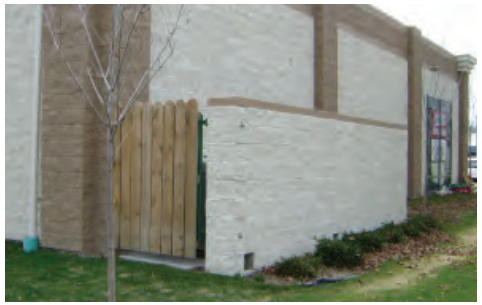
Screening adjoining nonresidential parking and driveways: Any off-street parking area for business, industrial, or other nonresidential use containing more than 6 parking spaces shall be screened as required herein.

Trash Enclosure Service Structure: All trash enclosures or other accessory structures shall be constructed of the same materials and colors as the principal building.

Trash enclosure service structures shall be constructed of the same materials and colors as the principal building.



The view of all rooftop equipment shall be screened from the ground level view defined as *the view of the building from the furthest point of the width of hte right-of-way form the propertly lines(s) that abut a street.* A cross-sectional drawing shall be provided that illustrates the sight lines from the ground level view.

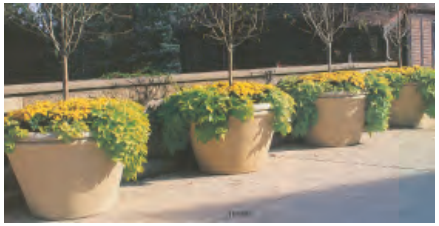


Wherever a Mixed Uses District abuts a Residential District, a berm, fence or hedge or some combination shall be erected and maintained to guideline standards.

Parking for residential units may be incorporated into the building architecture

Plant materials shall be designed to avoid visual interference with public signage and private commercial communication

Plant materials shall be located so that no impacts occur to overhead or underground utilities, traffic flow and internal curculation, emergency and maintenance access



Plant materials shall be arranged to provide focal points on the site and concentrated to signify key site locations

Landscape Design:

All landscaping shall comply with Landscape Regulations-§153.203 of this chapter. Plant materials shall be used to enhance and delineate the existing downtown environment, to enhance the pedestrian environment, and to improve the connection between Lake Street and the lakefront.

Plant materials used shall demonstrate an adaptability to urban conditions, including salt spray, stormwater runoff, and reflected pavement glare and heat.

Plant materials shall be free of hazards such as thorns, fruit, or nuts that may pose safety, or maintenance concerns for this pedestrian-oriented environment.

Plant materials shall be located so that no impacts occur to overhead or underground utilities, traffic flow and internal circulation, and emergency and maintenance access.

Planting areas should be located and designed to avoid visual interference with public signage and private commercial communication.

Plant materials shall be arranged to provide focal points on the site, and concentrated to signify key site locations such as the primary building entrance, site entrance, around signage and along pedestrian walkways.

Exterior storage:

All exterior storage of material and equipment related to, located on, and used by any business or other nonresidential use shall be stored within a building or fully screened, as required herein, so as not to be visible from streets, highways, or neighboring property, with the exception of the following:

a) Materials and equipment currently being used for construction on the premises;

Pedestrian Environment:

Pedestrian connections to the surrounding neighborhood shall be incorporated into Downtown Mixed Use Development.

Pedestrian amenities shall be included in places where people typically gather, including but not limited to, transit stops, building entrances, street corners and abutting bike or pedestrian trail connections. These spaces must include at least two of the following:

a) Patterned materials on walkways

b) Benches

c) Decorative trash receptacles

d) Drinking fountains

e) Pedestrian lighting

f) Fountains, sculptures, mobiles or kiosks.

g) Street trees, flower boxes, or container landscaping

Parking:

Parking lots and driveways, including alleys, shall be developed with alternative paving materials, colors, or textures to create a sense of separateness from the public street and encourage slower speeds.

Pedestrian connections to the surrounding neighborhood can be incorporated through buildings.

Sidewalks should be provided to all mixed use buildings.

Pedestrian amenities, such as benches, street trees, and specialty pavement shall be included in places where people gather

Lighting:

In addition to the lighting requirements presented in Lighting Regulations- §153.185 lighting in the Downtown Mixed Use District shall be used to increase visibility, security, and aesthetic appeal of nighttime landscapes. Light fixtures will be used to unify the downtown area

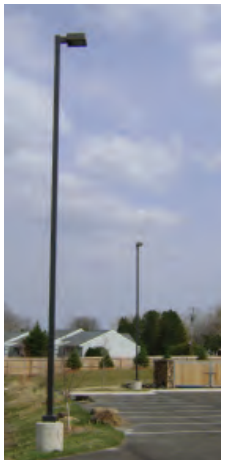
a) Lighting fixtures shall be compatible with the architecture of the building.

b) Shoe-box style lighting shall only be permitted in parking areas (private).

c) Wall-mounted lighting shall be used on building fronts to illuminate entry points and highlight architectural features.

Lighting fixtures shall be compatible with the architecture of the building. Wall mounted lighting shall be used to highlight architectural features.

Lighting fixtures shall be compatible with the architecture of the building

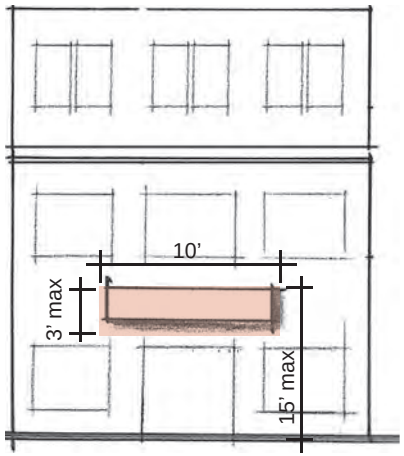


Shoebox style lighting shall be only permitted in parking areas.

Signage:

Within the MU-1 Mixed Use District nameplate and business signs are permitted subject to the following:

Wall signage is allowed on buildings in the MU-1 District within a horizontal band no more than three feet (3′) in height, and such sign shall be located at least ten feet (10′) and no more than fifteen feet (15′) above the ground. The allowable area of wall signs is 3 square feet per front foot of building frontage. The maximum area per individual wall sign placed on a building shall not exceed 30 square feet, nor shall 2 or more signs be so arranged and integrated as to cause an advertising surface exceeding 60 square feet. No more than two signs identifying any one business shall be permitted. The owner of the building must submit a plan for total building signage for approval by the Planning Commission. If an existing single tenant building is converted into a multi-tenant building, a master sign plan must be submitted for approval by the Planning Commission. Any existing multi-tenant building that does not have an approved master sign plan in place at the time of the adoption of this Chapter shall be allowed shall be 30 square feet per individual wall sign. Wall signage shall be located directly above the storefront window. Attached wall signage shall be flat and parallel to the surface of the building and projecting no more than one foot (1′) from it. Attached wall signage shall consist of individual letters or script logos mounted on the building. No "box" style signs shall be permitted.



Wall signage is allowed on buildings within a horizontal band no more than 3' high, 10' long and a maximum of 15' above the ground

Projecting signs are permitted within the following requirements:

a) Projecting: perpendicular to the surface of the building and no more than one foot (1′) thickness.

b) Projecting signs may extend five (5) feet into a required yard setback.

c) Projecting signs must be at least eight (8) feet above a sidewalk.

d) The maximum area of a projecting sign is eight (8) square feet.

Projecting signs must be perpendicular to the surface of the building, a minimum of 8' above the sidewalk and no more than 1' thickness. The maximum area is 8 sf.

Awning signs are permitted but calculated as a wall sign.

No freestanding signage is permitted in the MU-1 District.

In addition to the signage requirements presented in Sign Regulations- §153.205 - §153.219 signage in the Downtown Mixed Use District shall:

e) Be distinct and minimal to reduce visual sign clutter.

f) Be designed in a manner that is consistent with other signage in the district to reflect a unified district character.

Attached signs must be flat and parallel to the surface of the building and no more than 1' from the surface of the building

Signage shall be designed in a manner that is consistent with the other signage in the district to reflect a unified district character

GENERAL MIXED USE DISTRICT (MU-2) - § 153.335

Purpose:

The purpose of the General Mixed Use District (MU-2) is to provide an area for compact, walkable, mixed-use development along key community corridors and to support high quality development and site flexibility due to the unique site conditions in these areas. The mixture of land uses within the district is essential to establishing the level of vitality and intensity needed to support retail and service uses. A combination of retail, office, service and residential uses are encouraged although not required. Buildings may also be entirely residential. The mix of uses can occur vertically and horizontally. The placement of building and the relationship of the building, parking, landscaping, and pedestrian spaces is essential to creating the pedestrian-friendly environment envisioned for the MU-2 District. The standards in this section are reinforced within the Design Manual through pictures and graphics representing the intent of this section.

The General Mixed Use District shall provide an area for compact, walkable development along key corridors and to support high quality development

General Mixed Use District shall reflect high quality design due to the high visibility of the areas

Design Character:

The character of the General Mixed Use District shall reflect high quality design due to the high visibility of these areas. Although development in this mixed-use district will be more auto-oriented in design than the traditional Downtown Mixed Use District, pedestrian connections and amenities will still be required to provide connections to existing and future planned trails and to provide for safe pedestrian circulation within the site. Landscaping, signage, and architectural details shall be used to unify sites within each of the General Mixed Use areas in Forest Lake.

Site Design:

Orient and consolidate structures to compliment existing, adjacent development to create a coordinated and visually attractive mixed use setting.

Site planning shall respect the relationship of the site to the existing and proposed buildings and streets and major roadways including Highway 61.

Buildings with frontage on a primary street shall orient front facades parallel to the primary street.

Align the building front façade with adjacent buildings to promote visual continuity from the public right-of-way, unless site or use constraints are prohibitive.

Buildings shall have a clearly defined primary pedestrian entrance at street level.

Orient and consolidate structures to compliment existing development

Surface parking areas shall be screened with a decorative wall, railing, hedge, or a combination of these elements

Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements to a minimum height of 2 ½ feet and a maximum height of 3 ½ feet above the level of the parking lot at the build to line.

Drive-through or drive-in lanes are not allowed within the front of any buildings. They must be located to the side or rear of a building.

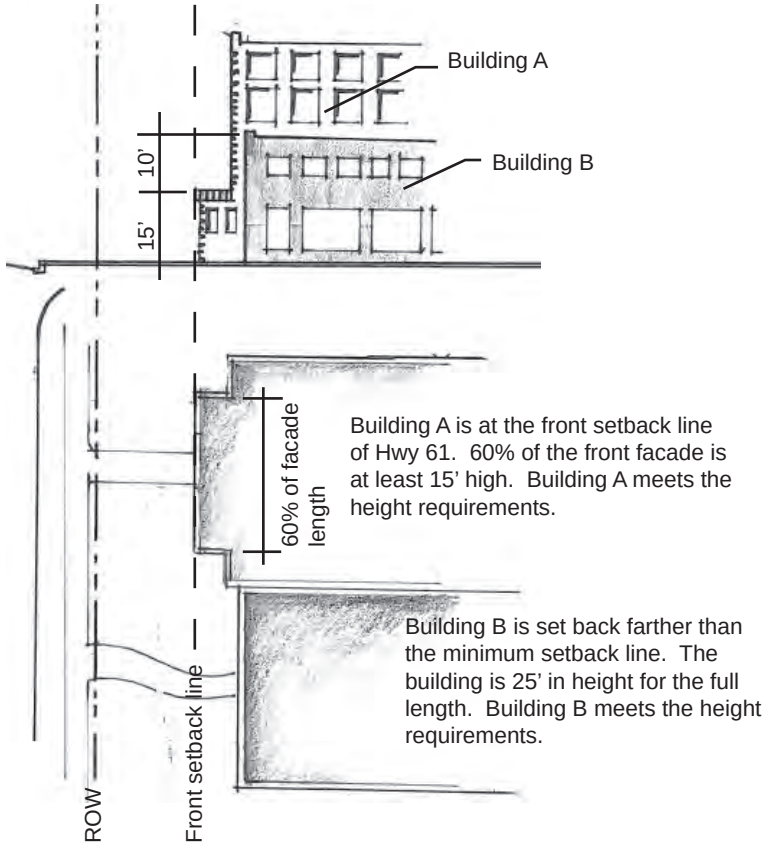
Maximum impervious coverage. The total lot coverage shall not exceed 80% impervious.

Building Heights

Maximum height on all buildings shall be 45 feet or 4 stories.

Where multiple buildings are proposed on a single site the buildings shall be designed with varying heights while meeting the following minimum standards:

Buildings at the front setback line along Highway 61 shall have a minimum height of 15 feet for 60% of the building length with a maximum height of 25 feet. Buildings, set back from Highway 61 (not meeting the minimum front yard setback to Highway 61) shall have a minimum height of 25 feet for 60% of the building length in order to provide visibility.



Parking Requirements:

Parking for residential units in the MU-2 district shall be provided underground and shall be calculated as required under Parking Design Requirements in Business, Commercial, Mixed Use and Industrial Districts -§153.132. The residential parking spaces shall be specifically reserved for the use of residents and visitors only, separate from any commercial , office or other uses on-site or nearby and shall not be counted as part of any shared parking or joint parking arrangement.

Parking for non-residential uses in the MU-2 district shall be calculated under Off Street Parking and Loading Requirements- §153.125 - §153.132. Shared parking arrangements as provided in Parking Provisions in Business Districts- § 153.130 are encouraged provided that such shared parking is fully connected between sites for automobiles and pedestrians.

Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements

Building Design Requirements: To maintain the character of the downtown area the MU-2 District is subject to the following standards to reflect the character of the District.

All new building fronts (single story or multi-story) and 100% refacing of existing buildings, shall include a minimum of four (4) of the following elements:

a) Architectural detailing, such as cornice, awning, parapet, or columns;

b) A visually pleasing primary front entrance that, in addition to doors, shall be accented a minimum of one hundred fifty (150) square feet around the door entrance for single occupancy buildings and a minimum of three hundred (300) square feet total for the front of multi-tenant buildings (this area shall be counted as one element). Entrances shall be clearly articulated and obvious from the street;

c) A minimum of thirty (30) percent window coverage on each front that faces a street;

d) Contrasting, yet complementary material colors;

e) A combination of horizontal and vertical design features;

f) Irregular building shapes;

g) Horizontal offsets of at least 4 feet in depth;

h) Vertical offsets in the roofline of at least four feet;

i) Fenestration at the first floor level which is recessed horizontally at least 1 foot into the façade;

j) Other architectural features in the overall architectural concept.

All building fronts must include four elements such as 30% first floor window coverage, irregular building shapes, architectural detailing and contrasting colors

High quality architecture shall use details, irregular shapes and contrasting materials

Multi-story buildings shall have the ground floor distinguished by intermediate cornice lines or other architectural detailing as shown

Multi-story buildings shall have the ground floor distinguished from the upper floors by having one or more the following:

a) Awning

b) Trellis

c) Arcade

d) Window lintels

e) Intermediate cornice line

f) Brick detailing such as quoins or corbels

The first floor elevation shall be minimum of 2'-6" above the sidewalk immediately adjacent to the front of the unit to ensure the unit is raised from the public space

Residential Uses on First Floors: Whenever residential uses are included on the first floor of a building the first floor elevation shall be a minimum of two feet six inches (2'6") above the sidewalk elevations immediately adjacent to the front of the residential unit to ensure the residential unit is raised from the public space. In addition, each first floor unit must have an individual private entrance at the street level with private courtyard enclosure

Any exterior building wall adjacent to or visible from a public street, public open space or abutting property may not exceed fifty (50) feet in length without significant visual relief consisting of one of the following:

a) The façade shall be divided architecturally by means of significantly different materials or textures;

b) Horizontal offsets of at least four feet in depth;

c) Vertical offsets in the roofline of at least four feet; or

d) Fenestration at the first floor level that is recessed horizontally at least one foot into the façade.

Accent Materials: Accent materials shall be wrapped around walls visible from public view. Where a mixed use building is visible from a public road all elevations shall be architecturally treated. Accent material shall consist of materials comparable in grade and quality to the primary exterior material. Such materials may include glass, prefinished decorative metal and fiber cement trim within soffit and fascia areas.

Major exterior materials of all walls including face brick, stone, glass, stucco, synthetic stucco, fiber cement vertical panel siding, architectural concrete and precast panels shall be acceptable as the major exterior wall surface when they are incorporated into an overall design of the building. Major materials must cover at least 60% of the exterior.

Fiber cement seam lines shall be architecturally integrated into the building design so that they are not visible. Seam lines can be filled, covered by other accent material or other method thereby making the seam lines invisible. Color impregnated decorative block shall also be allowed as a major exterior wall material and shall be required to be sealed. All materials shall be color impregnated with the exception of architectural concrete precast panel systems and fiber cement siding which may be painted.

Restricted Exterior Materials: Unadorned pre-stressed concrete panels, whether smooth or raked, non-decorative concrete block, sheet metal, unfinished metal and/or galvanized and unfinished aluminum surfaces (walls or roofs) shall not be used as exterior materials. This restriction shall apply to all principal structures and to all accessory buildings except those accessory buildings not visible from any property line. No more than twenty five percent (25%) of any exterior wall on a building shall be fiber cement siding, wood or metal accent material.

Accent materials shall be wrapped around walls visible from public view

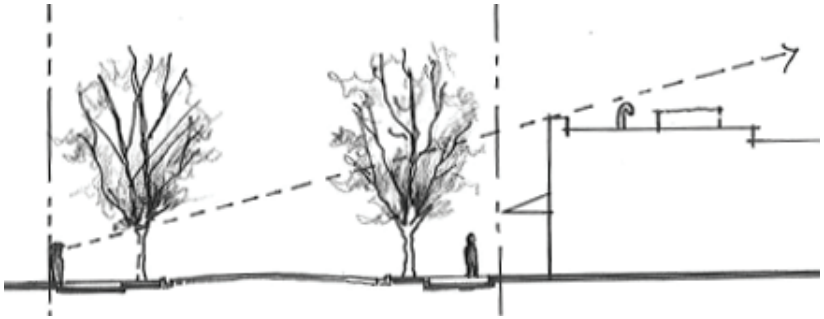
Acceptable roof designs include flat, pitched or cruved and must incorporate parapets, cornices or variety in height and form

Building Roofs:

Mansard or mansard style roofs are not permitted except for mansard style cornices. Acceptable designs include flat, pitched or curved. Building roof styling shall incorporate a minimum of one (1) of the following elements:

a) Parapets or cornices;

b) Varying building height and variety of roof lines while (meeting requirements in Section 4, Building Heights)



The view of all rooftop equipment shall be screened from the ground level view defined as *the view of the building from the furthest point of the width of hte right-of-way form the propertly lines(s) that abut a street.* A cross-sectional drawing shall be provided that illustrates the sight lines from the ground level view.

Screening

Rooftop mechanical equipment : The view of all rooftop equipment and related piping, ducting, electrical and mechanical utilities abutting a street on buildings shall be screened from the ground level view. Screening may include parapet walls, penthouses, or other architecturally integrated elements. Wood fencing or chain link with slats shall not be used for screening. A cross-sectional drawing shall be provided that illustrates the sight lines from the ground level view.

Screening adjoining residential use: Wherever a MU-Mixed Use District abuts, or is across the street from an R Residential District, a berm, fence or screening consisting of compact evergreen trees or hedge or a combination thereof, not less than eighty percent (80%) opaque at time of installation, nor less than six feet (6′) in height, except adjacent to a street where it shall be not less than three feet (3′) nor more than four feet (4′) in height shall be erected or installed and maintained. All screening shall comply with Screening-§153.146 of this chapter.

Whenver a MU district is adjacent to a residential district, a berm, fence or screen shall be installed and maintained

Ground Mechanical Equipment: Ground mechanical equipment shall be one hundred percent (100%) screened from contiguous properties and adjacent streets by opaque landscaping, or screen wall compatible with the architectural treatment of the principal structure.

Ground mechanical equipment shall be 100% screened from contiguous properties and adjacent streets

Trash enclosures or other accessory structures shall be constructed of the same materials and colors as the principal building

Trash Enclosure Service Structure: All exterior trash enclosures or other accessory structures shall be constructed of the same materials and colors as the principal building.

Exterior storage:

All exterior storage of material and equipment related to, located on, and used by any business or other nonresidential use shall be stored within a building or fully screened so as not to be visible from streets, highways, or neighboring property, with the exception of the following:

a) Merchandise being displayed for sale or rental as of the adoption of this section;

b) Materials and equipment currently being used for construction on the premises;

c) Merchandise located on service station pump islands.

Lighting:

In addition to the lighting requirements presented in Lighting Regulations -§153.185, lighting in the MU-2 District shall also be subject to the following requirements:

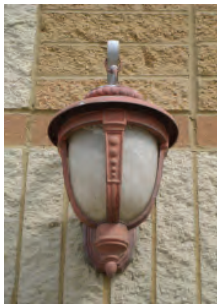
a) Decorative style lighting a maximum of 14 feet in height shall be used to illuminate all site areas with the exception of parking areas.

b) Shoe-box style lighting shall only be permitted in parking areas.

c) Lighting fixtures shall be compatible with the architecture of the building.

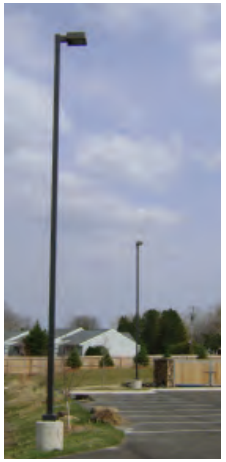
d) Wall-mounted lighting shall be used on building fronts to illuminate entry points and highlight architectural features.

Lighting fixtures shall be compatible with the architecture of the building.



Wall-mounted lighting shall be used on building fronts to illuminate entry points and highlight architectural features

Decorative style lighting a maximum of 14 feet in height shall be used to illuminate all site areas with the exception of parking areas.



Shoebox style lighting shall be only permitted in parking areas.

Landscape Design:

In addition to the landscape requirements presented in Landscape Regulations- §153.230 plant materials shall be used to create a unified and attractive mixed use environment.

a) Planting areas should be located and designed to avoid visual interference with public signage and private commercial communication.

b) Plant materials shall be arranged to provide focal points on the site, and concentrated to signify key site locations such as the primary building entrance, site entrance, around signage, along pedestrian walkways, and along the perimeter of the building.

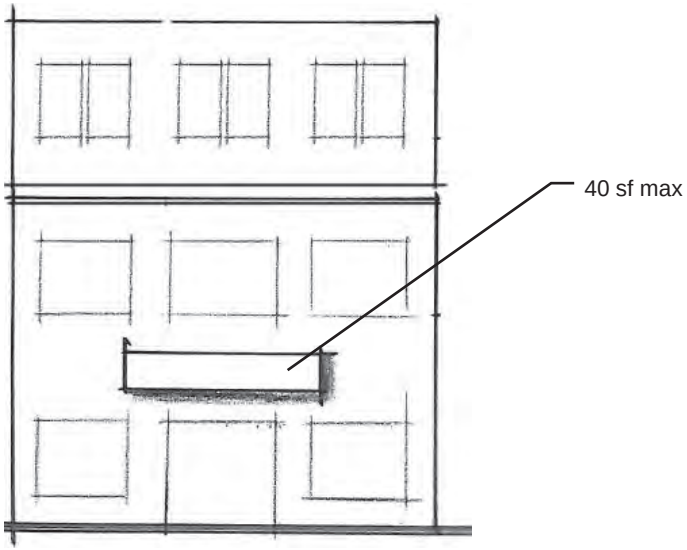
Plant materials shall be located and designed to avoid interference with public signage and private commercial communication

Plant materials shall be arranged to provide focal points on the site, and concentrated to signify key site locations

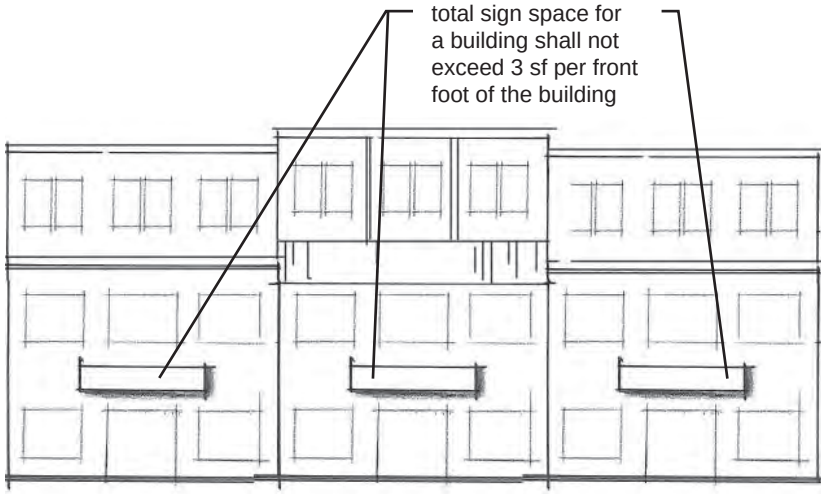
Signage:

Within the MU-2 District, nameplate and business signs are permitted subject to the following:

On parcel(s) with a building containing 1 principal use, aggregate square footage of sign space per lot shall not exceed the sum of 3 square feet per front foot of building. Attached wall signage shall consist of individual letters or script logos mounted on the building. No "box" style signs shall be permitted. The maximum area per individual sign placed on a building shall not exceed 40 square feet, nor shall 2 or more signs be so arranged and integrated as to cause an advertising surface exceeding 80 square feet. One freestanding monument sign with a surface area not to exceed 40 square feet shall be allowed (may include up to 50% of the total area as changeable electronic or non electronic copy). The maximum height for all signs shall be the lowest point of the roof or parapet of the building on which the sign is located or associated with. In the case of a multi-tenant building the monument sign shall be no taller than the lowest floor.



On parcels with a building containing 1 principal use, total sign space per lot shall not exceed the sum of 3 sf per front foot of building. The maximum area per individual sign placed on a building shall not exceed 40 sf



On parcels with a building containing 1 principal use, total sign space per lot shall not exceed the sum of 3 sf per front foot of building. No business shall have more than 1 sign per building elevation.

On parcel(s) with a building containing more than 1 principal use, the owner of the building must submit a plan for total building signage for approval by the Planning Commission. The signage area for such a building shall not exceed 3 square feet per front foot of the building. Attached wall signage shall consist of individual letters or script logos mounted on the building. No "box" style signs shall be permitted. If an existing single tenant building is converted into a multi-tenant building, a master sign plan must be submitted for approval by the Planning Commission. Any new multi-tenant building in which the owner of the building or property chooses to not pursue a master sign plan shall be allowed a total of 3 square feet per front foot of leased or owned tenant space not exceeding 30 square feet per individual sign. No business shall have more than 1 sign per building elevation. One freestanding monument sign shall be allowed for a multi-tenant building or development not to exceed 40 square feet not including the sign base. Freestanding signs must be monument signs. Pylon signs are not allowed. The maximum height for all signs shall be the lowest point of the roof or parapet of the building on which the sign is located or associated with. In the case of a multi-tenant building the monument sign shall be no taller than the lowest floor.

No sign or any part thereof shall be located closer than 20 feet to any property line.

Exceptions:

a) 35 feet when abutting an Residential (R) District;

Projecting signs are permitted with the following requirements:

a) Projecting signs may extend 5 feet into a required yard setback.

b) Projecting signs must be at least 8 feet above a sidewalk.

c) The maximum area of a projecting sign is 8 square feet.

Signage shall be designed in a manner that is consistent with the other signage in the district to reflect a unified district character

Projecting signs must be perpendicular to the surface of the building, a minimum of 8' above the sidewalk and no more than 1' thickness. The maximum area is 8 sf.

In addition to the sign requirements presented in Sign Regulations-§153.205 through §153.219, signs in the MU-2 District shall also be subject to the following requirements:

a) To reduce visual sign clutter, signage shall be distinct and minimal.

b) Monument sign bases shall be constructed of similar materials, style, and color as that of the principal building.

c) Signage shall be designed in a manner consistent with this chapter, and as illustrated in the Forest Lake Design Requirement Manual.

One freestanding monument sign shall be allowed for a multi-tenant building or development not to exceed 40 square feet not including the sign base

Signage shall be distinct and minimal

Monument sign bases shall be constructed of similar materials, style and color as that of the principal building

SUSTAINABILITY REQUIREMENTS FOR ALL BUSINESS- (§153.324), INDUSTRIAL- (§153.330), MIXED USE- (§153.334-§153.335), AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT (MXR-3, and MF - §153.322-§153.323)

To achieve the principles and objectives presented in the Comprehensive Plan and implement the City's Sustainability Action Plan, sustainable design and development elements shall be incorporated into all commercial/industrial, mixed use and non-residential development in residential districts, and applied to apartments and multi-family structures. A developer must select a minimum of one item from each of the following categories and provide a detailed narrative as to how this requirement is being satisfied:

Stormwater Mitigation:

The City supports the use of the following techniques for stormwater mitigation; however final approval and permitting authority must be obtained from the appropriate watershed district.

a) Pervious paving: Use of pervious surface system technology within fifty percent (50%) or more of paved surface area.

Pervious paving can transform a parking lot into an infiltration or storage area for rainwater

Rain garden designed as a landscape feature

Water collection systems integrated into pavement areas

b) Rain gardens: Move water from building or hardscape runoff on-site into planted areas specifically designed for infiltration

c) Green roof: Use a vegetated roof or rooftop garden to reduce runoff.

d) Water collection from building or hardscape surfaces: Retain water on-site for irrigation or building use through cisterns or other containment systems.

e) Other techniques approved by appropriate Watershed District.

Heat Island Reduction

a) Shade trees over hardscape areas: Use overstory trees in medians and parking lot perimeter planting areas where the canopy will intercept sun from the pavement.

b) (2) Roofing materials: use white roofing materials or other roofing material solar reflective index meeting acceptable sustainability standards and benefits.

Water Use Reduction

a) Use native landscaping techniques and a high efficiency irrigation system to minimize long term water usage.

b) Use captured surface runoff from other areas on-site to serve landscaped areas

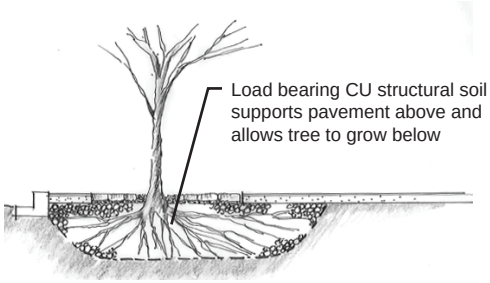
Landscaping

a) Use best management practices for tree plantings in order to encourage maximum canopy growth. See Landscape Regulations- §153.230 et. seq. for additional landscaping requirements.

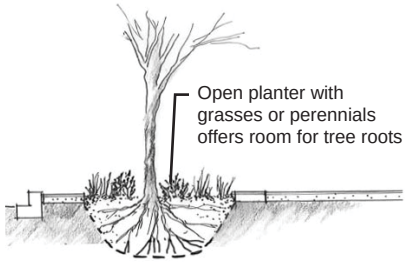
b) Landscaping shall be designed to provide shading and cooling during the summer months while minimizing reduction of solar heat penetration during the winter months. See Landscape Regulations- §153.230 et. seq. for additional landscaping requirements.

c) Landscaping is to be environmentally sensitive and should include native drought resistant plants and turf, and a reduced need for chemical fertilizers and pest control. See Landscape Regulations- §153.230 et. seq. for additional landscaping requirements.

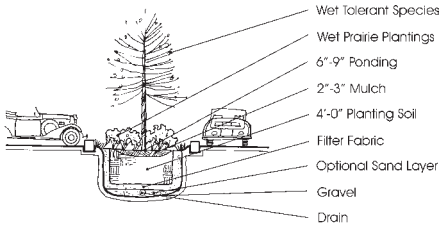
d) Where irrigation is required in Landscape Regulations- §153.230 et. seq. use recycled gray water, roof water, collected site run-off or an irrigation system that will deliver up to ninety-five (95) percent of the water supplied.



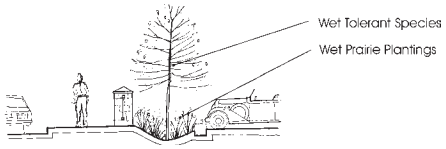
Tree in Structural Soil - CU structural soil is ideally used in areas where hardscape is needed. The load bearing soil is also a growing medium for trees which allows the roots to expand beneath concrete or pavers.



Tree in open plant bed - A plant bed with hardy or native perennial plants around the tree will provide additional color and variety. In the winter when the plants die back the area can be used to store snow.



Bioretention parking median



Vegetated swale

Landscaping should include native drought resistant plants and a reduced need for chemical fertilizers and pest control

Where irriguation is required, use collected site runoff for water supply

Energy Efficiency:

All buildings and sites are to be sited and developed in such a way as to maximize the benefits of the site for solar heating and passive cooling through the following techniques, where feasible:

a) Buildings are to be oriented on the site to optimize passive solar heating and cooling opportunities.

b) Buildings are to be oriented so as to minimize wind loads on the structure.

c) Windows are to be placed, and appropriately shaded, to maximize solar penetration during the winter months and minimize solar penetration during the summer months.

d) Install solar panels in conformance with Solar Energy System Requirements -§153-307 to provide at least 10 percent of the project's estimated electriCity demand.

e) A minimum of fifty percent (50%) of all exterior light fixtures used on site shall be powered by solar panel energy.

f) All lighting shall be downcast and use LED fixtures meeting requirements in Lighting Requirements -§153.185.

g) Daylight sensors or timers shall be installed on all exterior lighting.

ARCHITECTURAL DEFINITIONS

Arcade: A series of arches supported by columns, piers, or pillars that may be freestanding or attached to a structure. An arcade may be a roofed passageway between buildings and often has a decorative purpose.

Architrave: The lowest part of a classical entablature or a molding enframing an opening. (see Entablature)

Awning: A projecting device mounted on the outside of a door or window. Often offers shade over adjacent walkways.

Building Bays: A portion of a building defined by vertical elements, such as columns or pilasters. Bays are often openings or recesses in a wall and are often used to give visual interest to facades.

The building shown incorporates three different styles of columns

Columns: A vertical pillar or post. Columns may be load bearing and support a roof or beam, or they may be decorative.

Corbels: An architectural bracket that projects upward and outward from a wall and supports a horizontal element such as a shelf, or beam or roof above it. Some corbels are decorative and do not serve a structural purpose.

Cornice: The highest section of projecting molding along the top of a wall. A cornice is typically found just below a roof, although an intermediate cornice can be a decorative element in a facade that separates one level of a building from another.

Entablature: An architectural element composed of an architrave, a frieze, and a cornice. The cornice is the uppermost portion, the frieze is a horizontal band in the middle and the architrave is a lowest section.

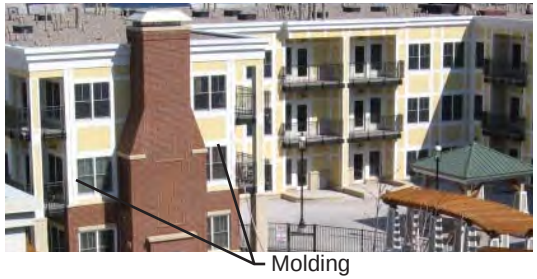
Facade: The main exterior face of a building usually fronting a street or public area. The facade usually defined by ornamentation and detailing.

Fascia: A trim element used to face the eave or rake edges of a pitched roof.

Fenestration: The design and placement of exterior openings in a building, such as windows and doors.

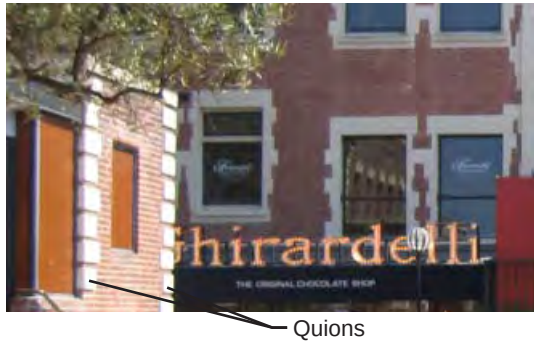
Frieze: The middle member of an entablature, above the architrave and below the cornice. A frieze is typically a flat band, sometimes decorated with carvings or other ornamentation. (See Entablature)

Lintel: A horizontal structural element over an opening, such as a window or door, which supports the weight of the wall above it. Lintels may be used for decorative purposed in a building facade.



Molding: A decorative band of trim, which defines structural elements, walls, and openings.

Parapet: A low wall projecting from the edge of a roof, terrace or wall, that serves as a vertical barrier at the edge. A parapet is often used to screen utilities mounted on rooftops.



Quions: A structural form used at the corners of a building for the purpose of reinforcement. Quions are typically masonry and often a non-structural decorative element is modeled after a quion.

Soffit: The exposed underside of a roof or another architectural element.

Transom: A horizontal bar across a window or door. Often a transom separates a door from a small window directly above it.

Trellis – Open latticework which may offer support for vines or shade for buildings.

ROOF STYLES

Curved Roof: A roofline formed along a curvilinear plane. Often a curved parapet wall gives the impression of a curved roof.

Flat Roof: A roof with no visible slope which is common in commercial areas.

Pitched Roof (Gabled): A roof that slopes downward on either side of a central ridge. A pitched roof has a gable (the triangle formed by a sloping roof) on either end.

Hipped Roof: A roof slopes down on all four sides from a central peak.

Mansard Roof (not allowed): A roof with two slopes on each of the four sides and a lower roof that is more steeply sloped than the upper roof.

Shed Roof: A roof with a single slope.

SIGN DEFINITIONS - §153.230

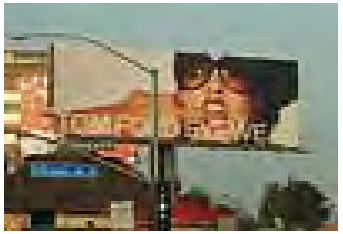
Abandoned Sign: A sign which no longer identifies or advertises a bona fide business, tenant, service, owner, product or activity, and/or for which no legal owner can be found.

Advertising Copy: The graphic content of a sign surface in either permanent or removable letter, pictographic, symbolic, or alphabetic form.

Awning/Canopy Sign: A sign constructed of flexible translucent or fabric-type material that incorporates a written message or logo on the exterior.

Balloon Sign: A sign consisting of a bag or similar device of lightweight material supported by helium, hot or pressurized blown air, which is greater than 18 inches in diameter.

Banners, Pennants, Streamers and Festoons: A temporary sign or attention-getting device generally made of flexible materials such as paper, cloth, plastic, or any non-rigid material with no enclosing framework. National and state flags shall not be included in this definition.



Billboard Sign: An off-premise sign structure advertising an establishment, merchandise, service, social/political statement, or entertainment that is not sold, produced, manufactured, or furnished at the property on which the sign is located.

Changeable Electric Copy Sign: A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged manually.

Changeable Non-Electric Copy Sign: any characteristics of a sign that appear to have movement or that appear to change, caused by any method other than physically removing and replacing the sign or its components, whether the apparent movement or change is in the display, the sign structure itself, or any other component of the sign. This includes a display that incorporates a technology or method allowing the sign face to change the image without having to physically or mechanically replace the sign face or its components. This also include any rotating, revolving, moving, flashing, blinking, or animated display and any display that incorporates rotating panels, LED lights manipulated through digital input, "digital ink" or any other method or technology that allows the sign face to present a series of images or displays.

Community Promotion Sign: An attention-getting device such as a banner or seasonal decorations that are installed and maintained by the City.

Construction Sign: Any sign that displays information regarding the construction or development of the site on which it is displayed.

Directional Sign: A sign that serves primarily to direct traffic to the location of a place, area, or activity.

Freestanding Sign: A sign that is self-supporting and affixed to a frame structure and not attached to a building.

Flashing Sign: (See Changeable Electronic Sign)

Gross Area of Sign:

a) **Area of Freestanding Sign**: This means the area of the actual sign. It does not include embellishments such as the monument base, pole covers, framing, or decorative roofing, provided there is no advertising copy on or attached to the embellishments. If the freestanding sign is double-faced, only 1 face is used to calculate sign area.

Gross Area of Sign:

a) **Area of Wall Sign:** This means the total area of the sign, including all structures framing the sign, background embellishments or area contained within a rectangle or square drawn completely around the display surface, even if the sign consists of individual letters and/or graphics.

Height of Sign: The vertical elevation of a freestanding sign is measured from the elevation of the ground surface at the base of the sign to the top of the sign structure.

Identification Sign: A sign containing principally the name of the individual or establishment occupying the premises and which also may include the street address, telephone number, or other information identifying the use.

Illuminated Sign: Any sign that has characters, letters, figures, designs, or an outline illuminated by electric lights or luminous tubes as a part of the sign proper.

a) Backlit: A light source contained within the sign element or sign cabinet that illuminates by shining through a translucent surface or sign face, except where only the letters of the sign copy are illuminated.

b) External: A light source outside the sign element or sign cabinet that illuminates by directing light unto the sign surface, such as by floodlights or spotlight.

c) Internal: A light source contained within the sign cabinet or sign element that illuminates by directing light onto the sign surface, or that illuminates only the letters of the sign copy, and which is not backlighting.

d) Neon: A light source supplied by neon or other gas in which the light tube is bent to form letters, symbols. or other shapes.

Institutional Sign: A sign that identifies the name and other characteristics of a public or semi-public institution on the site where the sign is located.

Logo: An identifying graphic which may or may not be a registered trademark but which is the official graphic identifier for a business organization.

Marquee Sign: A building sign painted on or attached to a marquee.

Message Center / Time / Temperature Display Sign: A sign having electrically changing copy that displays current time, temperature, and/or public service announcements.

Monument Sign: A freestanding sign not supported by exposed posts or poles which is architecturally designed and located directly at grade where the base width dimension is at least as wide as the sign and has no more than 2 sides.

Multi-tenant Center: A group of commercial, retail, service, or professional establishments with a designed occupancy of 2 or more tenants with shared parking and visual appearance as a contiguous structure which may or may not be planned, constructed, or managed as a total entity.

Nameplate: A sign indicating the name and address of a building and/or the name of an occupant therein.

Non-Commercial Opinion Sign: Any sign, which is not a commercial sign, which expresses an opinion and which is deemed by the courts to have greater protection under the First Amendment than a commercial sign.

Non-Conforming Sign: A sign that does not conform to the requirements of this section.

a) **Legal:** A sign which lawfully existed at the time of the passage of this sub-chapter or amendments thereto, but which does not conform to the regulations of this chapter.

b) **Illegal:** A sign which was constructed after the passage of this sub-chapter or amendments thereto, but which does not conform to the regulations of this chapter, or a sign which existed prior to the adoption of this sub-chapter which did not conform to regulations then in effect.

On-Premises Sign: A sign that directs attention to a business or profession conducted, or to a commodity, service, or entertainment sold or offered on the premises where the sign is located or to which it is affixed.

Onsite Directional Sign: A sign that serves solely to direct traffic to the location of a place, area, or activity on site.

Off-Premises Sign: A sign that directs attention to a business or profession or to a commodity, service, or entertainment not sold or offered upon the premises where the sign is located or to which it is attached.

Portable Sign: A sign with or without copy and/or graphics which is constructed or placed upon a chassis with wheels, legs, or skids in order to be movable from one location to another, such as may be mounted on an automobile or trailer. This definition does not include permanent identification signs painted directly on vehicles, principally used for transportation, but does include such signs if the vehicles are not used for transportation purposes but are intended rather as a structure to support a sign.

Projecting Sign: A sign with a face perpendicular to the wall of a building upon which it is attached.

Projection Sign: A sign that is projected by means of a light on an exterior wall or other exterior surface.

Pylong Sign: Any permanent, freestanding sign mounted on posts or columns.

Real Estate Sign: Any sign pertaining to the sale, lease, or rental of land or buildings.

Roof Sign: A sign which is mounted on the roof of a building or which projects above the top of the wall or parapet of a building with a flat, gambrel, gable or hip roof, or deck line of a building with a mansard roof.

Sandwich Board Sign: A freestanding temporary sign with only two sides that are situated adjacent to a business with the intent to attract pedestrian traffic to businesses. Sandwich board signs are not meant to be read by vehicular traffic.

Sign: Any device, structure, fixture, or placard using graphics, symbols, and/or written copy for the primary purpose of identifying, providing directions, or advertising any establishment, product, goods, or services. This includes symbols, flags, pictures, wording, figures, or other forms of graphics painted on or attached to windows, walks, awnings, freestanding structures, suspended by balloons or kites, or on persons, animals, or vehicles.

Temporary Sign: A sign which is designed or intended to be displayed for a short period of time and is not permanently installed. This includes but shall not be limited to banners, sandwich board signs, pennants, and flags other than community promotion signs, garage sale signs and flyers, for-sale real estate signs, and lawn/curb signs.

Wall Mounted Sign: A sign attached essentially parallel to and extending not more than 24 inches from the wall of a building with no advertising copy on the sides or edges.