

**AGENDA  
PLANNING COMMISSION  
CITY OF WYOMING, MINNESOTA  
SEPTEMBER 12, 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 August 22, 2023.**

**SCHEDULED PUBLIC HEARINGS:**

**NEW BUSINESS:**

- 2. Site Plan Review: Sp-23-005 Commercial Plumbing & Heating**  
Location: 24428 Greenway Avenue  
Applicant: Sperides Reiners Architects, Inc. – Jeff Gears AIA, NCARB, LEED AP  
Owner: Commercial Plumbing & Heating – Natalie Bengston & Derrek Skeie  
Property ID Number: 21.10854.10

**OLD BUSINESS:**

- 3. Architectural Standards: Example Draft Ordinance**

**COMMUNICATIONS:**

**UPDATES:**

*Wildlife Estates Plat 5; the rezone, variances, preliminary, & final plats were approved by the City Council.*

**ADJOURN**

**UPCOMING:**

**UNAPPROVED MINUTES  
PLANNING COMMISSION  
CITY OF WYOMING, MINNESOTA  
AUGUST 22, 2023  
7:00PM**

**CALL TO ORDER:**

*Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for August 22, 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 June 13, 2023**

**A MOTION WAS MADE BY COMMISSIONER NAUMANN, SECONDED BY COMMISSIONER IVERSON, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JUNE 13, 2023, AS SUBMITTED.**

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

**SCHEDULED PUBLIC HEARINGS:**

- 2. Rezoning: Z-23-001: Rural Residential II (R2) to Rural Residential 1 (R1)  
Variance: V-23-002: Lot Width and Depth  
Preliminary & Final Plats: D-23-02 and D-23-03 “Wildlife Estates Plat 5”  
Location: 24996 Fondant Avenue – Southwest corner of 250<sup>th</sup> Street and Fondant Ave.  
Applicant: Brian Mulroy  
Property ID Number: 21.11125.34**

Building Administrator/Zoning Official Weck gave an overview of the request for rezoning and variance for property located at 24996 Fondant Avenue. He noted that that this is very similar to what the Commission had seen about a year ago just across the street.

Brian Mulroy, applicant, explained that he would like to build another house and split this into two almost equal sized lots.

**MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO OPEN THE PUBLIC HEARING.**

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

Tony Kruter, explained that he lives on the property that butts up to Mr. Mulroy's property and noted that his home will be right next to the proposed new home would be located. He asked if the property mentioned from last year was already approved for subdivision.

Chair Lobermeier stated that had been approved in November of 2022 and stated that it is almost an identical situation to this one.

Mr. Kruter stated that he has lived here for about 30 years and feels like the new 'hot thing' is to start cutting up the property and subdivide. He stated that he thinks these actions will directly effect the value of his home. He stated that he moved to Wyoming because he did not want to have a house right next door to him and he thought everything was pretty much a lock and had to follow those rules, but this will be the third subdivision in in that neighborhood over the last few years. He stated that he would rather not see this be approved simply for financial reasons. He stated that it has been a great neighborhood and he feels it would be a shame to just start cutting everything up in order to get more homes in. He shared examples of the rules he had to abide by when he built his home and shop and stated that he feels this proposal just does not meet the City's criteria. He stated that Mr. Mulroy's shop is bigger than his is and now he plans to cut the property in half so there will be a garage, a house, and a giant shop located on a smaller parcel. He expressed concern that whoever would build on the newly created lot would also choose to put in a house, a garage, and a giant pole barn. He stated that he is opposed to this request.

**MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING.**

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

Chair Lobermeier stated that he had taken a look at the minutes from the similar situation from last November and asked for a brief overview.

Building Official Weck explained that at the time that those lots were created, the minimum lot width was 160 feet, which was then raised to 200 feet to make it easier for people to subdivide in the future if City sewer and water became available.

Chair Lobermeier stated that at the time this was platted they more than met the minimum requirements and the variance is really because of the subsequent change the City made.

Building Official Weck stated that was correct.

Commissioner West asked about additional accessory structures and noted that in her area, they are not allowed to have pole barns.

Building Official Weck explained that in that district, the roofing and siding need to match the house. He stated that they can do pole barn construction, but it cannot look like a pole barn. He noted that if the lot is over 40,000 sq. ft., which is just under an acre, they can have 2,000 sq. ft. of detached accessory buildings and they can have two buildings.

Chair Lobermeier clarified that the accessory buildings had a maximum of 2,000 sq. ft. for accessory buildings.

Building Official Weck stated that if the lot is smaller than 40,000 sq. ft. then it would be 5% of the lot area.

**MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER NAUMANN, TO RECOMMEND APPROVAL OF THE REQUEST FOR REZONING Z-23-001: RURAL RESIDENTIAL II (R2) TO RURAL RESIDENTIAL 1 (R1) FOR PROPERTY LOCATED AT 24996 FONDANT AVENUE – SOUTHWEST CORNER OF 250<sup>TH</sup> STREET AND FONDANT AVENUE FOR PROPERTY ID NUMBER: 21.111.25.34.**

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

**MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER NAUMANN, TO RECOMMEND APPROVAL OF THE VARIANCE REQUEST: V-23-002: LOT WIDTH AND DEPTH FOR BOTH LOTS LOCATED AT 24996 FONDANT AVENUE – SOUTHWEST CORNER OF 250<sup>TH</sup> STREET AND FONDANT AVENUE FOR PROPERTY ID NUMBER: 21.111.25.34, SUBJECT TO THE CONDITIONS INCLUDED IN THE STAFF REPORT.**

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

**MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO RECOMMEND APPROVAL OF PRELIMINARY PLATS: D-23-02 AND D-23-03 “WILDLIFE ESTATES PLAT 5”, FOR PROPERTY LCOATED AT 24996 FONDANT AVENUE SOUTHWEST CORNER OF 250<sup>TH</sup> STREET AND FONDANT AVENUE FOR PROPERTY ID NUMBER: 21.111.25.34, SUBJECT TO THE CONDITIONS INCLUDED IN THE STAFF REPORT.**

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

**MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF FINAL PLATS: D-23-02 AND D-23-03**

**“WILDLIFE ESTATES PLAT 5”, FOR PROPERTY LCOATED AT 24996 FONDANT AVENUE SOUTHWEST CORNER OF 250<sup>TH</sup> STREET AND FONDANT AVENUE FOR PROPERTY ID NUMBER: 21.111.25.34, SUBJECT TO THE CONDITIONS INCLUDED IN THE STAFF REPORT.**

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

Chair Lobermeier explained that these recommendations would go to the City Council at their September 7, 2023 meeting.

**NEW BUSINESS - NONE**

**OLD BUSINESS - NONE**

**COMMUNICATIONS:**

**3. Planning Commission Member Recommendation: Mark Holl – 24766 Hazel Avenue**

Mark Holl introduced himself and shared some of his background and experience and gave an overview of his interest in serving the City as a member of the Planning Commission.

**MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO RECOMMEND THAT THE CITY COUNCIL APPOINT MARK HOLL TO SERVE ON THE PLANNING COMMISSION.**

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

**UPDATES:**

- **Gregory Contracting – Variance and Site Plan Review – approved by the City Council**
- **CUP for apartments on 257<sup>th</sup> Street was denied by the City Council**

Chair Lobermeier expressed his hope that the Commission would be able to resume discussion on the Architectural Standards. He noted that at the beginning of the year they had discussed goals for the Commission, but they never really came back to it. He stated that Mayor Iverson had suggested holding a few meetings with the EDA and noted that he still thinks that is something that they should do in order to share information on some of the downtown planning.

Building Official Weck noted that he would discuss a possible joint meeting with the EDA with City Administrator Linwood.

Mayor Iverson suggested that some of the EDA ideas will be rolled out during Stage Coach Days.

Chair Lobermeier referenced rezoning for implementation in relation to the Comprehensive Plan and specifically referenced land on Heims Lake, as an example of land that is zoned R-1 even though everything around it is not. He stated that the City needs to take a look at which properties

really should be changed now in order to make some of those Comprehensive Plan things happen. He stated that it would not be rezoning all of the City and would just be looking at a small amount of properties and clarified that these were items that he would like the Commission to discuss at upcoming meetings.

**A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO ADJOURN THE AUGUST 22, 2023 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:21 PM.**

*Voting Aye: Iverson, Naumann, West, and Lobermeier*

*Voting Nay: None*

*Abstain: None*

*Absent: None*

**CITY OF WYOMING  
PLANNING AND ZONING**

<b>TO:</b>	<b>Planning Commission</b>
<b>DATE:</b>	<b>9/7/2023</b>
<b>FROM:</b>	<b>Kim Lindquist, City Planner Fred Weck</b>
<b>RE:</b>	<b>Site Plan Review,</b>
<b>APPLICANT:</b>	<b>Commercial Plumbing &amp; Heating</b>
<b>PROPERTY:</b>	<b>R.21.10854.10</b>
<b>FILE NO.:</b>	<b>SP-23-005</b>

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**OVERVIEW**

Commercial Plumbing & Heating (“Applicant”) has requested a site plan review to construct a 7,018 square foot warehouse addition to the structure at 24428 Greenway Avenue. The approximate 11,000 square foot building, first floor plus mezzanine, is a combination of office and warehousing uses with a shop also located in the warehouse section. The new square footage will all be dedicated to warehousing for the permitted business.

The Applicant’s proposal is to construct an addition on the west side of the existing building, in the area currently graveled for parking and truck maneuvering. Overhead doors will be placed on the west and south elevations; there is no vehicular or pedestrian access from the north. There is a paved front parking lot that is also used for customers and employees. The Applicant will be expanding the paved parking lot south of the new addition, to connect with the existing paved lot. The gravel area is not expanding, which is desirable due to its proximity to wetlands in the west. This also means that existing trees and other vegetation, in the west, will remain. As noted on the GIS aerial, there appears to be some outside storage along with parking of trailers and vehicles on the north, south, and west sides of the rear gravel parking area.

In addition, plans illustrating site grading, storm sewer, landscaping, and access are provided. Given the property location the plan must meet the I- Industrial District standards and is subject to the Highway 8 Overlay District Regulations. The front of the lot is located within the Highway 8 Overlay District which would have impacted the front of the building if this was new construction. The site location is somewhat unusual in that it is adjacent to a single-family residential development in the north and some of the recommended conditions of approval are related to its close proximity to residential development.

**STAFF RECOMMENDATION**

Based on review of the request and the standards for approval, staff is recommending approval of a site plan for the 7, 018 square foot addition for Commercial Plumbing & Heating at 24428 Greenway Avenue subject to the following conditions:

1. All required local, state and/or federal permitting must be obtained.
2. The Applicant shall revise the building elevations to propose a masonry building that is consistent and complementary to the existing structure for City Council review and approval prior to issuance of a building permit.

3. The Applicant shall submit a lighting plan that complies with all standards in ordinance lighting requirements Article VII, Division 15, including turning off site lighting.
4. The Applicant shall revise the landscape plan to provide screening along the northern property line, consistent with current ordinance screening requirements and generally consistent with the 1993 site plan approval for staff review and approval prior to issuance of a building permit.
5. Any signage on site will require a separate sign permit (s).
6. The Applicant address all engineering comments provided to the Applicant.
7. The Applicant shall remove the gravel area and fence in the north to maintain a 20-foot setback. Additionally, the gravel area immediately north of the new addition will be removed and returned to maintained open space.

## **STAFF REVIEW**

### Site Plan Review

The subject property is zoned I-Industrial and guided Commercial. The zoning and surrounding uses are as follows:

**North** – R2–Rural Residential II District; Designated Single Family Residential Neighborhood

**South** – C-Commercial; Designated Commercial

**East** – R2-Rural Residential II District and Hwy 8; Designated Commercial

**West** –R C-Commercial and A-Agriculture; Designated Commercial and Wetlands

The use on the site is a service use that combines office and warehousing to achieve their mission. Both office and warehousing are permitted uses within the Industrial District. While the business service may be considered more a commercial use the potential for outside storage of materials and business vehicles, along with the needed warehousing function, makes the use more consistent with an industrial zoning. Because both activities need to occur on the site, and are both intrinsically tied together for business operations, the combination of office and warehousing does not constitute two different uses on the site.

This parcel is located within the I-Industrial District, and partially within the Hwy 8 Overlay District. The following table summarizes the regulations associated with the site, and the site plan details:

<b>Zoning District</b>	<b><u>I - Industrial District</u></b>	<b><u>Hwy 8 Overlay</u></b>	<b><u>Proposed</u></b>
<b>Lot Width</b>	200 feet	300 feet	300 feet (existing condition)
<b>Lot Size</b>	2.5 acres	2.5 acres	3.72 acres (existing condition)
<b>Front Yard Setback</b>	75 feet from road centerline or 40 feet from ROW whichever is less. 10 feet (parking area)	if frontage on Hwy 8 principal & parking 150 feet	159 feet new addition 155 feet new parking
<b>Side Yard Setback (north)</b>	40 feet (principal building), 15 feet (parking area)(adjacent to residential districts)		38.5 feet and 9 feet (existing condition)
<b>Side Yard Setback (south)</b>	20 feet (principal building), 15 feet (parking area)		81.3 feet and 20 feet
<b>Rear Yard Setback</b>	35 feet principal building 15 feet parking area		Over 163 feet (wetland at 163')
<b>Parking Stalls</b>	37 stalls		33 stalls provided with add'l 16 stalls in west
<b>Building Height</b>	45 feet (four stories) maximum		18.6 feet
<b>Impervious Surface</b>	75% (maximum)		37.4%

### Architecture

Property developing in the Industrial District must adhere to the architectural standards and exterior materials contained in Division 5, Architectural Standards. The ordinance breaks down acceptable materials into Class I, II, and III. For industrial uses, 75% of the exterior wall surfaces shall be one or a combination of all three classes of material. The remaining 25% may be any material subject to final approval by the Planning Commission and City Council. Further, the ordinance also recognizes that standards may be reduced if the sides of a building are not visible from a public road.

The current proposal results in a building addition that is not fully visible from the public road; however, will be visible at several vantage points to the public and certainly to the northern

residential use. The addition is proposed to be a pre-engineered building with smooth metal panel exterior with concealed fasteners. The current building appears to be tip up concrete panels with aggregate finish on the office section and a decorated vertical detail on the warehousing area. Staff is recommending that the Applicant revise the exterior materials to provide something more consistent with the existing building and not a metal building. The high visibility of the site from areas along Hwy 8 and Greenway and the adjacency to a single-family residence prompts staff to request higher quality materials.

### Landscaping

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 of land not being used for structures or parking and excluding wetlands. Based upon the Applicant's calculations found on the landscape plan 23 overstory trees and 46 understory trees are required. The Applicant also indicates that there are 56 overstory trees currently provided on the site and an additional 13 are being added, ten around the stormwater pond and three in the front of the office building.

Staff has the site plan from 1993 which illustrates that landscaping would be placed along the northern property line, between the building and the adjoining residential lot. In total, 15 trees were proposed outside of the 8-foot fence. Review of the landscape plan and aerial indicate that there are trees between the two buildings, although it appears that some of the plantings are located on the residential property and not on the Applicant's site. As part of this approval, the Applicant should bring the site into compliance with the 1993 approval and install additional trees along the northern property line to provide additional screening from the site to the residence. It is also noted that the parking area and fencing on the northern side was approved with a 20' setback. Based upon the submitted plans, it appears that the setback has been diminished. In order to allow room for new plantings, and to bring the site into compliance with the prior approval, the gravel parking area and fencing should be shifted so there is a twenty-foot setback, leaving space for new tree plantings.

The plans indicate that the existing privacy fence will remain. Aside from the request to shift the fence location in the north to maintain a 20' setback the fence location is reasonable. The Applicant will be shifting the front or east face of the fence to the edge of the paved parking lot since that will be also shifting. The fence serves as a privacy fence but also a security fence given the articles that may be stored in the rear of the building.

The Applicant had provided a tree preservation plan associated with the current proposal. As the new construction will all occur within the currently graveled storage and parking lot, and because the parking area is not expanding to the west, no additional tree removal is proposed to occur.

### Roads, Traffic, and Access

The proposed development continues to use existing access points, and little will change along Greenway Avenue. While the more eastern portion of the site is located within the Hwy 8 Overlay District, the site does not directly front onto Hwy 8, and is more than 150' from the Highway 8 right of way, so additional setbacks or traffic management standards are not required.

### Drainage/Natural Resource/Wetlands

The site is within the Comfort Lake – Forest Lake Watershed District (CLFLWD) and permitting is required through the CLFLWD. As the proposed disturbance area is under an acre, an NPDES

permit is not required. There is no floodplain in the area so no floodplain permitting is required. The site is proposing to meet all stormwater management requirements through the infiltration basin proposed. Geotechnical information and soil borings were not included with the submittal and will be needed to confirm feasibility of infiltration based on onsite soils and separation to groundwater. Drainage and utility easements are required over stormwater management facilities and a stormwater maintenance agreement will be required. Additional comments on the drainage design have been provided to the Applicant and should be addressed as the project moves forward.

There is a large wetland on the western half of the site. The plans provide an approximate location for the wetland boundary based upon the NWI GIS; there has not been a delineation of the wetland boundary. However, the activity and development of the site is not moving closer to the wetland as compared to the existing condition. With that understanding, there are no additional requirements associated with the presence of the wetland except for the typical erosion control and protection during construction and site work.

### Utilities

City sewer and water are not available in the area of the proposed site. The Applicant will need to provide details and show on the Utility Plan Sheet how the building will be served on-site by well and septic system and confirm the sanitary system can address the expanded building.

### Parking

The proposed development contains both office, mezzanine and storage space for an approximate total of 7670 square feet of office-related space. An additional 10,465 square feet will be used for warehousing and shop space. The parking standard for office space is 1 stall/250 square feet and 1 space for each employee on the major shift plus 1 space for each company vehicle for the warehousing portion of the site. The Applicant has indicated that there are a total of seventy-six employees, however twenty-three report to the office on a full- or part-time basis with the remaining fifty-three out in the field. Of the twenty-three employees, three are warehouse employees and the other twenty office staff. It was also provided that three delivery vehicles are located on site and eight of the salesmen have company vehicles, and they all come to the office. Putting all of that information together, there would be 6 spaces required for the warehouse use and 31 stalls required for the office use, meaning 37 total stalls should be provided. As shown, the site plan depicts 33 parking stalls on the paved section of the parking lots and another 16 stalls shown in the back graveled area. In other words, the site plan indicates there is enough space on the site for parking to meet the ordinance. Given the amount of space in the western portion of the site, there is flexibility to accommodate the anticipated parking demand on the site.

It is not expected that the warehouse expansion will result in a significant increase in parking demand at the site. There is space within the fenced area to permit additional storage of vehicles, however, the City does not want this area to become a parking lot. Additionally, the Applicant provided some turning movement information which illustrates that truck maneuvering in the back needs much of that space open. Therefore, parking and storage in the west could negatively impact the ability for truck circulation, which is not desirable.

As noted in the previous sections, the paved parking area will be expanded immediately adjacent to the southern building addition, allowing for new stripped parking. A condition of approval also requires shifting of the existing graveled space and fence along the north property line so that there is a 20' setback as approved in 1993. Staff is also recommending that the graveled area north of

the building addition be removed which will increase the setback and provide a larger space for landscaping.

All proposed parking spaces shall comply with the ordinance stall width, stall depth, and minimum aisle width requirements based on the specific angle of each parking spot.

### Lighting

As part of the site plan review, the Applicant must illustrate adherence to all ordinance performance standards including lighting standards. Lighting standards require that any development cannot have a light intensity that exceeds 1 foot candle on the right-of-way line of a public street or a residential property. Also, light fixtures may not be taller than 25 ft., to limit potential spillover lighting on public streets. 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. Furthermore, there shall be no light fixtures on the roof of the building. A recommended condition of approval requires submittal of a lighting plan if lighting is being changed on site that meets these ordinance regulations.

### Highway 8 Overlay District

Chapter 40; Article VI, Division 14 of the City of Wyoming's municipal code outlines the requirements for any use within 500 ft. of either side of Highway 8 ROW. Because only the most eastern portion of the site is within the overlay, and because the property does not directly front on Hwy 8, additional standards for development are not appropriate. The overly large setback requirements in the Hwy 8 Overlay District are to ensure ample right of way for future road construction. Because additional right of way will not be needed for this parcel there are no additional standards. Further the front yard setback is set by the existing building and the new addition is set back further than the existing structure.

### Site Plan Review Standards

In accordance with Sec. 40 – 86, the following criteria shall be met 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; and

(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 standards are met or will be met when plans are modified to address recommended conditions of approval.*

#### Next Steps

The City Council will review the Planning Commission's site plan review 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: 24428 Greenway Ave N, Forest Lake, MN 55025

Applicant(s): Name(s) Sperides Reiners Architects, Inc - Jeff Gears AIA, NCARB, LEED AP

Address 6442 City W Pkwy, Suite 300

City Eden Prairie State MN Zip 55344

Phone Number 952-996-9662 Email jeffg@sra-mn.com

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

Name(s) Commercial Plumbing & Heating - Natalie Bengtson & Derrek Skeie

Address 24428 Greenway Ave N

City Forest Lake State MN Zip 55025

Phone Number 651-464-2988 Email nbengtson@cpandh.com, daskeie@cpandh.com

Signature of owner(s) [Signature] Date 8-4-23

Legal description of property: Lots 1 and 2, Block 1, GILLESPIE BUSINESS PARK, Chisago County, Minnesota. (Warranty Deed Doc. No. A-437519)

Property Identification Number: R,21, 10854.10 Present Zoning: I - Industrial

Present use of property: Office/warehouse

Proposed use of property: Office/warehouse

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) [Signature] Date 2023-08-04

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 # SP23-005

Date Application Received 8/11/23

Date Complete Application Received 8/21/23

60 Days 10/20/23

By: [Signature]  
Official

Fee: \$220.00 + Escrow \$1,000.00

Date Paid      /      /     

Check # 157851

Revised 07/28/22



## PROJECT NARRATIVE

August 10, 2023

### Commercial Plumbing and Heating

24428 Greenway Ave N, Forest Lake, MN 55025

#### Site Plan Review

##### Project Overview

The existing site is located on the northwest side of Greenway Ave in Forest Lake MN. The site is currently occupied by Commercial Plumbing and Heating, a two-story office and warehouse structure.

It is proposed in this application that the existing structure will be expanded for additional warehouse space. The site improvement will be of great value to the residential area to the north and will be visually seamless with the surrounding businesses.

##### Plan Highlights

The plans attached with this submittal illustrate the expansion concept for the property. The existing structure would be expanded on the northwest side of the building and would be constructed in a single phase.

The addition would provide the space necessary to move storage from the exterior, where it is visible from Greenway Ave and the homes to the north, to the additional interior warehouse space. This would improve views from Greenway Ave, Lake Boulevard, and the residential district as well as improve business operations.

##### Project Materials

The addition will be constructed of a pre-engineered metal wall panel, with no standing seam, and with hidden fasteners. This construction method and material use will complement the existing precast building as well as fit well in the context of surrounding buildings.

# SITE DEVELOPMENT PLANS FOR COMMERCIAL PLUMBING AND HEATING BUILDING EXPANSION

## SECTION 33, TOWNSHIP 33N, RANGE 21W WYOMING, COUNTY, MN

**PROJECT TEAM:**

ENGINEER  
KIMLEY-HORN AND ASSOCIATES, INC.



PREPARED BY: BRIAN P. GAMMON ,PE  
767 EUSTIS STREET, SUITE 100  
ST. PAUL, MN 55114  
TELEPHONE (651) 645-4197

CONSTRUCTION MANAGER  
COMMERCIAL PLUMBING AND  
HEATING



5424 SHORELINE DRIVE  
MOUND, MN 55364  
TELEPHONE: (952) 955-7775  
CONTACT: JEFF MAUSER

GEOTECHNICAL ENGINEER  
ELEMENT MATERIALS TECHNOLOGY  
662 CROMWELL AVENUE  
ST. PAUL, MN 55114  
TELEPHONE: (888) 786-7555  
FAX: (651) 659-7348  
CONTACT: KATE POLYAK

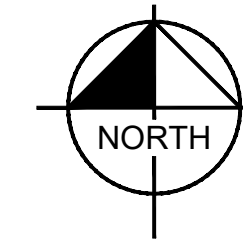
OWNER  
COMMERCIAL PLUMBING AND  
HEATING 24/7  
24428 GREENWAY AVE N,  
FOREST LAKE, MN 55025  
TELEPHONE: (651) 464-2988

SURVEYOR  
EGAN, FIELD & NOWAK, INC.  
475 OLD HIGHWAY 8 NW  
NEW BRIGHTON, MN 55112  
TELEPHONE: (612) 466-3300  
CONTACT: ERIC ROESER

ARCHITECT  
SRA, INC.  
6442 CITY WEST PARKWAY, SUITE 300  
EDEN PRAIRIE, MN 55344  
TELEPHONE (952) 996-9662  
CONTACT: JEFF GEARS



**VICINITY  
N.T.S.**



**SITE**

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
V100	EXISTING CONDITIONS
C100	GENERAL NOTES
C200	SITE DEMOLITION PLAN
C201	TREE INVENTORY AND PRESERVATION PLAN
C202	TREE INVENTORY AND PRESERVATION PLAN
C300	EROSION AND SEDIMENT CONTROL PLAN
C302	EROSION AND SEDIMENT CONTROL DETAILS
C400	SITE PLAN
C401	SITE ACCESS PLAN
C500	GRADING AND DRAINAGE PLAN
C600	CONSTRUCTION DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
P100	PHOTOMETRIC PLAN

**NOTES:**

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22x34 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.



ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

COMMERCIAL PLUMBING AND  
HEATING BUILDING EXPANSION  
PREPARED FOR  
COMMERCIAL PLUMBING  
AND HEATING  
WYOMING MN

**COVER SHEET**

KHA PROJECT	161008000
DATE	8/4/2023
SCALE	AS SHOWN
DESIGNED BY	BPG
DRAWN BY	CPH
CHECKED BY	BPG

THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN PERMISSION FROM KIMLEY-HORN AND ASSOCIATES, INC. IS STRICTLY PROHIBITED. UNDER THE LAWS OF THE STATE OF MINNESOTA.

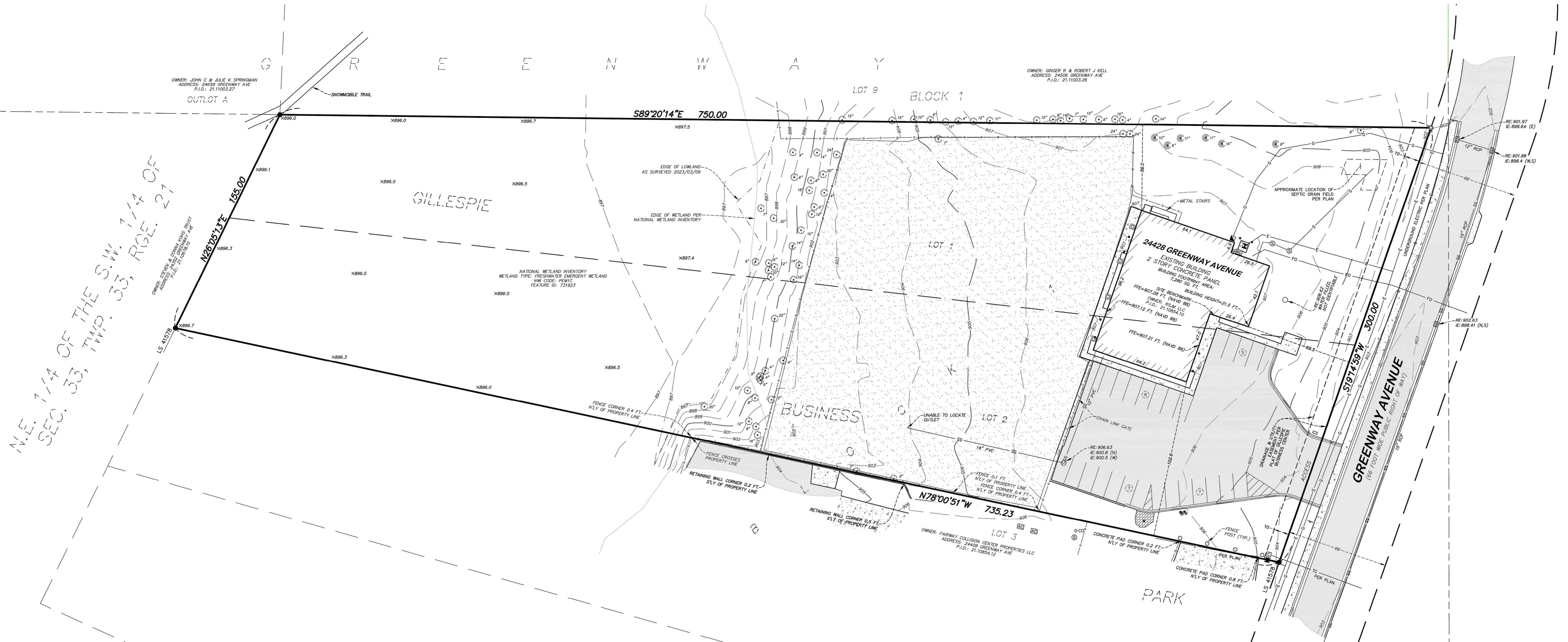
BRIAN P. GAMMON  
MIN. LIC. NO. 99511  
DATE: 8/4/2023

**Kimley-Horn**

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344  
PHONE: 612.315.1272  
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

**EXISTING CONDITIONS SURVEY FOR:  
Kimley - Horn & Associates, Inc.**



**LEGAL DESCRIPTION:**

Lots 1 and 2, Block 1, GILLESPIE BUSINESS PARK, Chisago County, Minnesota. (Warranty Deed Doc. No. A-437519)

**NOTES:**

- The orientation of this bearing system is based on the Chisago County coordinate grid (NAD 83-2011 Adj.).
  - The total area of the property described hereon is 161,898 square feet or 3.71667 acres.
  - Title work was not furnished to Egan, Field & Nowak, Inc. for the preparation of this survey to verify ownership, the legal description, or the existence of any easements or encumbrances.
  - The angular rotation measured counter-clockwise from record bearings depicted on the plat of GILLESPIE BUSINESS ADDITION to this survey is 00 degrees 18 minutes 01 second.
  - The surveyed property has direct access to Greenway Avenue, a public right of way.
  - Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 230600095. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
  - The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27025C 0375 D, dated April 17, 2012.
  - The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
- BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument 1308J.  
Elevation = 904.16 feet. (NAVD 88)
- SITE BENCHMARK: First Floor Elevation at building entrance.  
Elevation = 907.28 feet. (NAVD 88)
- Wetlands were not delineated in the process of conducting the fieldwork for this survey. They are depicted per information obtained from the U.S. Fish and Wildlife Service National Wetland Inventory.

**GOPHER STATE ONE CALL NOTE:**

List of utilities notified per Gopher State One Call Ticket No. 230600095.  
CENTURYLINK - CTLOL - CTLMN01 MIDCONTINENT COMMUNICATIONS - MIDCBL24  
CITY OF WYOMING - CWYMG01 MNDOT - MNSDOT01  
CONNEXUS ENERGY - EANKAK01 XCEL ENERGY - XCEL03  
MIDCONTINENT COMMUNICATIONS - MIDCBL21

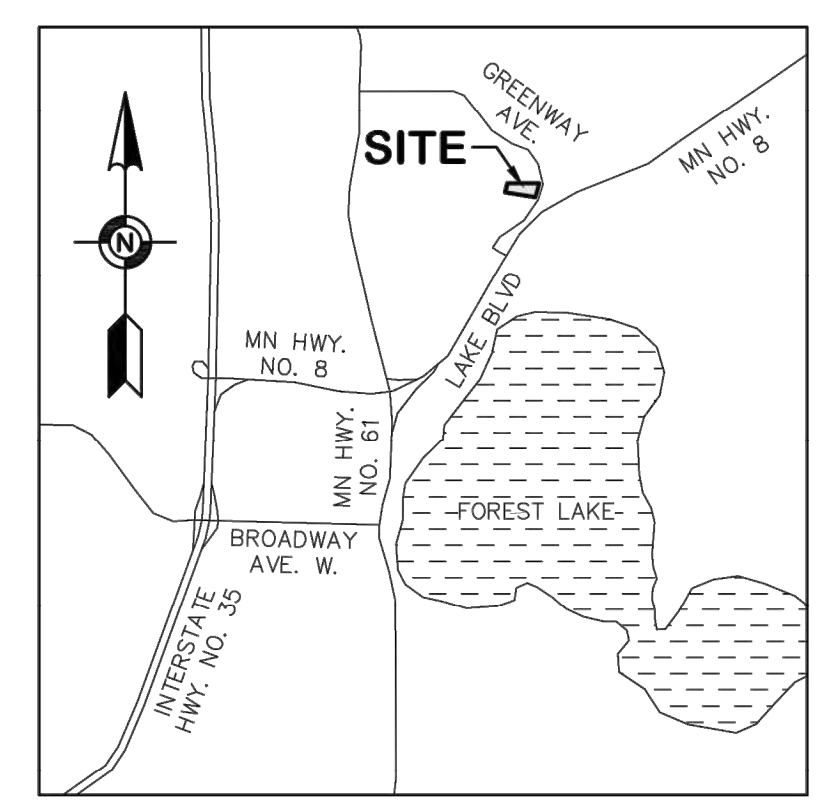
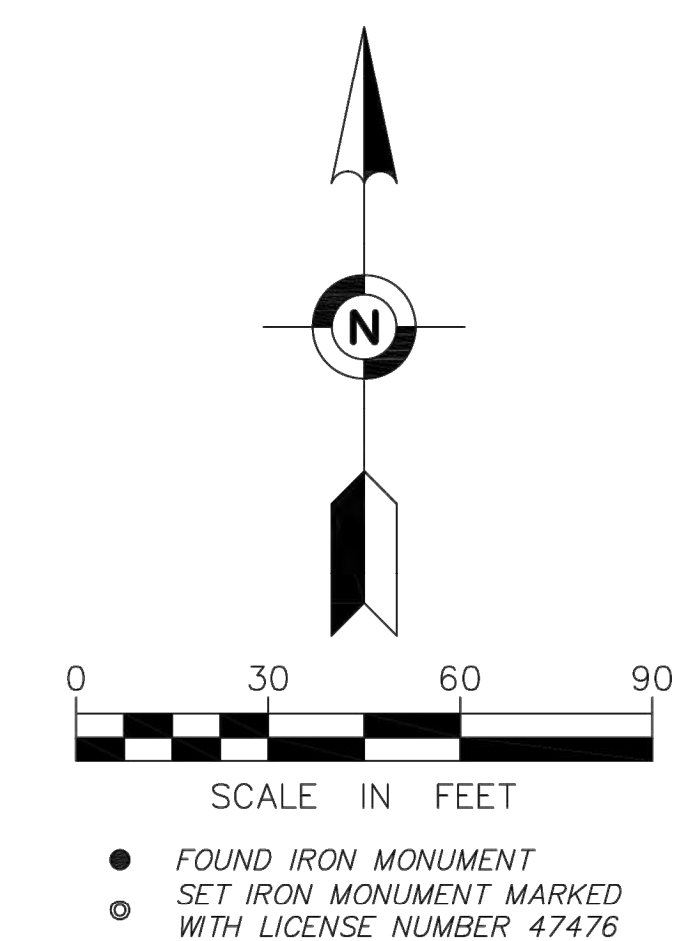
**CERTIFICATION:**

I hereby certify that this survey, plan, or report 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.  
Date of survey: March 16, 2023.  
Date of signature: March 17, 2023.

*Eric A. Rosser*  
Eric A. Rosser  
Minnesota License No. 47476  
erosses@efnsurvey.com

**LEGEND:**

- SANITARY MANHOLE
- CLEAN OUT
- MANHOLE
- ⊙ STORM MANHOLE
- ⊕ CATCH BASIN
- ⊖ ROOF DRAIN (OUTLET)
- ⊗ WELL
- ⊠ AIR CONDITIONER
- ⊡ ELECTRIC BOX
- ⊢ ELECTRIC METER
- ⊣ COMMUNICATION BOX
- ⊤ GAS METER
- SIGN
- BOLLARD
- MAILBOX
- CHAIN LINK FENCE
- WOOD FENCE
- SANITARY SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND TELECOMMUNICATION
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- RETAINING WALL
- 920.0 EXISTING CONTOUR LINE
- x 920.1 SPOT ELEVATION
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- PAVER SURFACE



**VICINITY MAP**  
NOT TO SCALE

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
			NO.	DATE DESCRIPTION
		TV,BW	1	2023/08/07 Added topography for snow covered areas in original survey.
DRAWING NAME:		41150.dwg		
JOB NO.		41150		
FILE NO.		2179		
CHECKED BY:		EAR		

**EXISTING CONDITIONS SURVEY**

**SURVEY FOR:**  
**Kimley - Horn & Associates, Inc.**

**PROPERTY ADDRESS:**  
**24428 Greenway Avenue  
Forest Lake, Minnesota 55025**

**Egan, Field & Nowak, Inc.**  
land surveyors since 1872  
475 Old Highway 8 NW, Suite 200  
New Brighton, Minnesota 55112  
PHONE: (612) 466-3300  
WWW.EFNSURVEY.COM  
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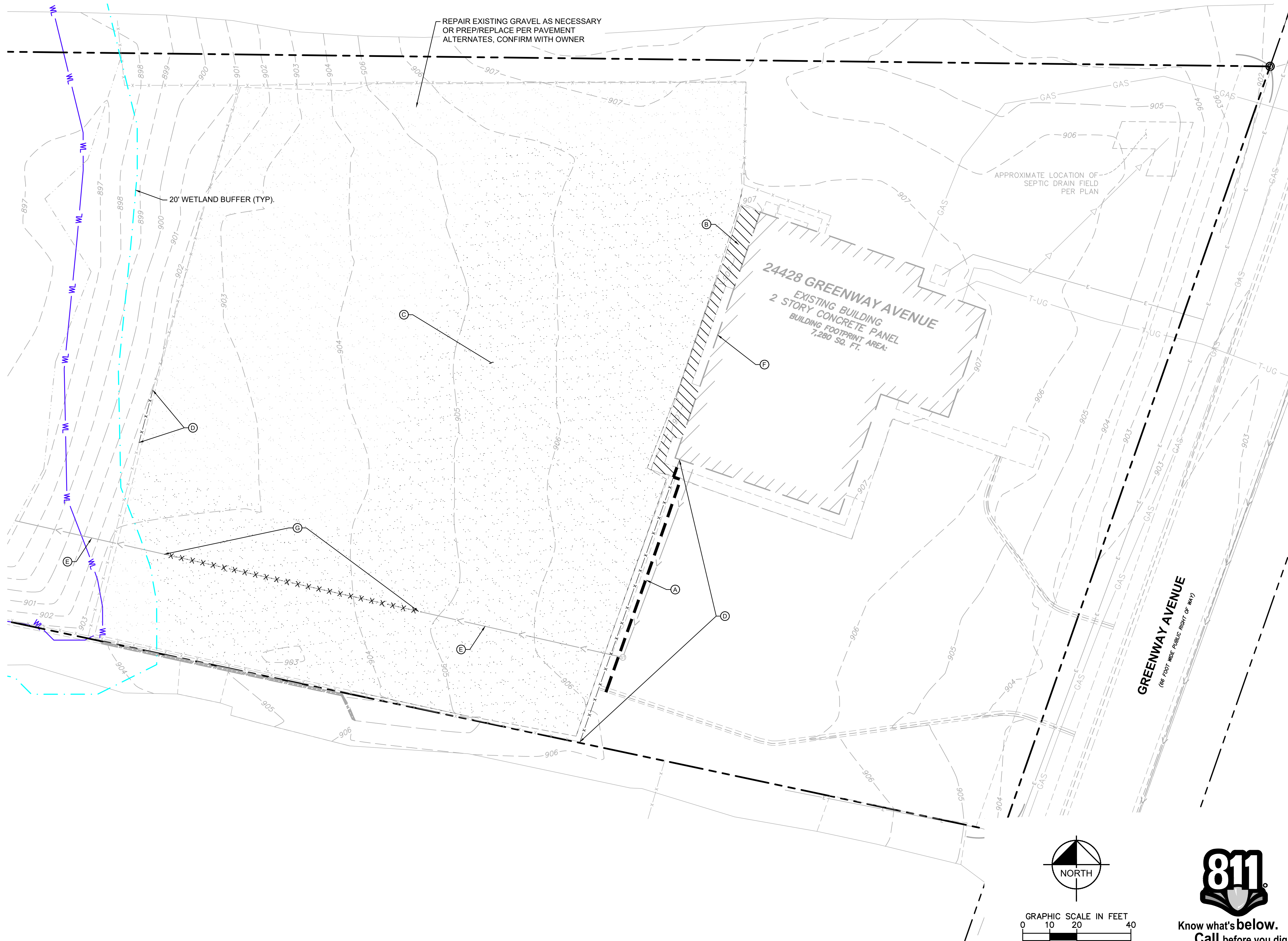


**KEYNOTE LEGEND**

- (A) SAWCUT EXISTING PAVEMENT
- (B) REMOVE EXISTING SIDEWALK
- (C) REMOVE EXISTING GRAVEL
- (D) REMOVE, SALVAGE, AND REINSTALL EXISTING FENCE, SEE SHEET C400 FOR FENCE RELOCATION
- (E) PROTECT EXISTING UTILITY LINE / STRUCTURE
- (F) PROTECT EXISTING BUILDING
- (G) REMOVE EXISTING STORM SEWER

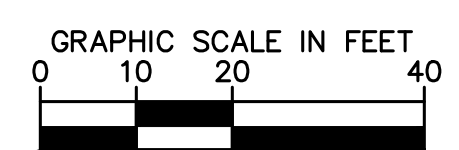
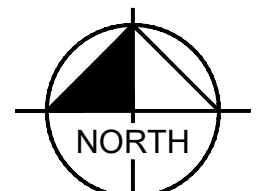
**DEMOLITION PLAN NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES TO PROVIDE LOCATIONS OF EXISTING UTILITIES WITHIN PROPOSED WORK AREA.
6. EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD PLAN DATA AND/OR FIELD UTILITY MARKINGS AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION. ADDITIONAL UNMARKED OBSTACLES MAY EXIST ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED UNDERGROUND FEATURES. GIVE NOTICE TO AFFECTED UTILITY COMPANIES REGARDING REMOVAL OF SERVICE LINES AND CAP ANY ABANDONED LINES BEFORE PRECEDING WITH THE PROPOSED WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY, COUNTY, AND STATE DOT AS NECESSARY.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ADJACENT PROPERTY OWNERS IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO THE START OF DEMOLITION, INSTALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS / SWPPP.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT OR CURB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE CITY WATER AND FIRE DEPARTMENTS TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND SURROUNDING PROPERTIES THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. ALL UTILITIES SHOWN ARE EXISTING UTILITIES. REFER TO THE SITE SURVEY FOR EXISTING INVERT AND RIM ELEVATIONS.
14. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS.
15. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
16. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAIN TILE IS ENCOUNTERED ON SITE. ACTIVE DRAIN TILE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.



**LEGEND**

- PROPERTY LINE
- REMOVE GRAVEL SURFACE
- REMOVE CONCRETE SURFACE
- FULL DEPTH SAWCUT
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINE
- LIMITS OF CONSTRUCTION
- EXISTING WETLAND BOUNDARY
- 20' WETLAND BUFFER SETBACK
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING RETAINING WALL
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING STORM MANHOLE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE
- EXISTING TREE LINE



ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

COMMERCIAL PLUMBING AND HEATING EXPANSION SHEET NUMBER C200  
 HEATING BUILDING EXPANSION PREPARED FOR  
 COMMERCIAL PLUMBING AND HEATING WYOMING

**SITE DEMOLITION PLAN**

KHA PROJECT	161008000
DATE	8/4/2023
SCALE	AS SHOWN
DESIGNED BY	BPG
DRAWN BY	CPH
CHECKED BY	BPG

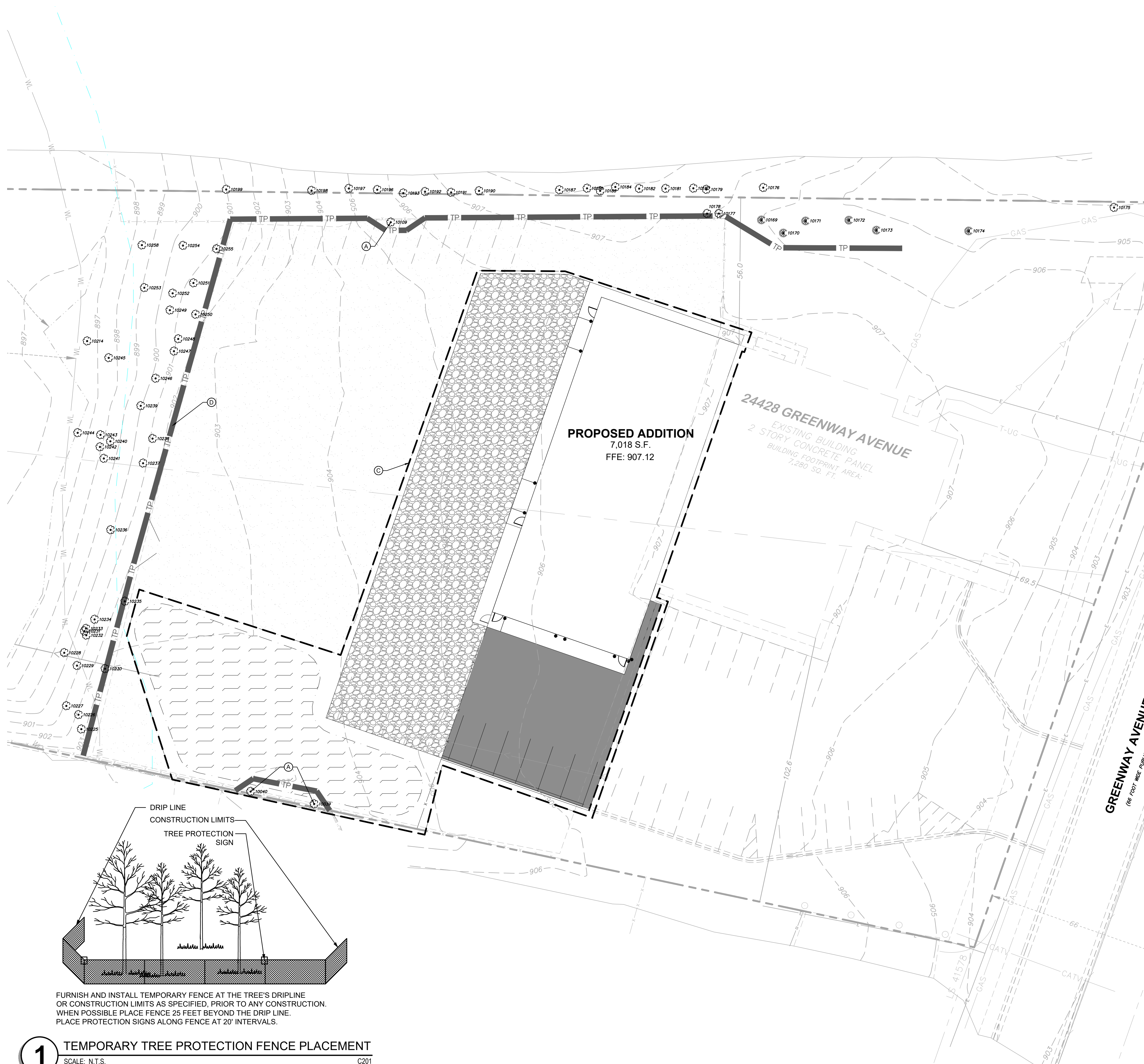
THESE CONCEPTS AND REPORTS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRIAN P. GAMMON  
 MN LIC. NO. 98511  
 DATE: 8/4/2023

**Kimley»Horn**

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344  
 PHONE: 612.915.1272  
 WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE



**LEGEND**

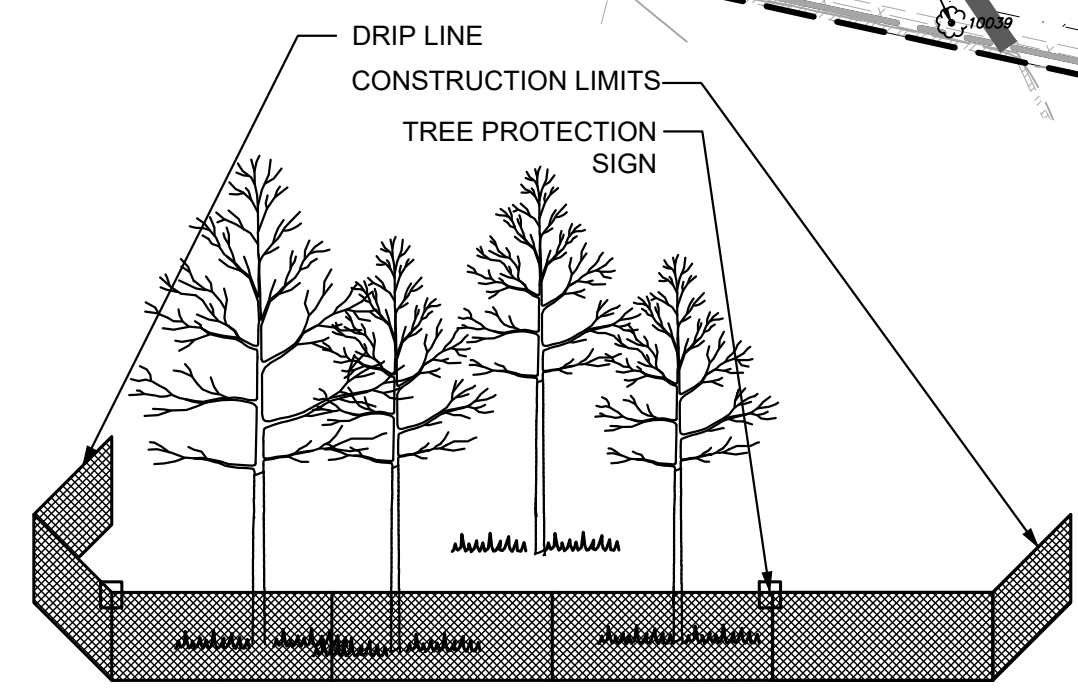
---	PROPERTY LINE
☉	TREE TO REMAIN
☉	TREE TO BE REMOVED
~~~~~	EXISTING VEGETATION EDGE
---	LIMITS OF CONSTRUCTION
TP	TREE PROTECTION FENCE
WL	EXISTING WETLAND BOUNDARY
---	20' WETLAND BUFFER SETBACK

**TREE MITIGATION DATA**

SIGNIFICANT TREE REMOVAL:	0 TREES
HIGH PRIORITY TREE REMOVAL:	0 CAL. IN.
SIGNIFICANT TREE MITIGATION REQUIRED:	X TWO-INCH TREES
HIGH PRIORITY TREE MITIGATION REQUIRED:	XX CAL. IN.

- TREE PROTECTION NOTES**
- PRUNING WILL BE DONE BY PROFESSIONALS DURING APPROPRIATE PRUNING SEASON.
  - NO STORAGE OF MATERIALS, OPERATION OF MACHINERY, OR DEVELOPMENT OF ANY SORT WILL OCCUR WITHIN THE FENCE-LINE WITHOUT APPROVAL IN WRITING FROM CITY.
  - SITE GRADING TO BE DONE ONLY AFTER PROTECTIVE MEASURES HAVE BEEN TAKEN, CITY HAS APPROVED FENCING LOCATIONS, AND ALL CONTRACTORS HAVE BEEN BRIEFED ON TREE PRESERVATION TECHNIQUES.
  - EXISTING TREES TO REMAIN OR REMOVED TO BE CLEARLY IDENTIFIED, WITHIN DISTURBANCE LIMITS AND 10' OUTSIDE OF THE DISTURBANCE LIMITS.
  - TREE PRESERVATION TO BE APPROVED BY OWNER AND PER LOCAL GOVERNMENTAL AUTHORITY.

- KEYNOTE LEGEND**
- (A) EXISTING TREE TO BE SAVED (TYP.)
  - (B) EXISTING TREE TO BE REMOVED (TYP.)
  - (C) LIMITS OF CONSTRUCTION (TYP.)
  - (D) TREE PROTECTION FENCE (SEE DETAIL) (TYP.)



FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRILINE OR CONSTRUCTION LIMITS AS SPECIFIED, PRIOR TO ANY CONSTRUCTION. WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRILINE. PLACE PROTECTION SIGNS ALONG FENCE AT 20' INTERVALS.

**1** TEMPORARY TREE PROTECTION FENCE PLACEMENT  
SCALE: N.T.S. C201

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

**TREE INVENTORY AND PRESERVATION PLAN**

COMMERCIAL PLUMBING AND HEATING BUILDING EXPANSION PREPARED FOR COMMERCIAL PLUMBING AND HEATING WYOMING

KIMLEY-HORN & ASSOCIATES, INC.

11985 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344  
PHONE: 612.315.1272  
WWW.KIMLEY-HORN.COM

KHA PROJECT	161068000
DATE	8/4/2023
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	CGM
CHECKED BY	MGC

MITCHELL G. COOKAS  
MINN. LIC. NO. 98511  
DATE: 8/4/2023

SHEET NUMBER  
**C201**

REVISIONS

No.	DATE	BY





**KEYNOTE LEGEND**

- (A) SILT FENCE
- (B) BIO-ROLL
- (C) EROSION CONTROL BLANKET
- (D) STONE CONSTRUCTION ENTRANCE

PHASE I BMP QUANTITIES	
SILT FENCE	±435 LF
BIO-ROLL	±600 LF
EROSION CONTROL BLANKET	±2,930 SF
STONE CONSTRUCTION ENTRANCE	1 EA

AREA SUMMARY	
TOTAL PROPERTY AREA	3.72 AC / 161,898 SF
EXISTING IMPERVIOUS AREA	1.53 AC / 66,468 SF
EXISTING PERVIOUS AREA	2.19 AC / 95,430 SF
PROPOSED IMPERVIOUS AREA	1.39 AC / 60,578 SF
PROPOSED PERVIOUS AREA	2.33 AC / 101,320 SF
TOTAL DISTURBED AREA	0.615 AC / 26,782 SF

**LEGEND**

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- LIMITS OF DISTURBANCE
- SAFETY FENCE
- BIOROLL
- EXISTING WETLAND BOUNDARY
- 20' WETLAND BUFFER SETBACK

**SWPPP UPDATES & AMENDMENTS**

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

**EROSION CONTROL PLAN NOTES**

- THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
- SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO A PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
- TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
- THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE WAYS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL BMP'S, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP'S DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
- EROSION CONTROL BMP'S SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT, AND INITIATED AS SOON AS PRACTICABLE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

**PHASE 1 SEQUENCE OF CONSTRUCTION**

- INSTALL PERIMETER EROSION CONTROL (I.E. SILT FENCE) AND INLET PROTECTION AT EXISTING STORMWATER INLETS.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
- PREPARE TEMPORARY PARKING AND STORAGE AREA
- CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT BASINS.
- CLEAR AND GRUB THE SITE
- BEGIN MASS SITE GRADING AND ROUGH GRADE SITE SUFFICIENTLY TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
- START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
- TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY THE NPDES AND/OR CITY GRADING PERMIT(S).

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.



Dual silt fence should be used adjacent to wetland

Recommend adding bioroll or silt fence at the top of the slope of the BMP.

Are any of the existing/proposed storm structures open grate? If so, add inlet protection.

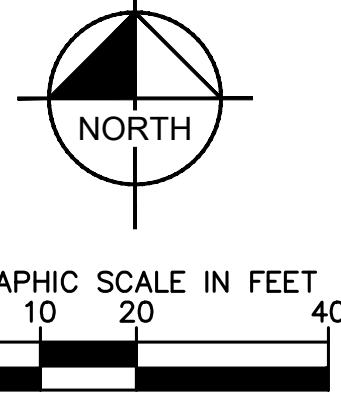
ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

**EROSION AND SEDIMENT CONTROL PLAN**  
 COMMERCIAL PLUMBING AND HEATING BUILDING EXPANSION  
 PREPARED FOR COMMERCIAL PLUMBING AND HEATING  
 WYOMING

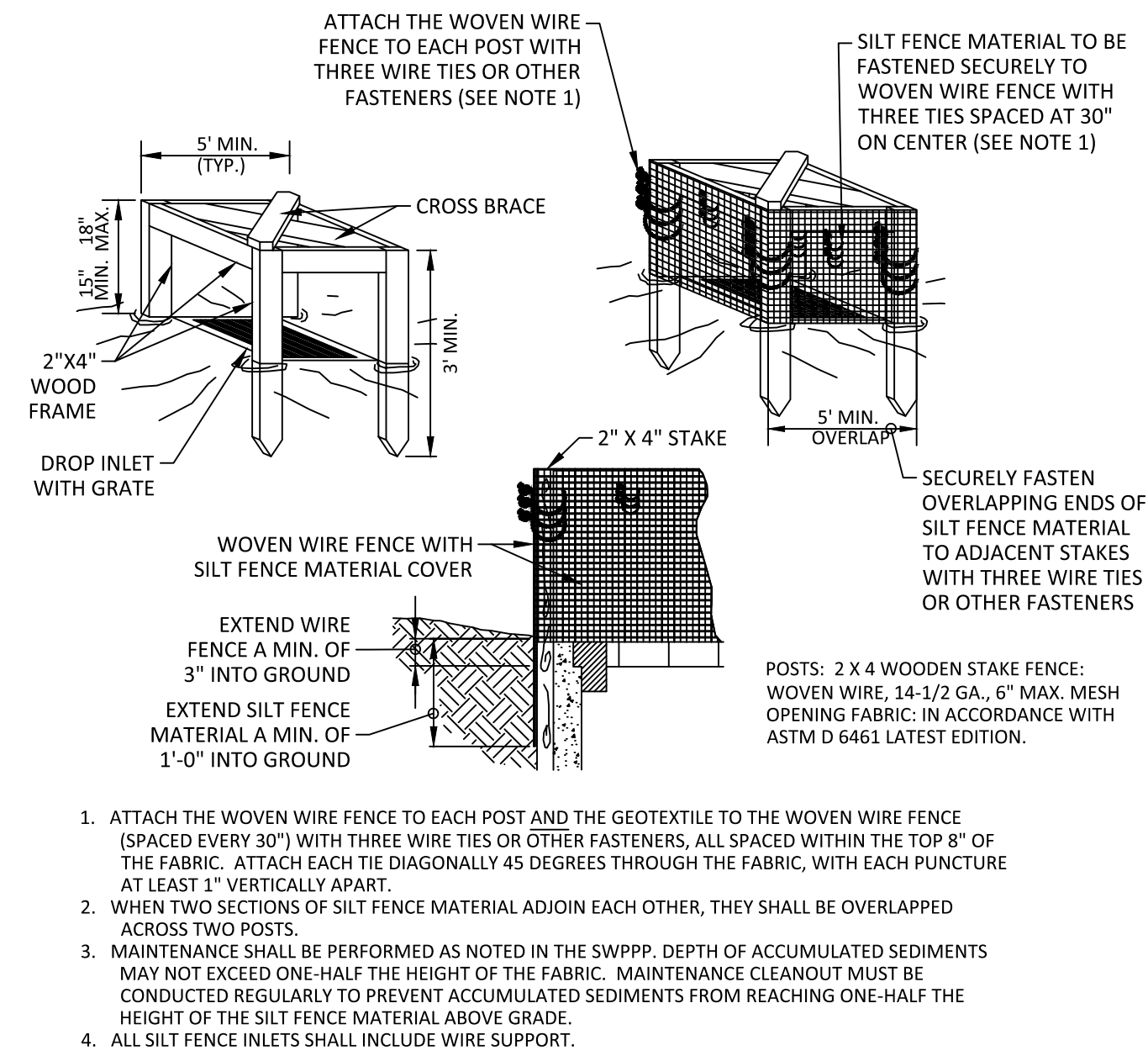
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KHA PROJECT	151068000
DATE	8/4/2023
SCALE	AS SHOWN
DESIGNED BY	BPG
DRAWN BY	CPH
CHECKED BY	BPG

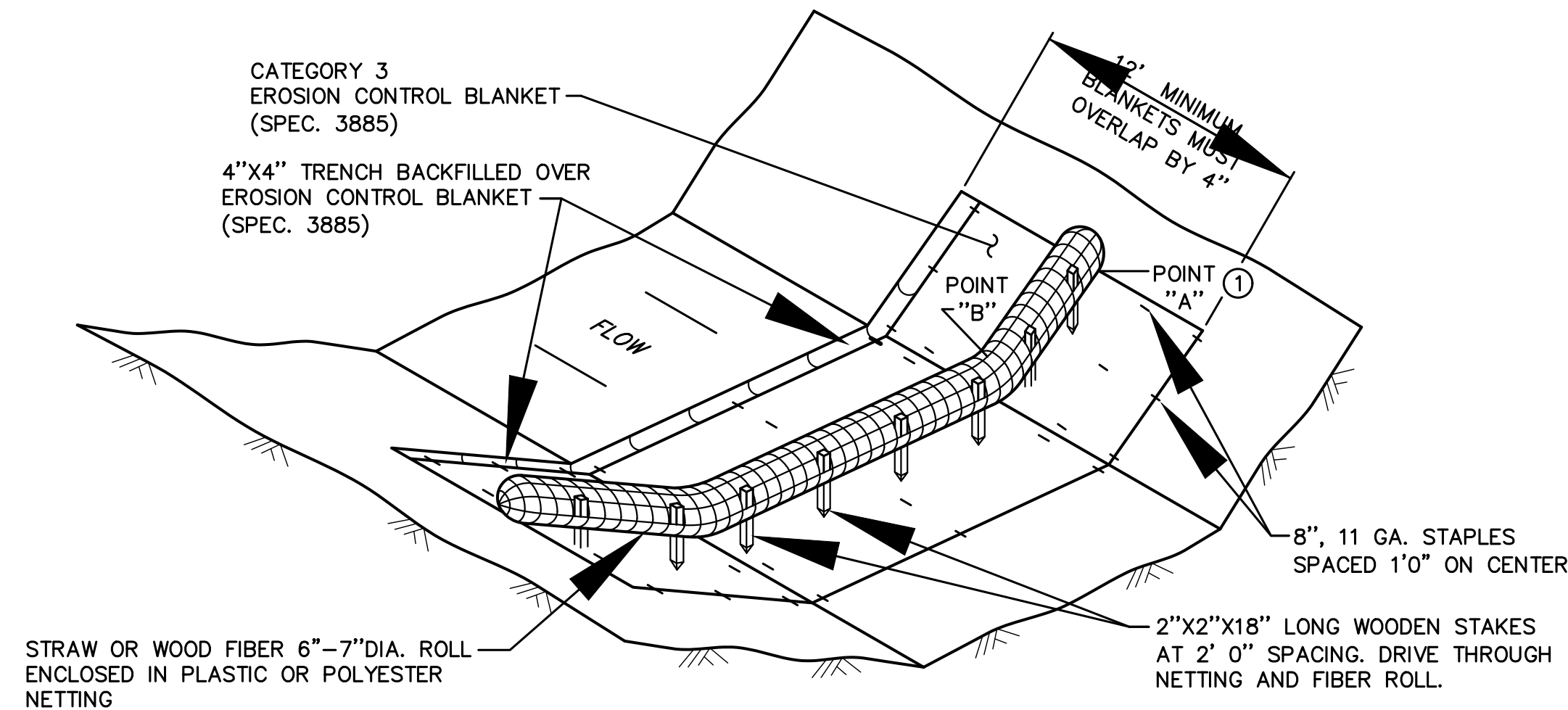
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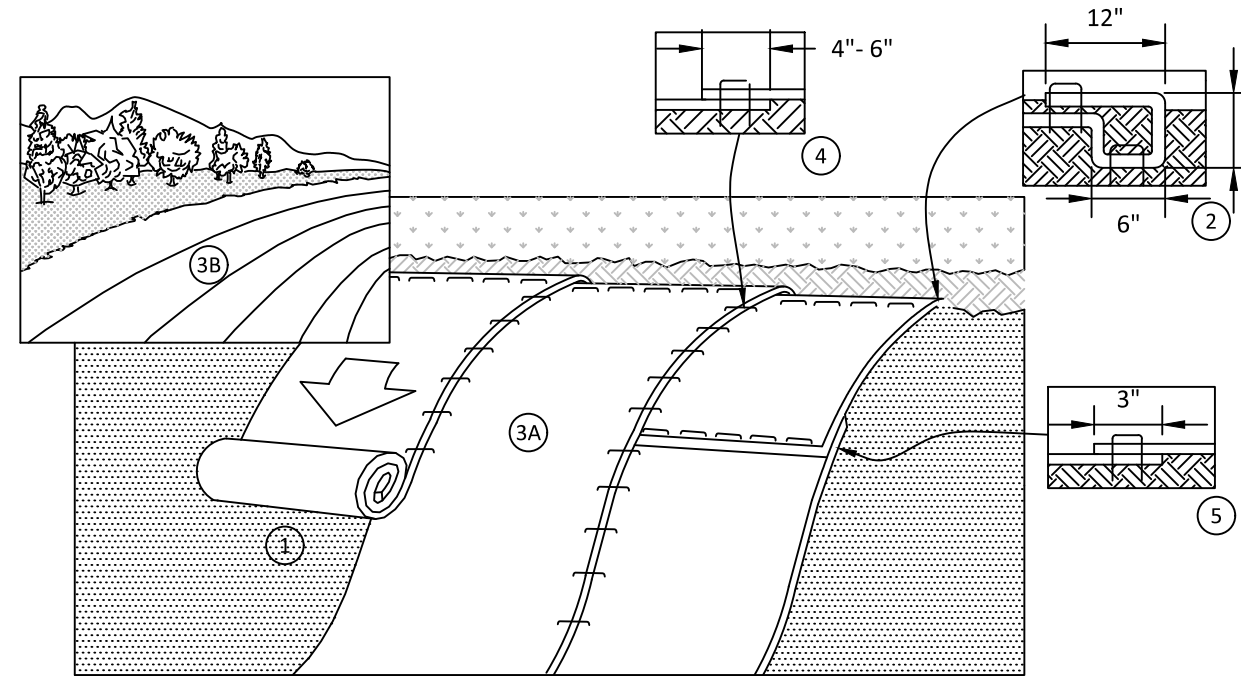
SHEET NUMBER  
**C300**



**IP1** SILT FENCE INLET PROTECTION  
N.T.S.



**BIO-ROLL BLANKET SYSTEM**  
(TYPE 3 SPEC. 3889)

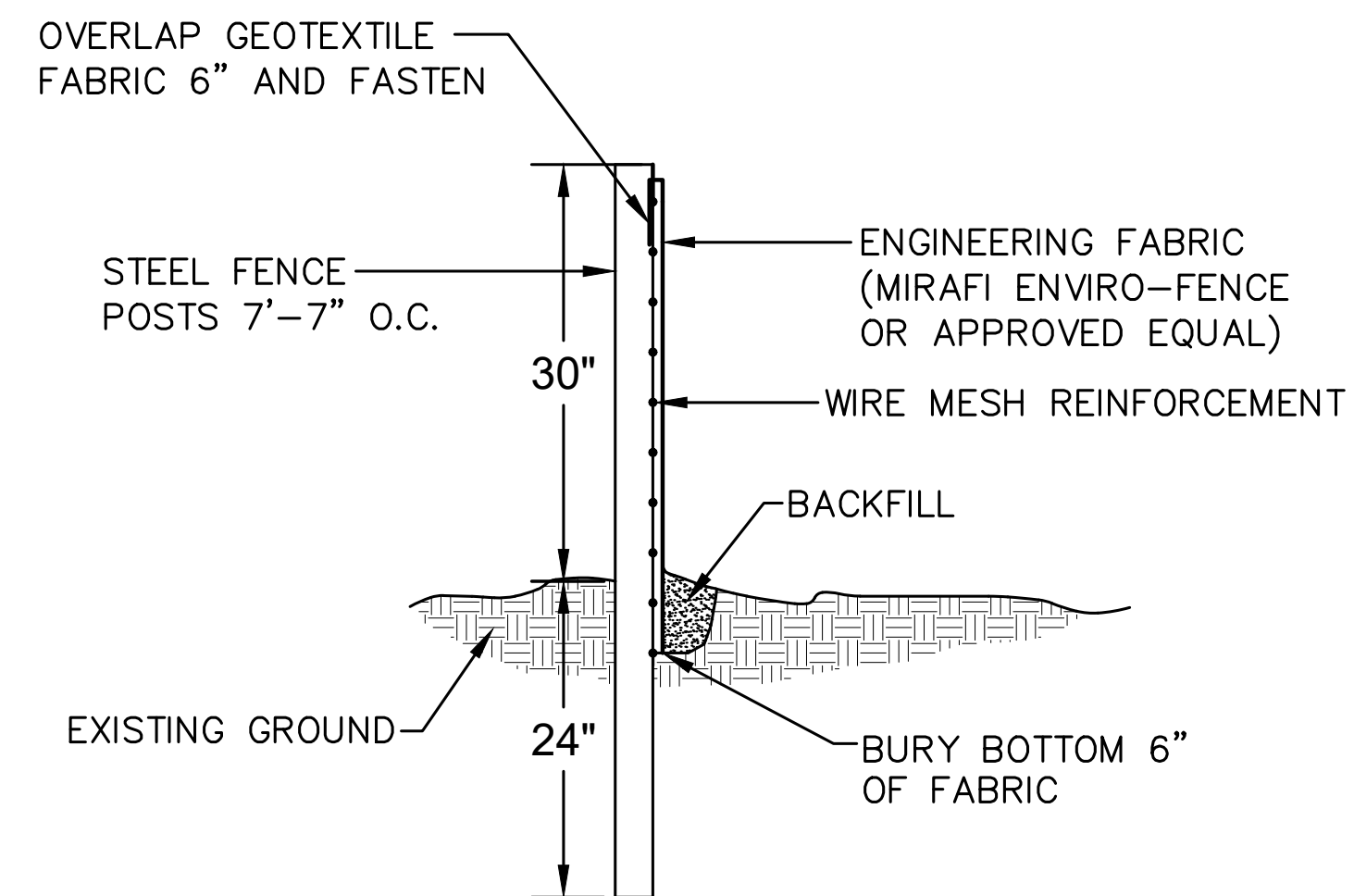


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURERS RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4"-6" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURE RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

**NOTES:**

1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION

**EB** EROSION CONTROL BLANKET  
N.T.S.



NOTE:  
PAID FOR AS SILT FENCE-HEAVY DUTY

CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EROSION CONTROL MATERIALS FOLLOWING TURF ESTABLISHMENT

**HEAVY-DUTY EROSION CONTROL FENCE**

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COMMERCIAL PLUMBING AND HEATING BUILDING EXPANSION PREPARED FOR COMMERCIAL PLUMBING AND HEATING WYOMING

SHEET NUMBER  
**C302**

**EROSION AND SEDIMENT CONTROL DETAILS**

KHA PROJECT	161068000
DATE	8/4/2023
SCALE	AS SHOWN
DESIGNED BY	BPG
DRAWN BY	CPH
CHECKED BY	BPG

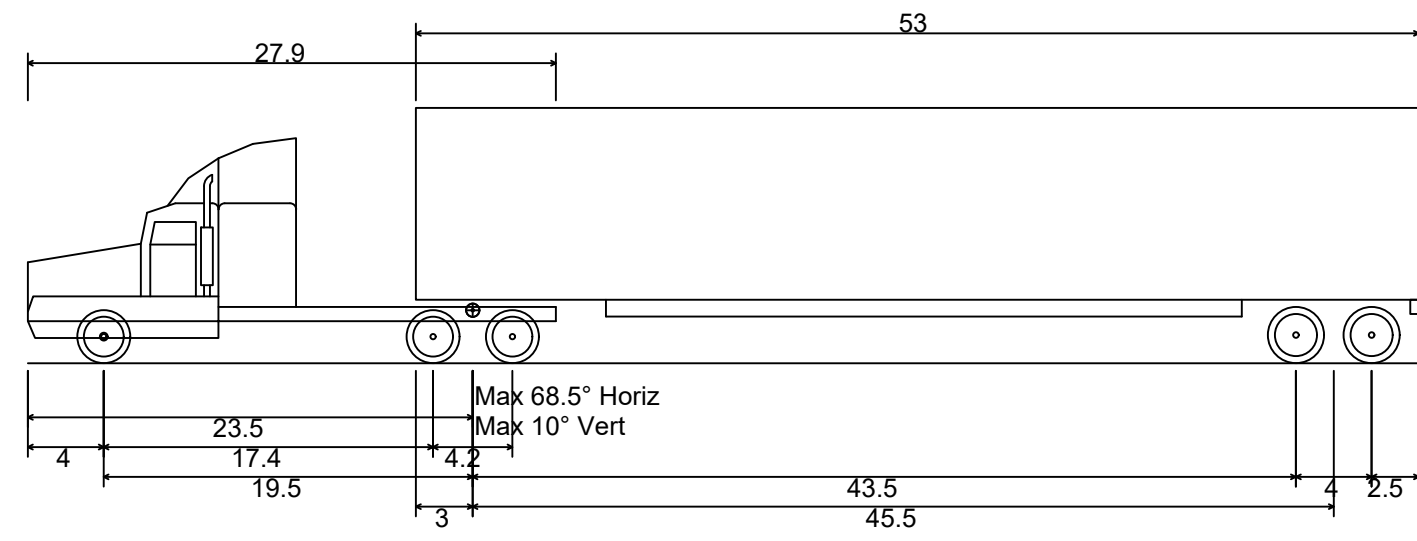
DESIGNED BY: BRIAN P. GAMMON  
DATE: 8/4/2023  
LIC. NO.: 99511

I HEREBY CERTIFY THAT THIS IS AN 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.

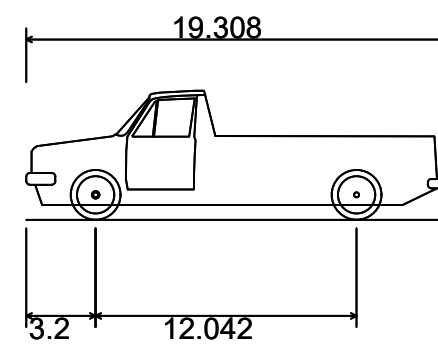
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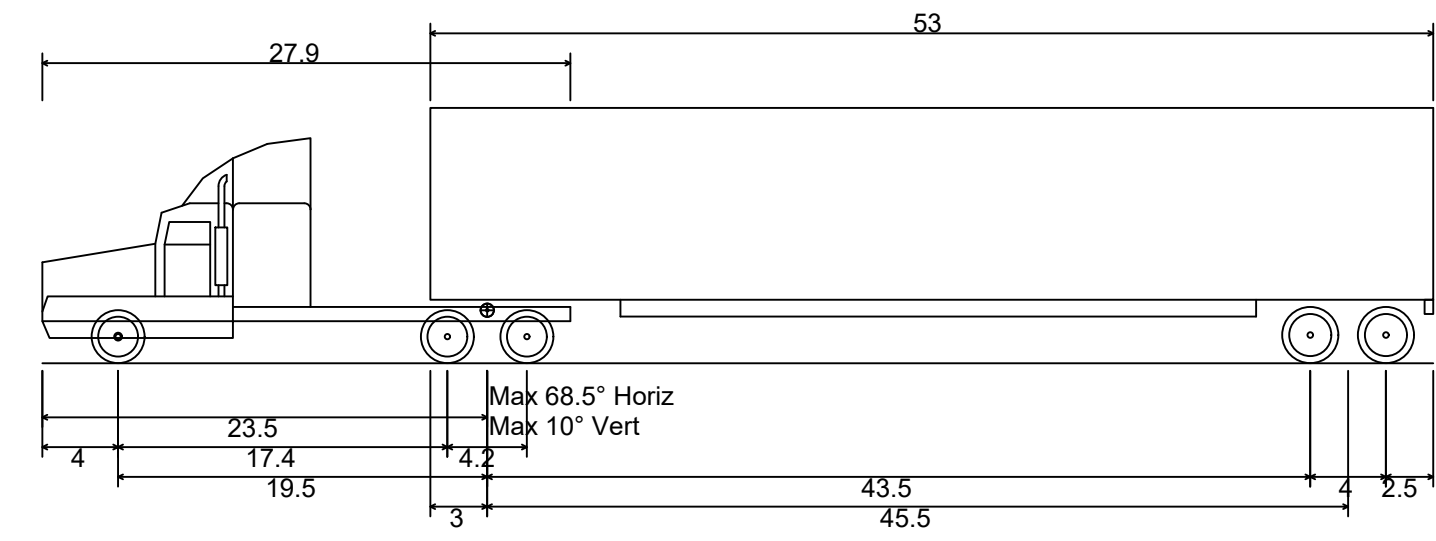




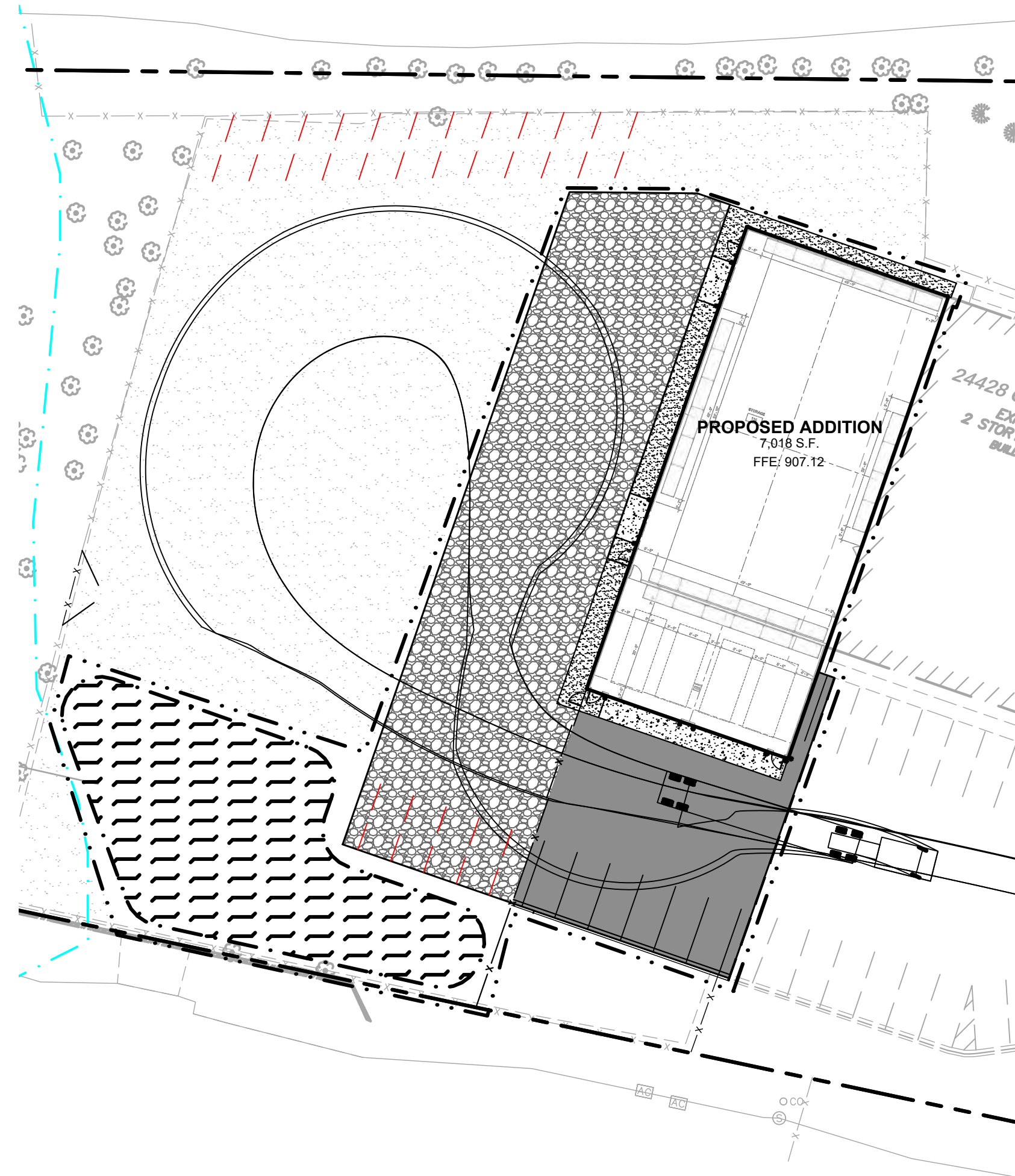
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 Overall Length 73.501ft  
 Overall Width 8.500ft  
 Overall Body Height 13.500ft  
 Min Body Ground Clearance 1.334ft  
 Max Track Width 8.500ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 28.40°



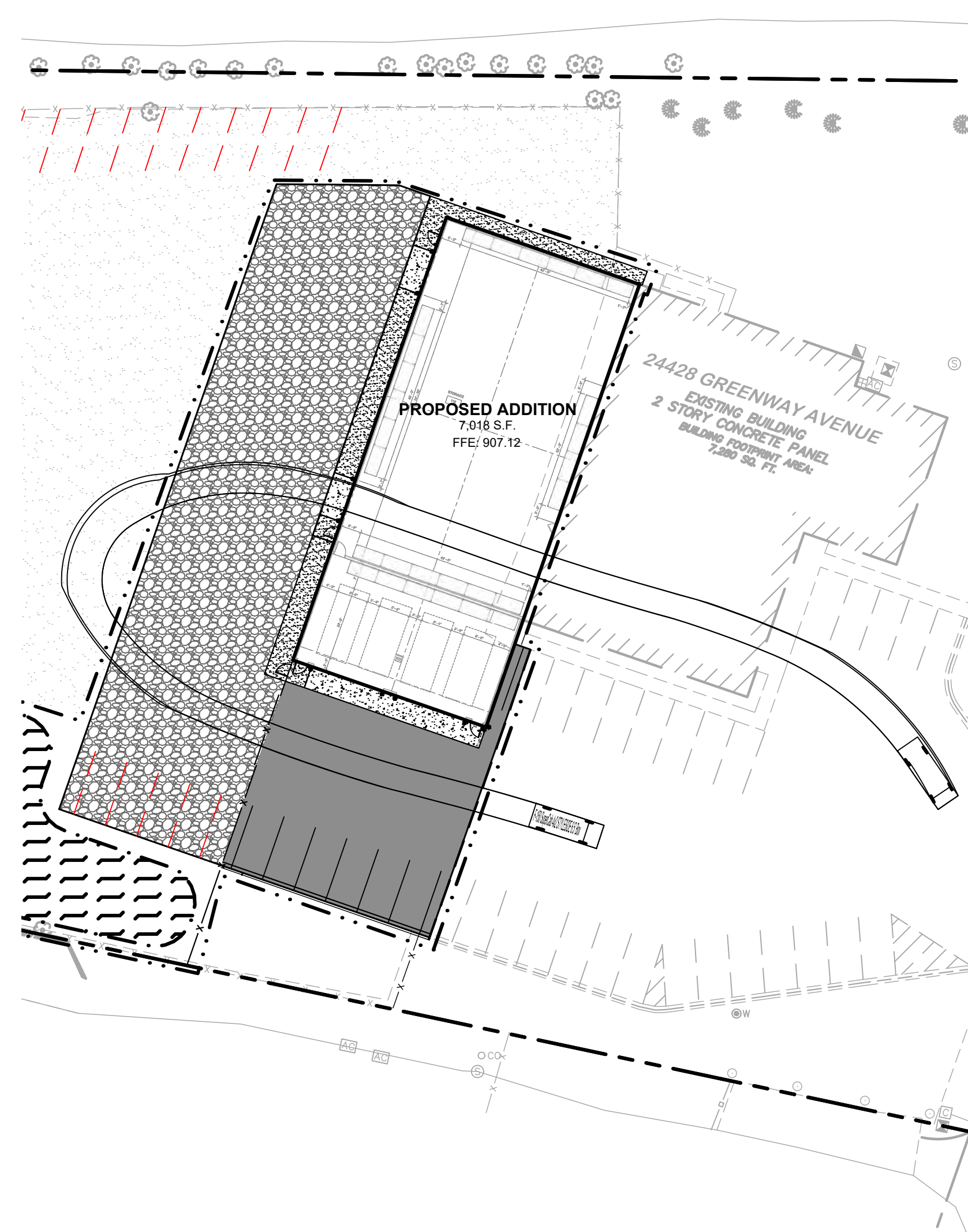
F-150 SuperCab 4x2 STYLESIDE 6  
 Overall Length 19.308ft  
 Overall Width 3.2ft  
 Overall Body Height 12.042ft  
 Min Body Ground Clearance  
 Track Width  
 Lock-to-lock time  
 Curb to Curb Turning Radius



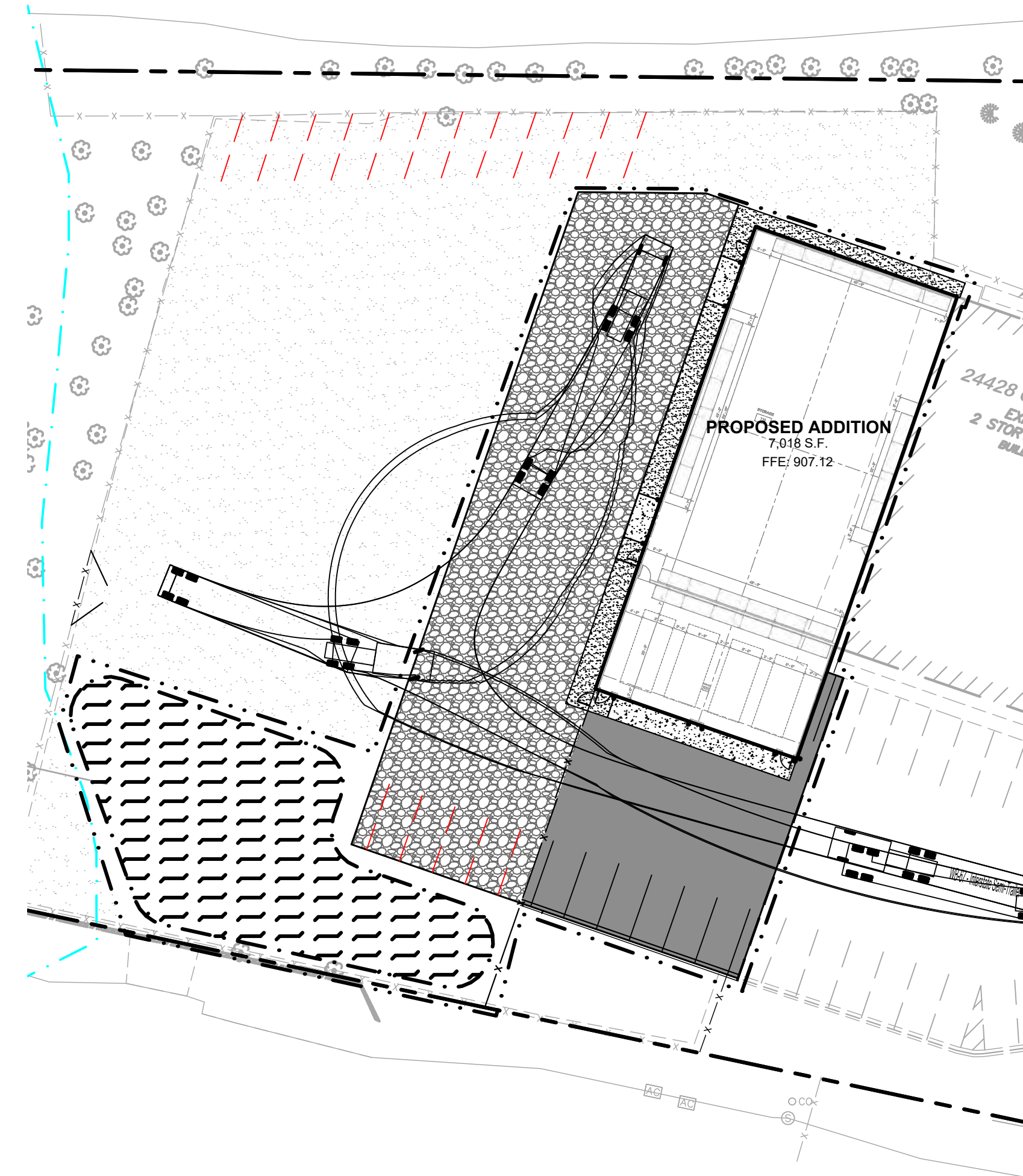
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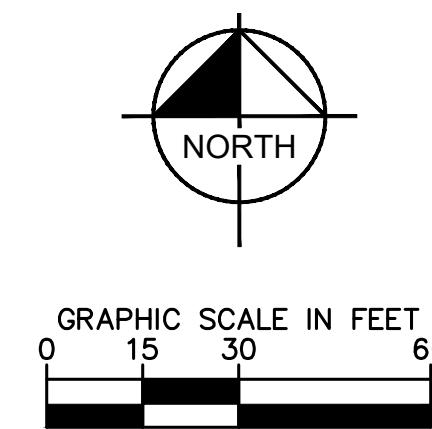
1 TRACTOR TRAILER TURNING MOVEMENT  
 SCALE 1"=15'



2 PICKUP TRUCK TURNING MOVEMENT  
 SCALE 1"=15'



3 ALT. TRACTOR TRAILER TURNING MOVEMENT  
 SCALE 1"=15'



Know what's below.  
 Call before you dig.

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COMMERCIAL PLUMBING AND HEATING BUILDING EXPANSION PREPARED FOR COMMERCIAL PLUMBING AND HEATING WYOMING

SHEET NUMBER C401

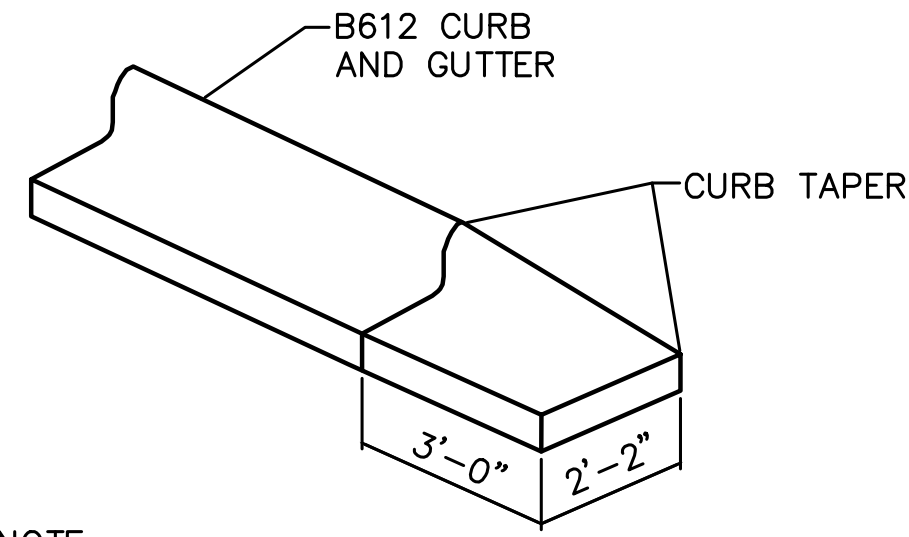
FOR REFERENCE ONLY

KHA PROJECT	161068000
DATE	8/4/2023
SCALE	AS SHOWN
DESIGNED BY	BPG
DRAWN BY	CPH
CHECKED BY	BPG

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REVISIONS	DATE	BY
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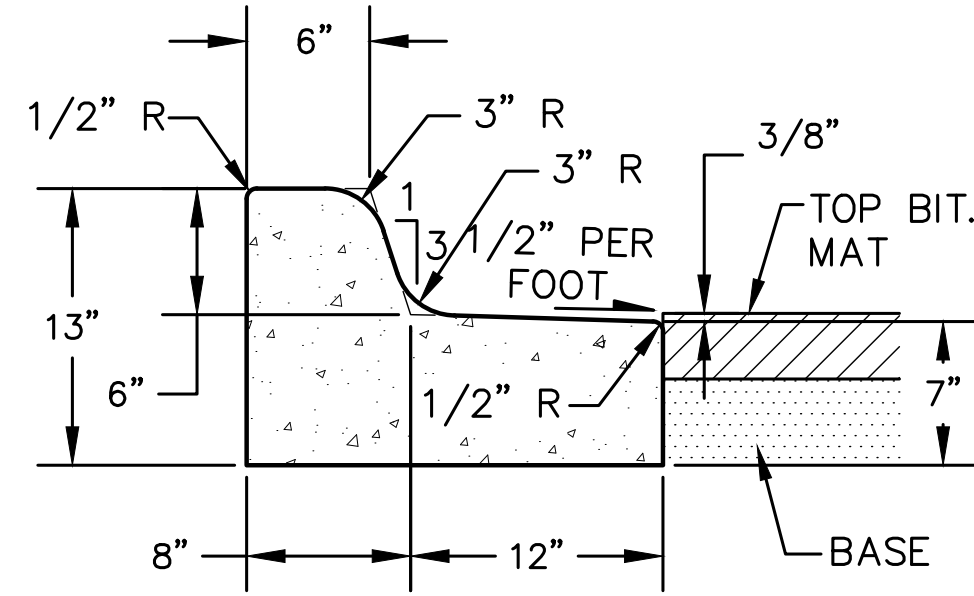




**NOTE:**  
CURB TAPER TO BE CONSTRUCTED AT ENDS OF ALL CURB AND GUTTER THAT DO NOT CONNECT TO INPLACE CURBS. CONSTRUCT TAPERS BEYOND END OF CURB RETURN RADIUS AT STREET INTERSECTIONS. COST OF TAPER TO BE INCIDENTAL TO B618 CURB AND GUTTER.

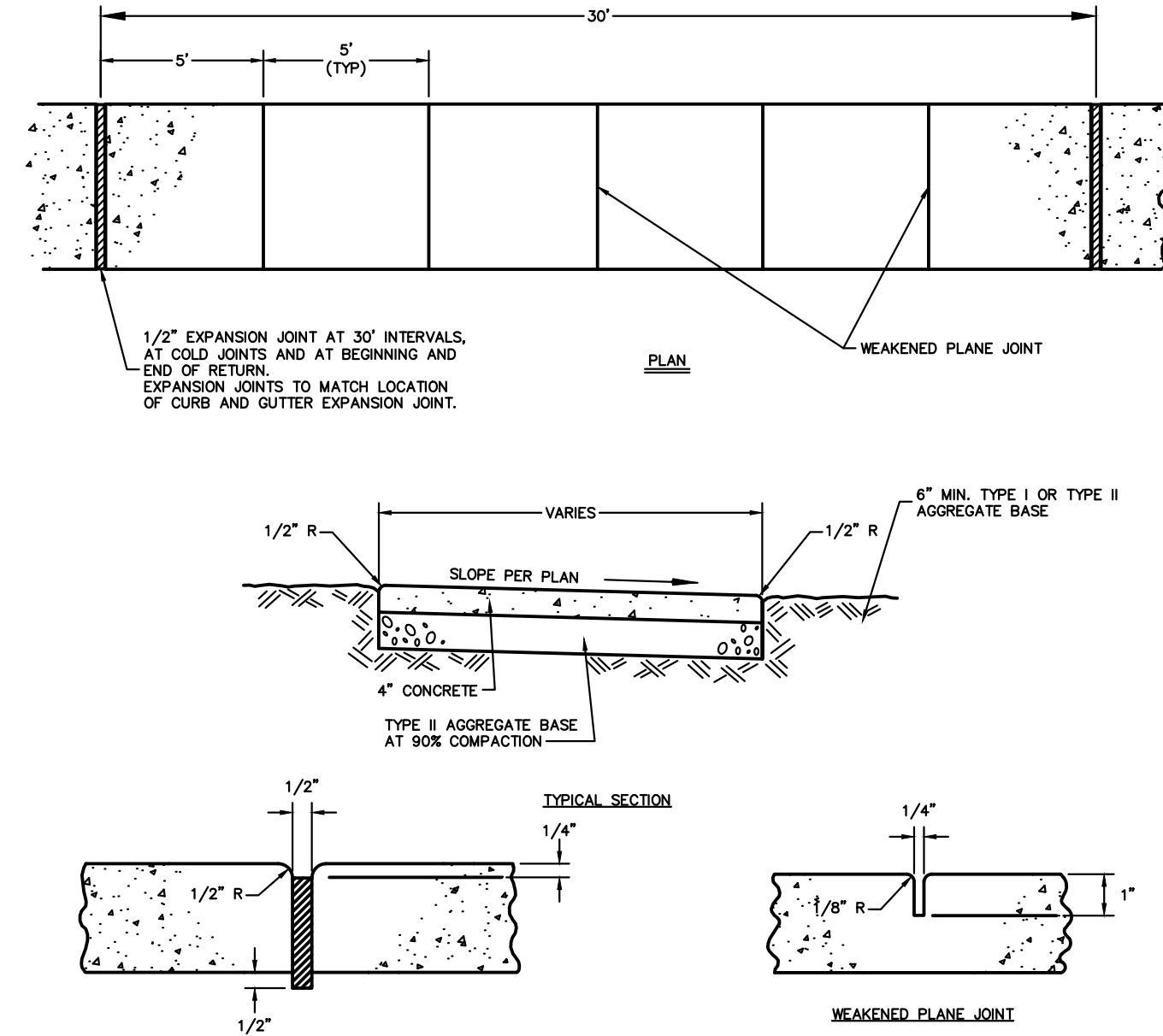
**TRANSITION CURB**

N.T.S.



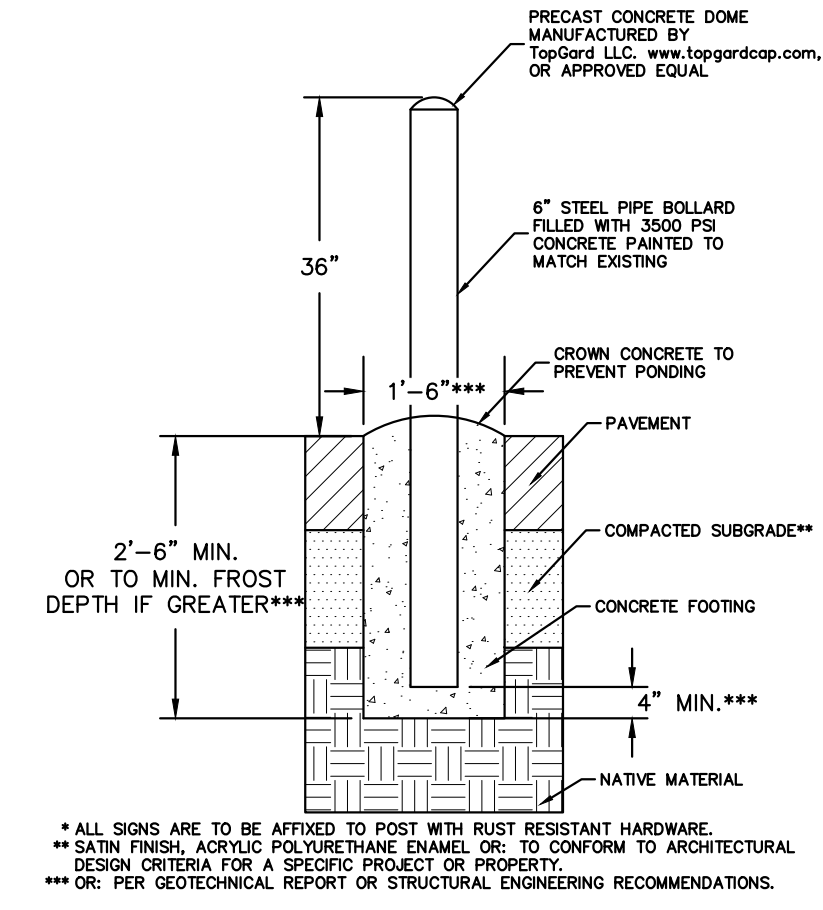
**B612 CURB & GUTTER (OUTFALL)**

N.T.S.



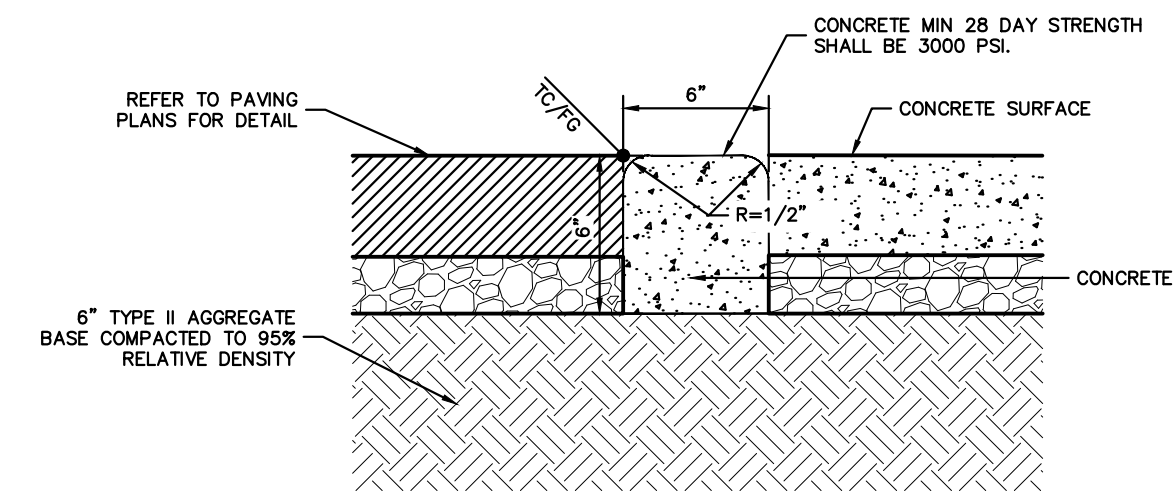
**CONCRETE SIDEWALK**

N.T.S.



**STEEL PIPE BOLLARD**

N.T.S.



**FLUSH CURB**

N.T.S.

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COMMERCIAL PLUMBING AND HEATING EXPANSION PREPARED FOR COMMERCIAL PLUMBING AND HEATING WYOMING MN

CONSTRUCTION DETAILS

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.

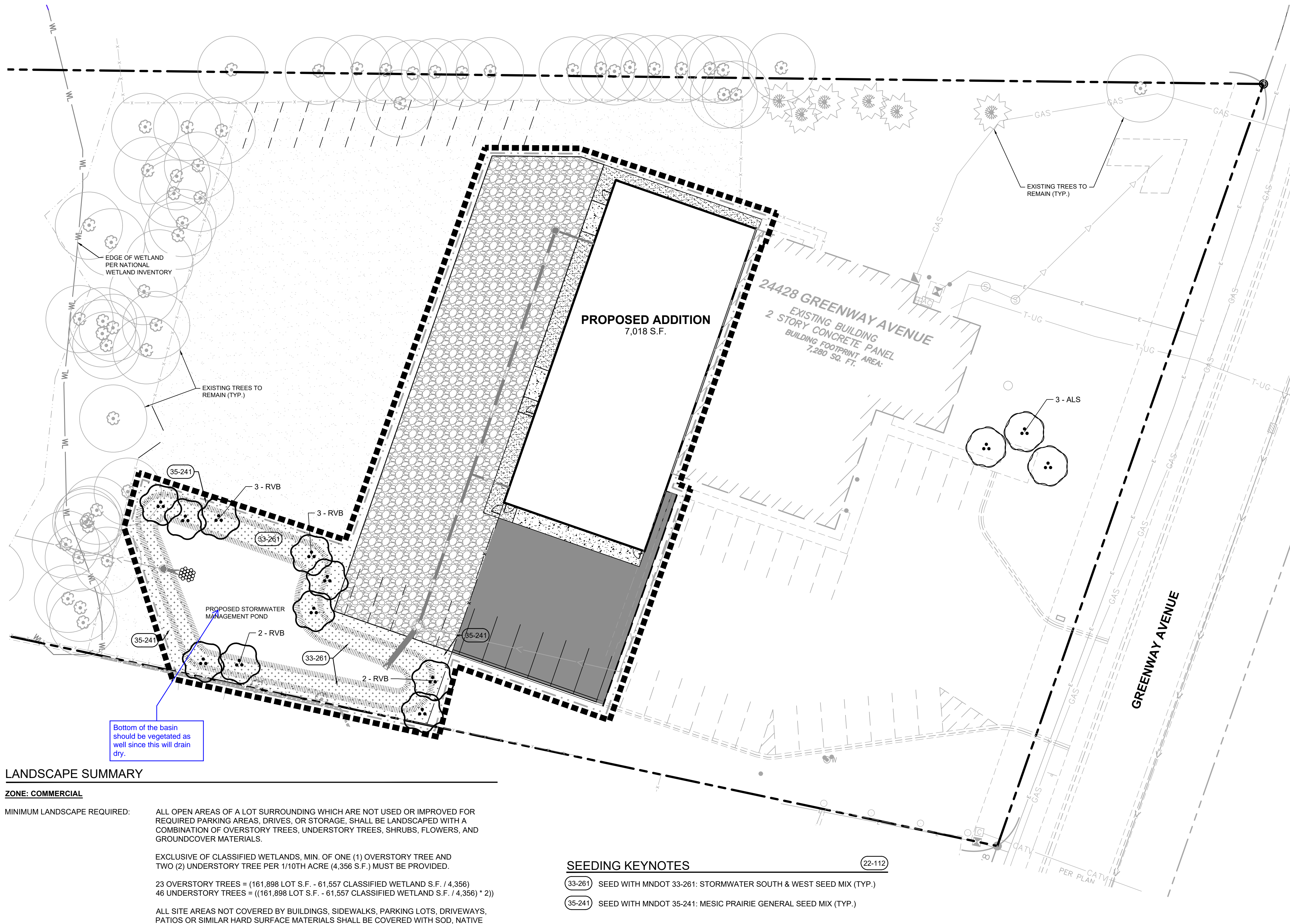
BRIAN P. GAMMON  
MIN. LIC. NO. 9511  
DATE: 8/4/2023

KHA PROJECT	161068000
DATE	8/4/2023
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**LANDSCAPE LEGEND**

- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SEED / SOD EDGE (TYP.)
- SEED WITH MNDOT 35-241 MESIC PRAIRIE GENERAL SEED MIX (TYP.)
- SEED WITH MNDOT 33-261 STORMWATER SOUTH & WEST SEED MIX (TYP.)

**LANDSCAPE SUMMARY**

**ZONE: COMMERCIAL**

**MINIMUM LANDSCAPE REQUIRED:** ALL OPEN AREAS OF A LOT SURROUNDING WHICH ARE NOT USED OR IMPROVED FOR REQUIRED PARKING AREAS, DRIVES, OR STORAGE, SHALL BE LANDSCAPED WITH A COMBINATION OF OVERSTORY TREES, UNDERSTORY TREES, SHRUBS, FLOWERS, AND GROUND COVER MATERIALS.

EXCLUSIVE OF CLASSIFIED WETLANDS, MIN. OF ONE (1) OVERSTORY TREE AND TWO (2) UNDERSTORY TREE PER 1/10TH ACRE (4,356 S.F.) MUST BE PROVIDED.

23 OVERSTORY TREES = (161,898 LOT S.F. - 61,557 CLASSIFIED WETLAND S.F. / 4,356)  
 46 UNDERSTORY TREES = ((161,898 LOT S.F. - 61,557 CLASSIFIED WETLAND S.F. / 4,356) \* 2)

ALL SITE AREAS NOT COVERED BY BUILDINGS, SIDEWALKS, PARKING LOTS, DRIVEWAYS, PATIOS OR SIMILAR HARD SURFACE MATERIALS SHALL BE COVERED WITH SOD, NATIVE PLANTINGS, OR GROUND COVER. SITE AREAS PRESERVED IN A NATURAL STATE DOES NOT APPLY.

**MINIMUM LANDSCAPE PROVIDED:** LANDSCAPE COMBINATION OF EXISTING OVERSTORY TREES, UNDERSTORY TREES, SHRUBS, FLOWERS, AND GROUND COVER MATERIALS.

56 EXISTING OVERSTORY TREES  
 13 PROPOSED UNDERSTORY TREES

ALL SITE AREAS NOT COVERED BY BUILDINGS, SIDEWALKS, PARKING LOTS, DRIVEWAYS, PATIOS OR SIMILAR HARD SURFACE MATERIALS COVERED WITH EXISTING SOD AND NATIVE PLANTINGS.

**SEEDING KEYNOTES**

- SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)
- SEED WITH MNDOT 35-241: MESIC PRAIRIE GENERAL SEED MIX (TYP.)

**PLANT SCHEDULE**

UNDERSTORY TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CAL/SIZE
	ALS	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLANCE'	AUTUMN BRILLANCE SERVICEBERRY CLUMP	B & B	6' HT.
	RVB	10	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B	6' HT.

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**LANDSCAPE PLAN**

COMMERCIAL PLUMBING AND HEATING BUILDING EXPANSION  
 PREPARED FOR  
 COMMERCIAL PLUMBING AND HEATING  
 WYOMING

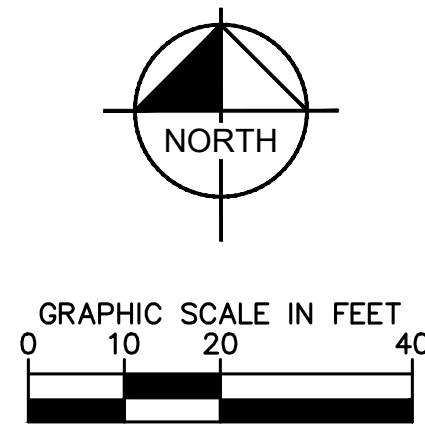
SHEET NUMBER  
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KHA PROJECT	161068000
DATE	8/4/2023
SCALE	AS SHOWN
DESIGNED BY	SSL
DRAWN BY	SSL
CHECKED BY	MGC

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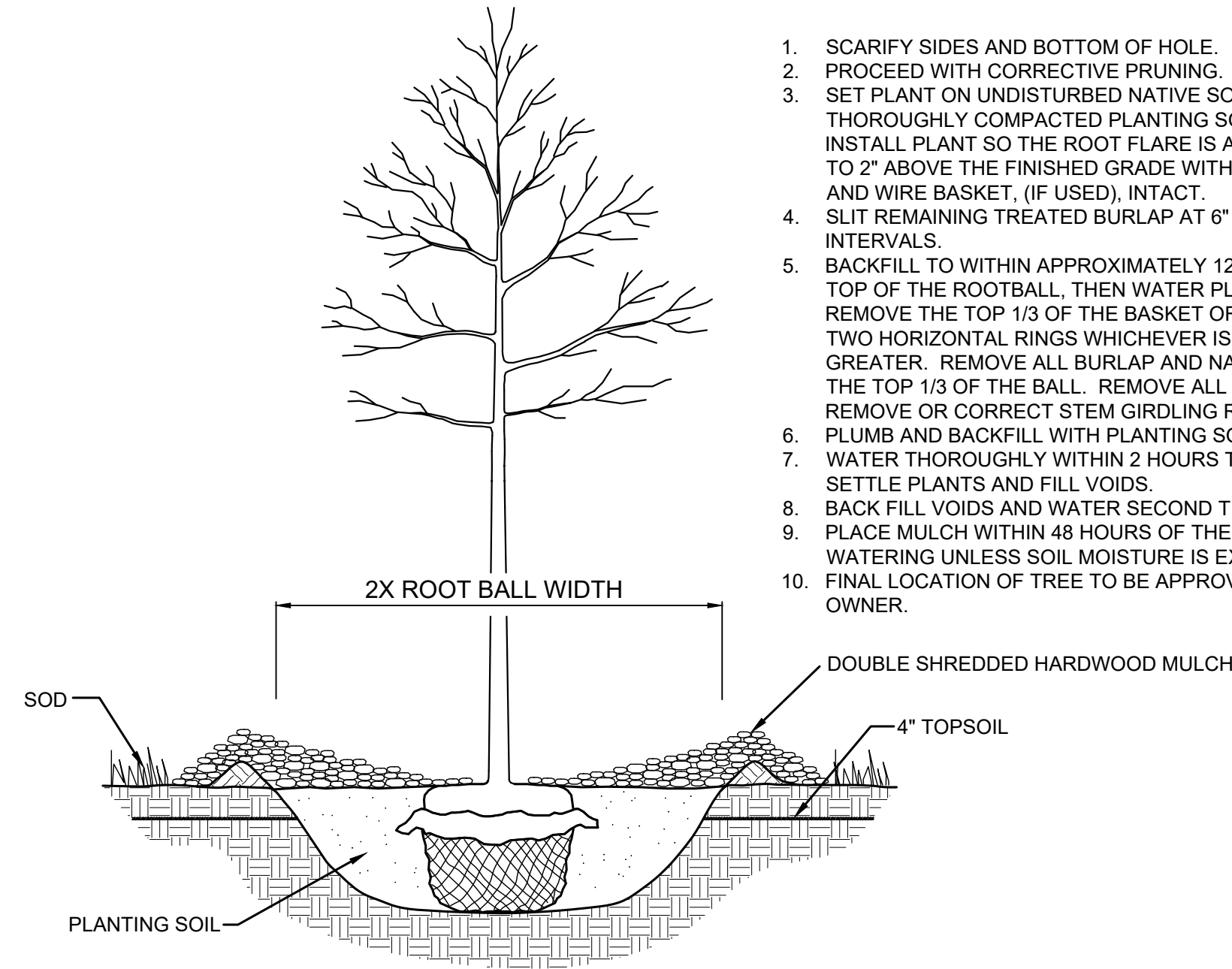
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NOTES:

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



**1** TREE PLANTING DETAIL  
SCALE: N.T.S.

L101

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS: ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC. ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING. CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (LOAM TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS, PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR, OR APPROVED EQUAL. ROCK MULCH TO BE RIVER ROCK, 1 1/2" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
19. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR FOR LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN SENSOR AND APPROPRIATE TECHNOLOGY.
20. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
21. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
22. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
23. RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOJUTE, MN/DOT CATEGORY 2 (STRAW 1S, WOOD FIBER 1S), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR FURTHER INFORMATION. RAIN GARDEN TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL.
24. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD: 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 45 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECIRES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

COMMERCIAL PLUMBING AND HEATING EXPANSION PREPARED FOR COMMERCIAL PLUMBING AND HEATING WYOMING MN

LANDSCAPE DETAILS


KHA PROJECT 161008000  
DATE 8/4/2023  
SCALE AS SHOWN  
DESIGNED BY SSL  
DRAWN BY SSL  
CHECKED BY MGC

I HEREBY CERTIFY THAT THIS IS AN 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.

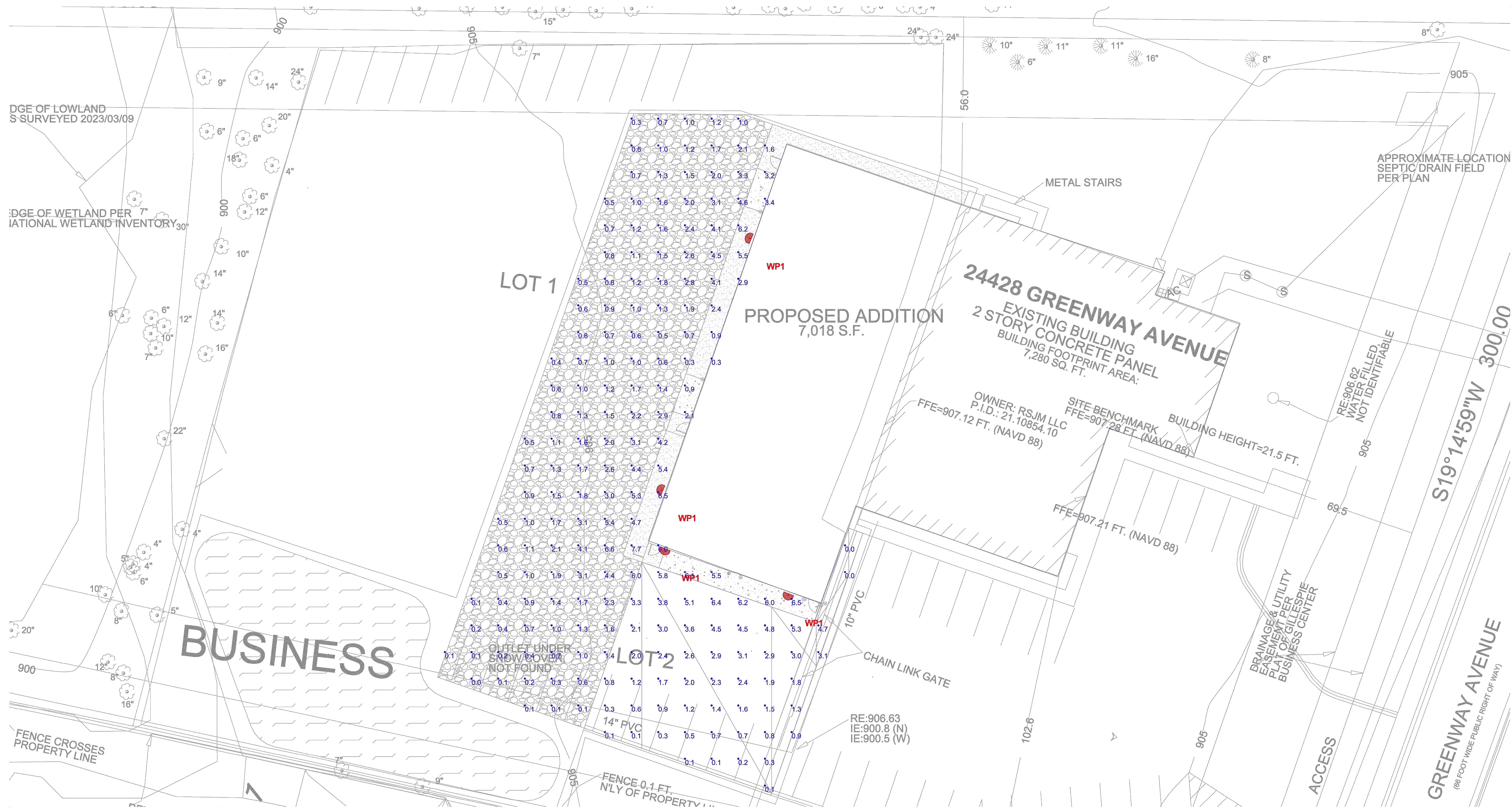
MITCHELL G. COOKAS  
MN LIC. NO. 9652  
DATE: 8/4/2023

**Kimley»Horn**  
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344  
PHONE: 612.315.1272  
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

Luminaire Schedule						
Symbol	Qty	Label	Mounting Height	Lum. Watts	LLF	Description
	4	WP1	15	71	0.900	NV-W-T4-32L-7-40K-UNV

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot Addition	Fc	1.97	7.7	0.0	N.A.	N.A.



**DISCLAIMER:** Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping or any other architectural elements unless noted.

Fixture nomenclature to be finalized by engineer and/or architect. This drawings is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.



Designed By: K. Tomczak  
 Checked By: Rob Chassé  
 Date: 8/20/2023  
 Scale: 1" = 15'

Commercial Plumbing & Heating Addition

**City of Wyoming Ordinance – September 12, 2023 PC Meeting**

**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 provide visual harmony; enhance the character and appearance of the district that the building is located in; and-to aid in improving the overall economic viability of the district. These standards are intended to prevent the 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.

- (1) Preliminary Meeting with Staff. Any applicant may request a meeting with City staff prior to Planning Commission and City Council review to determine general compliance with the code.
- (2) 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.

- (3) 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.
  - (b) 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.
  - (c) The overall architectural character shall have a consistent architectural expression on all sides of the building and be compatible with its surroundings.
  - (d) Windows or simulated windows shall be used on the ground level of any wall parallel to or nearly parallel to a street.
  - (e) 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.
  - (f) 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.
- (4) **Roofing:**
- (a) 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.
- (5) **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.
- (6) **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 that were constructed after February 2, 1998,

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

**Sec. 40 - 452. R-6 Medium and High Density Housing District, and all nonresidential structures in the R-1, R-2, R-3, R-4, R-5, and A Districts**

- (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 a 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.

CLASS I	CLASS II	CLASS III
Brick, Natural stone (or similar appearing, high quality manufactured stone), 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, Glass curtain wall, Copper, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Specialty concrete block such as burnished, textured or rock face, 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, Masonry stucco, Fiber-cement exterior siding, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Exterior finish installation system (EIFS), Opaque panels, Ornamental metal, Smooth concrete block, Scored concrete block, Smooth concrete tilt-up panels, Glazed block, Glass block, Ceramic Other comparable or superior materials, New materials that meet the intent of the preamble above.

- (2) 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.
- (3) 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.

- (4) 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 - 453. Central Business District (CBD)**

- (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 a 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.

CLASS I	CLASS II	CLASS III
Brick, Natural stone (or similar appearing, high quality manufactured stone), 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, Glass curtain wall, Copper, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Specialty concrete block such as burnished, textured or rock face, 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, Masonry stucco, Fiber-cement exterior siding, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Exterior finish installation system (EIFS), Opaque panels, Ornamental metal, Smooth concrete block, Scored concrete block, Smooth concrete tilt-up panels, Glazed block, Glass block, Ceramic Other comparable or superior materials, New materials that meet the intent of the preamble above.

- (2) 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.
- (3) 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.
- (4) 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 - 454. Commercial District (C)**

- (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.

CLASS I	CLASS II	CLASS III
Brick, Natural stone (or similar appearing, high quality manufactured stone), 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, Glass curtain wall, Copper, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Specialty concrete block such as burnished, textured or rock face, 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, Masonry stucco, Fiber-cement exterior siding, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Exterior finish installation system (EIFS), Opaque panels, Ornamental metal, Smooth concrete block, Scored concrete block, Smooth concrete tilt-up panels, Glazed block, Glass block, Ceramic Other comparable or superior materials, New materials that meet the intent of the preamble above.

- (2) 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.
- (3) 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.
- (4) 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 - 455. Office and Health Care District (OHC)**

- (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 a 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.

CLASS I	CLASS II	CLASS III
Brick, Natural stone (or similar appearing, high quality manufactured stone), 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, Glass curtain wall, Copper, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Specialty concrete block such as burnished, textured or rock face, 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, Masonry stucco, Fiber-cement exterior siding, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Exterior finish installation system (EIFS), Opaque panels, Ornamental metal, Smooth concrete block, Scored concrete block, Smooth concrete tilt-up panels, Glazed block, Glass block, Ceramic Other comparable or superior materials, New materials that meet the intent of the preamble above.

- (2) 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.
- (3) 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.
- (4) 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 - 456. Mixed Use District (MXD)**

- (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 a 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.

CLASS I	CLASS II	CLASS III
Brick, Natural stone (or similar appearing, high quality manufactured stone), 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, Glass curtain wall, Copper, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Specialty concrete block such as burnished, textured or rock face, 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, Masonry stucco, Fiber-cement exterior siding, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Exterior finish installation system (EIFS), Opaque panels, Ornamental metal, Smooth concrete block, Scored concrete block, Smooth concrete tilt-up panels, Glazed block, Glass block, Ceramic Other comparable or superior materials, New materials that meet the intent of the preamble above.

- (2) 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.
- (3) 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.
- (4) 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 - 457. Industrial District (I)**

- (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 a 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.

CLASS I	CLASS II	CLASS III
Brick, Natural stone (or similar appearing, high quality manufactured stone), 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, Glass curtain wall, Copper, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Specialty concrete block such as burnished, textured or rock face, 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, Masonry stucco, Fiber-cement exterior siding, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Exterior finish installation system (EIFS), Opaque panels, Ornamental metal, Smooth concrete block, Scored concrete block, Smooth concrete tilt-up panels, Glazed block, Glass block, Ceramic Other comparable or superior materials, New materials that meet the intent of the preamble above.

- (2) 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.
- (3) 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.
- (4) 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.
- (5) 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.

**Sec. 40 - 458. 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.

DRAFT

**ARCHITECTURAL STANDARDS**  
**ABRIDGED APPROVED PLANNING COMMISSION MINUTES**

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**JANUARY 24, 2023**

**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.

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### **MARCH 14, 2023**

#### **Architectural Standards: Community Ordinances and Material Examples**

Chair Lobermeier recommended that this agenda item be moved to the next Planning Commission meeting.

Zoning Administrator Weck noted that at the present time there is nothing slated for the next Planning Commission meeting so there should be time to dedicate to this topic.

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### **MARCH 28, 2023**

#### **Architectural Standards: Community Ordinances and Material Examples**

Zoning Administrator Weck gave an overview of the history of the Architectural Standards division of the Zoning Ordinance.

Commissioner West noted that she finds it difficult to navigate when you have to go to each zoning district and would like to see it be more user friendly so you do not have to hunt when you are trying to get information.

Chair Lobermeier stated that he feels that this is a tool for Zoning Administrator Weck to communicate with and also a tool for people using it like Commissioner West in her type of business. He stated that he feels this is where the back and forth communication needs to occur. He stated that he didn't think the Commission ever really gets into things like the color of the building or how the stucco seams come together. He stated that he believes this conversation is getting its start with materials because they were finding that materials have been changing. He noted that he thinks it still makes sense to have standards for things like the Central Downtown area, but would see that being generated from a

small area plan.

Commissioner West stated that she also feels it would be better if they could be easily modified without having to hold a public hearing.

Kim Lindquist, WSB, stated that she feels the City should have some standards for the exterior materials and possibly include language of 'like quality'. She stated that this would allow the City not to have to enumerate everything. She noted that she is very familiar with other cities who require some type of undulation or variation of some sort. She stated that this sets up the basic format without having to be restrictive. She suggested that the Commission spend a bit of time thinking about what is really important and noted that most cities focus on the public and having a higher standard at those rather than on things that will be seen from the back of a parking lot.

Chair Lobermeier noted that for the backside of buildings it may be a situation where if there is some screening or landscaping it can help without having to be a Class 1 material.

Ms. Lindquist noted that even if it is someplace visible, it may still be a lower step than being the front of a building.

Commissioner Iverson asked what problem the Commission is trying to actually address.

Zoning Administrator Weck stated that the biggest problem probably comes down to cost of materials. He explained that if, for example, the City is calling for brick and stone, he can get push back because, it costs more than vinyl siding or some other material.

Chair Lobermeier stated that sometimes the standards are about visual appearance and sometimes they are about longevity.

Zoning Administrator Weck noted that there is currently a bill in the legislature that may tweak a lot of what is being discussed right now. He stated that part of the new Building Code covers exterior materials and explained that they are supposed to be durable. He stated that in the case of the Zoning Ordinance, it is more looking at aesthetics and what the City wants the building to look like than how well it will last.

Commissioner West noted that she feels it is a bit of a give and take because the City wants to entice people to come here and build, but inflation is a real issue right now.

Commissioner Iverson stated that he would describe it as knowing what the City's diamonds will look like and where they will be put, versus the coal.

Chair Lobermeier stated that there may be parts of the City where they do want to get more 'standard heavy' and say more specifically what they want to see but other areas where the City can give a bit on exterior finishes.

Ms. Lindquist stated that there need to be standards that the City is comfortable with and that they are able to stick with. She noted that this may mean that development will not always come as quickly as the City likes because it may not be as economically good. She stated that it can keep the City from having to say things like, "Boy, I wish they had some standards when this building was built and now everything is around it."

Chair Lobermeier stated that he thinks everyone wants to put up a building that looks good and performs well, but do come in with a desire to do as little as they have to.

Commissioner Iverson stated that when looking at materials you can look at durability, architectural interest, aesthetics, and lighting. He asked if the City looked at something like lighting through different buckets like safety, security, glare, and the desire to retain the dark night sky

Chair Lobermeier noted that in the past the City has dealt with lighting as a separate issue.

Commissioner Iverson stated that he has been comparing information from other cities and noted that Northfield was looking at dark skies but was unsure if they had adopted it. He suggested that perhaps

the Commission should look at it in bite sized chunks and move down the list by knocking off the bigger/more important things first.

Commissioner West stated that she likes the idea of not having every street lit.

Zoning Administrator Weck stated that he feels Commissioner Iverson made a good point that the Commission needs to concentrate somewhere.

Commissioner West asked what the top 3 things were in each section that the Commission would like to see. She stated that this may allow the City to come to some sort of consensus with regard to building materials.

Chair Lobermeier stated that it may also be valuable to rate the top 3 buildings that when you drive by make you either say that it looks really nice or make you want to do something about it. He asked if they could perhaps invite a few developers and architects to come in and speak to the Commission about materials and cost choices. He noted that Commissioner West could probably lead a discussion at a future meeting because of the knowledge she has gathered from her day job.

Commissioner West shared an example of a building she was involved in putting together in West St. Paul. She stated that she agreed that it would be nice to have a few architects join the discussion.

Mayor Iverson stated that if the Commission decides to start these conversations through a workshop, she would like it if they would invite the EDA to participate.

Commissioner Iverson asked about things that would not be a new build and is something being remodeled.

Zoning Administrator Weck stated that the City's ordinance currently says that a remodeling project needs to comply

Commissioner West stated that she would love to see a true downtown area in the City but did not know if it would ever happen or be any kind of draw.

Chair Lobermeier noted that a plan like that needs to have an anchor in order to attract a developer. He stated that he does not foresee it happening one lot at a time, but more where someone plans a whole block which takes a lot of effort.

Ms. Lindquist cautioned that even when the City has all these kinds of standards, they can still end up with really ugly buildings.

Chair Lobermeier stated that there are times when the Commission has seen a building that they would like to have the ability to say 'no' to, that they do not currently have. He stated that he would like to ensure that there is enough detail in there that if there is a design piece that does not meet what they are looking for that there is enough within the ordinance that allows them to tell people that it really is not what the City is looking for.

Ms. Lindquist noted that generally, communities about the same size as Wyoming, are not getting into the aesthetics of the design details.

Chair Lobermeier suggested that the Commission take a look at different pieces, as suggested by Commissioner Iverson.

Zoning Administrator Weck stated that he will touch base with some architects and see if anyone is willing to meet with the Commission.

Commissioner West stated that she has a few she can contact as well.

Zoning Administrator Weck noted that it will take him some time to coordinate the next steps and explained that he would be out of the office the week of April 10, 2023. He noted that because there are no completed applications, the Commission could cancel the April 11, 2023 meeting.

Ms. Lindquist stated that she felt the list of materials listed in the ordinance is a good thing and noted

that cities will always receive push back. She stated that she did not think the list was too different from what she has seen in other communities and believes that the City already has a good mix and she did not feel a big overhaul was needed. She stated that she feels it may just need a few points of clarity within the existing ordinance.

Zoning Administrator Weck suggested that the Commission come to the next meeting with their top 3 and bottom 3 elements of the ordinance.

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**APRIL 25, 2023**

**Architectural Standards: Architect Comments, Community Ordinances, and Material Examples**

Zoning Administrator Weck noted that in the packet he had included his e-mail communication with Widseth as well as information regarding ordinances from the cities of Brainerd and Baxter.

Chair Lobermeier stated that one of the things that came to mind as he was reviewing this material was the notion of a pre-design meeting as opposed to having a builder or architect come in and show their plans. He asked for Zoning Administrator Weck's thoughts beyond just simply sending them the ordinance. He stated that he suspects that this is where the 'dance' begins and reiterated his questions about whether that type of meeting would help.

Zoning Administrator Weck stated that it would help, but many times he gets the phone call after they have already done half of the work. He stated that it why he tells them the City has architectural standards and encourages them to take a look at them.

Commissioner West stated that she had spoken with a few other architects that she works with about different standards and how they like to see them. She stated that she had shared the standards from the City, Chisago, and Forest Lake and they really like the example from Chisago because it was clear and comprehensive. She explained that they liked the idea of a tiered classification of the materials, but they like charts that stay consistent. She stated that they did not like the idea of having a supplemental or secondary manual because it would be hard to navigate. She stated that they also liked the idea of 'bolding' out the various sections so they are easier to follow and find the information they were searching for.

Commissioner Iverson stated that it sounds like the feedback was more on the format of the information and not necessarily about the content.

Commissioner West agreed and stated that one other comment they made was that it was important for the City to figure out what their 'feel' is for example more White Bear or more Lindstrom. She stated that the thought was that if you were going to set a 'standard' it should not really be negotiable because then the community will end up being more of a hodge podge. She stated that she thinks it may make sense to have a different list of materials for the downtown area and some of the structures near Hallberg. She reiterated that the architects she spoke with really liked Chisago's information.

Chair Lobermeier stated that in comparing the City's with others he noticed that the language starts out with what the City does 'not want' rather than what they 'want'. He stated that he thinks it may be a good idea to take a step back and have the Commission try to figure out what problem the City is trying to solve and the intent of the ordinance. He noted that he was surprised that the feedback Zoning Administrator Weck and Commissioner West got was not really related to the actual materials.

Commissioner West noted that it looks like the issue may not really be the materials. She noted that her input also touched on percentages and if they are going to say 50% of Class 1, they want to know what the means for the whole building. She reiterated that the input was related to the readability and that it be clear and concise and not so much related to the actual materials. She stated that she thinks it is important for them to know who is in the community and what their price point is for those that can afford to bring their businesses to the City.

Chair Lobermeier stated that he had highlighted some things included in the minutes from the last meeting and read aloud the statement about cities the size of Wyoming not getting into design details. He stated that usually smaller towns are happy to get development and try not to get in the way too much. He stated that he feels they end up walking the fine line between the intent and not over-specifying. He stated that the Commission was given some 'homework' at the last meeting to take a look around town at some of the buildings they may or may not like. He shared examples of facilities that he really liked such as Ebenezer, Wyoming Dental, and Lakes Gas. He stated that he also feels the Pfeiffer Chiropractic office has character.

Commissioner West stated that she is happy that they switched the entrance to the drug store, but noted that it is still not one of her favorite buildings.

Chair Lobermeier asked if the Commission could paint a picture that is not too restrictive of what they would like the City to look like that still allows development to come.

The Commission discussed some of the difficulty in situations where they are not a chain so they do not have the same financing available. The Commission shared examples of buildings and details that they would not necessarily want to see more of in the City.

Zoning Administrator Weck shared examples of various development projects that have happened in the City.

Commissioner West stated that one of the reasons that she thinks this conversation is important is because there is currently kind of a mismatch of things going on in the downtown area. She stated that she thinks windows are huge and things like light pollution because people move out here so they don't have that. She referenced the liquor store and noted that while it may meet the standards, it looks very 'unique' in how it was actually put together.

Commissioner Iverson stated that you see the word uniformity and the direction to make it look like it belongs and he thinks that is important. He stated that he feels it should look like that was the way it was intended to look and with remodeling they sometimes lose that.

Chair Lobermeier reiterated that he thinks it is important to focus on the intent and that it is concise. He stated that he was part of the group who put together these architectural standards, but acknowledged that the very first sentence is 4 lines long, which is not concise. He noted that another section he feels needs work is the section where 'other' materials can be allowed but questioned how they could state it without allowing things to go forward that don't really meet the ordinance but they decided to let it go through as kind of a loop hole. He asked if the right place for things to come when developers have a proposal is the Planning Commission or whether a staff member should make a recommendation.

Zoning Administrator Weck stated that as a Building Official, the building code allows him to make interpretations of the code, but it does give him standards on how to do that. He stated that when it comes to building materials, or an aesthetic detail, it is subjective. He explained that he could think something looks great, but the Commission could disagree and wonder what he was thinking. He explained that without a standard in the ordinance to clarify where the City is going, he thinks it is hard for one person to say what it is or is not.

Commissioner West asked if when there is a questionable or new material if that could be part of what is presented before the Commission so it can be addressed at the time of approval. She stated that way it would not just be left up to one person.

Zoning Administrator Weck shared examples of the process and materials discussion for recent projects, such as the one for Hallberg.

Commissioner West noted that views on materials can change over time and noted that communities like Lindstrom and White Bear have an aesthetic that really has not changed and with time, has become even more beautiful which is what she hopes for the City. She stated that she would like to be able to find materials that age gracefully. She reiterated that she loves the ideas of windows for

the wellbeing of the people who have to work in these buildings and if the City does not already have something that speaks to that she would like to see that added.

Chair Lobermeier referenced the industrial park in Stacy that seems to be growing like gangbusters, but noted that there is a real mix of things they have going in there and does not appear to be a theme to what is being approved. He stated that if he goes back to the original statement, he would like to attempt to eliminate the negative statements. He gave the example of it saying that the City wants visual harmony, complement surrounding properties, and contribute to the character and the appearance of the district.

The Commission discussed other buildings around the town.

Commissioner West stated that she has nothing against pole barns but she really does not want to see that in the downtown area.

Chair Lobermeier noted that he feels the church that is just south of the liquor store did a good job when they redid their façade. He stated that it was just a warehouse type building, but when they redid it they added some brick and color that really made it work well. He stated that he thinks that if the Commission can figure out what problem they are trying to address and get the intent statement so it is clear and address some of the formatting, which will help.

Zoning Administrator Weck stated that he can try to work on the opening statement so it is positive rather than negative. He stated that he can also look at keeping the text that is there, but perhaps moving the information into some tables and charts as recommended by Commissioner West.

Chair Lobermeier noted that Kim Lindquist, WSB, stated that she thought the list of materials was good and did not think this needed a big overhaul. He stated that he would agree, but would suggest that it really be read for intent to make a determination if it is too open or if there are areas that need clarification.

The Commission discussed roofing and window additions.

Chair Lobermeier noted that Mayor Iverson had mentioned that she would like to hook the EDA into this process and asked if she felt they would have input in the area of 'fit'.

Mayor Iverson stated that she brought that up because they want to have a certain aesthetic on Highway 61. She stated that there has been discussion about certain franchise businesses coming to town, such as Caribou, that have set standards that they have to meet. She referenced the difference if you travel to someplace like Hilton Head where everything is all the same, no matter what. She stated that the goal is to have some character and have some standards, but for it to be more updated. She stated that their hope is to get some apartment buildings that will attract or keep the younger people in town, which means it will have to have more of a 'hip' vibe. She noted that the problem becomes that a 'hip' vibe can look different to everyone.

Commissioner West stated that she has long thought that the City needed another restaurant or something like a bar/pub or brewery.

Mayor Iverson stated that from the EDA side she and City Administrator Linwood work very closely in inviting businesses and restaurants to come to the City. She stated that they are also part of MnCAR and invite people to consider the City and what they have to offer as well. She stated that they are working with some possible 3D images of certain pieces of land so they can draw images of what they would like to see there. She reiterated that this was why she felt it was important to work alongside the EDA in these efforts.

Zoning Administrator Weck stated that he thinks the Commission has made a good start in this discussion and recommended that they take a look at how they want to define or tweak the comparable materials so it is clear to everyone.

Chair Lobermeier stated that he thought the information included in the packet was very helpful. He stated that having something that is just 2-3 pages that has some of the nicer looking buildings that fit

a bit more closely to what the City is looking for. He stated that it can serve as a bit of a 'hint-hint', 'nudge-nudge' for developers.

Commissioner Iverson stated that it may help them design something that fits into the area rather than just designing it the way they usually do without consideration for what may be nearby.

Chair Lobermeier stated that there are some really nice buildings in town, but they are scattered around and not just in one spot. He stated that if those could be represented to people coming in, it will set up the idea for them without having to write it down.

Commissioner Iverson noted that the example of the code from Baxter highlighted the positive language rather than the negative. He stated that he found it interesting to see how often they used terms like 'community image' and 'visual environment' in their first points. He noted that he also liked the feedback shared by Commissioner West about changing some of the formatting to the tables/charts so it makes the information stand out and be understood more easily.

Commissioner Naumann suggested utilizing some of the information from the Comprehensive Plan that talks about rural character, small-town feel, balance rural setting, and urbanization. He stated that he feels that this may give a developer an idea of what they should be shooting for.

Mayor Iverson reminded the Commission to keep Highway 8 in mind because eventually there will also be more businesses along that corridor. She stated that they know what the area looks like now but questioned whether that was really the image that the City wanted to have as people travel the highway heading towards Wisconsin.

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**MAY 9, 2023**

**Architectural Standards: Example Draft Ordinance**

Zoning Administrator Weck explained that he followed the Chisago City formatting and included information to show the original text and the new text. He stated that he had not made many changes other than what had already been discussed and had just wanted to put together a rough draft for the Commission to consider.

Chair Lobermeier confirmed that details such as percentages had not yet been done and this rough draft was just for them to look at the formatting.

Zoning Administrator Weck stated that was correct.

Commissioner West stated that she likes the chart/table that was included.

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**SEPTEMBER 12, 2023**