



Norwood Young America Planning Commission
Tuesday, February 6, 2018
Norwood Young America City Council Chambers, 310 Elm St. W.
6:00 p.m.

AGENDA

**Bill
Grundahl**

**JR
Hoernemann**

**Mark
Lagergren**

**Mike
Eggers**

**Craig
Heher
Council
Liaison**

1. Call to Order
Pledge of Allegiance
2. Adoption of Agenda
3. Approve Minutes of January 3, 2018 regular and work session meetings
4. Public Hearing
 - A. Tacoma West Industrial Park 3rd Addition Preliminary Plat
 - B. Par Real Estate (Vickerman Company) Variances/Site Plan
5. Old Business
6. New Business
 - A. Tacoma West Industrial Park 3rd Addition Preliminary and Final Plats
 - B. Par Real Estate (Vickerman Company) Variances/Site Plan
7. Miscellaneous
 - A. January Building Permit Report
8. Commissioner's Reports
9. Adjourn

UPCOMING MEETINGS

- February 12th – City Council meeting 6:00 p.m.
February 20th – Parks & Recreation Commission meeting 5:30 p.m.
February 21st – Economic Development Commission 6:30 p.m.
February 26th – City Council Work Session/EDA/Regular meeting 6:00 p.m.
March 6th – Planning Commission meeting 6:00 p.m.
March 14th – Joint Meeting - Planning Commission, City Council, EDC, and Chamber of Commerce 6:30 p.m.

***Norwood Young America
Planning Commission Minutes
January 3, 2018***

Present: Commissioners Mike Eggers, Craig Heher, Bill Grundahl, Mark Lagergren, and JR Hoernemann.

Staff: City Administrator Steve Helget and Planning Consultant Cynthia Smith Strack.

Public: Randy Schuster Vickerman Companies and Nick Jeurissen Greystone Construction.

1. Call to Order.

The meeting was called to order by Chair Heher at 6:00 pm. All present stood for the Pledge of Allegiance.

2. Oaths of Office.

Commissioners Lagergren, Hoernemann, and Grundahl recited and signed oaths of office.

3. Appointment of Officers and Appointment of Commission Representatives.

Heher introduced the agenda item and requested input from City Administrator Helget. Mr. Helget explained the Commission at its first meeting of the year is required to elect a Chair, Vice Chair, and Secretary. In 2017 Heher was elected Chair, Grundahl Vice Chair, and staff was noted as the organizational Secretary.

Helget then explained the Planning Commission has representation with voting rights to the Economic Development Commission and the Parks and Recreation Commission. The Commission is tasked with nominating representatives to the EDC and PRC.

Lastly Helget explained that in previous years the PC also designated representatives to attend each City Council meeting. Helget noted Heher was an elected official and past practice was appropriately discontinued.

Motion – Grundahl to elect Heher as PC Chairperson. Second Hoernemann. Heher asked for other nominations, none were received. Motion carried 5-0 and Heher continued his duties as Chair.

Motion – Lagergren to elect Grundahl as PC Vice Chairperson. Second Eggers. Heher asked for other nominations, none were received. Motion carried 4-1 (Grundahl nay). Grundahl elected Vice Chairperson.

Motion – Heher to nominate staff as Secretary. Second Grundahl. Heher asked for other nominations, none were received. Motion carried 5-0 and staff appointed as Commission Secretary.

Heher asked for volunteers to serve as Representative to the Parks and Recreation Commission. Hoernemann noted he had been serving in that role and would be interested in continuing.

Motion – Grundahl to appoint Hoernemann as PC Representative to the Parks and Recreation Commission. Second Lagergren. Motion carried 5-0 with Hoernemann to continue as PRC Representative.

Heher asked for volunteers to serve as Representative to the Economic Development Commission.

Motion – Grundahl to appoint Eggers as PC Representative to the Economic Development Commission. Second

Lagergren. Motion carried 5-0 with Eggers to serve as EDC Representative.

4. Adoption of Agenda.

Chairperson Heher introduced the agenda.

Motion – Lagergren, second Grundahl to approve the agenda as proposed. The agenda was approved 5-0.

5. Approval of Minutes from the Regular Meeting December 5, 2017.

Heher introduced the minutes from the December 5, 2017 regular meeting.

Motion – Eggers to approve the December 5, 2017 regular meeting minutes. Second by Hoernemann. With all in favor the minutes were approved 5-0.

6. Public Hearings.

Ordinance Amending Chapter 12 of the City Code by Amending Sections 1210.06, Subd. 3(B)(2) and 1230.03, Subd. 4(D), and by Adding Section 1270 Pertaining to Towers and Antennae.

Chairperson Heher introduced the agenda topic and explained the public hearing process. Heher opened the public hearing at 6:11 p.m.

Strack noted the Planning Commission reviewed a draft of the tower and antenna standards at several previous meetings. The Commission called for a public hearing at their December meeting. The proposed tower and antennae standards include:

(1) A statement of purpose and intent.

(2) Definitions.

(3) Exempt activities, including but not limited to, (a) household antenna and satellite dishes, (b) adjustment, repair, or replacement of existing antenna or antenna elements, (c) placement of additional antenna on existing towers provided the overall height of the structure was not increased, (d) antenna and structures used by the City for public purposes, (e) antenna on water towers or the sides of roof of existing structures, (f) emergency repairs, and (g) transmitters needed for emergency operations.

(4) Where telecommunications facilities could be placed: (a) Towers over 20 feet in height supporting amateur radio operations would be allowed in side or rear yards in residential districts under CUP. (b) Towers, antenna, and support facilities would be allowed in industrial districts under CUP and provided they industrial parcel did not abut Highway 212.

(5) Performance standards: (a) Maximum height vary by nature of use. Towers, antenna, and related equipment attached to existing structures not to exceed 20 feet in height. Towers supporting amateur radio operations are not to exceed seventy feet in height. All other towers not to exceed 175 feet in height. (b) Setbacks: If attached to an existing structure setback equal to that portion of the tower height above secure attachment. If freestanding, equal to the height of the tower plus ten feet, except if located next to a residential zone, then height of the tower plus 100 feet. (c) Colocation is required. (d) Several design standards for structures and towers were reviewed.

(6) Miscellaneous standards relating to abandoned towers, interference, and radiation.

Motion – Lagergren to close the public hearing. Second by Grundahl. With all in favor the hearing was closed at 6:17 p.m.

7. Old Business.

Ordinance Amending Chapter 12 of the City Code by Amending Sections 1210.06, Subd. 3(B)(2) and 1230.03, Subd. 4(D), and by Adding Section 1270 Pertaining to Towers and Antennae.

Heher introduced the agenda item.

Strack noted the Planning Commission initiated review of tower and antenna standards after noting a discrepancy in the existing code which, if interpreted literally, would appear to require conditional use permits for every tower and antenna in the community regardless of size, location, or zoning classification.

Strack noted at this time towers are conditional uses in the transitional agricultural district and the industrial districts. She noted the proposed ordinance also allows for amateur radio towers as required under FCC rules.

Grundahl inquired as to how the tower ordinance proposed related to previous discussion regarding small cellular wireless technology. Strack noted “Gen 5” wireless relied less on large tower structures in favor of smaller devices located in close proximity to one another. Small cell wireless antenna were typically placed on power poles and occasionally stop lights and similar apparatus. She noted the City of Norwood Young America did not run its own electric utility which means wireless carriers will most likely need to work with Xcel Energy to locate antenna on existing poles. In the event backhaul facilities or new self-serving poles were envisions a permit under the City’s existing right-of-way ordinance would be required.

Lagergren clarified where future towers in the industrial district could be located. Strack noted towers could not be placed on industrial lots abutting Highway 212. They could be located in the vicinity of the Tacoma West industrial area.

Helget expressed concern with the allowable height of a tower affixed to a roof. The Commission considered Helget’s concern and reached consensus to amend the draft language as suggested by Eggers. Eggers’s suggestion was to limit the maximum height of a tower affixed to a structure to ten (10) feet above the highest point of the roof.

Motion – Lagergren to recommend approval of the proposed Ordinance with the correction regarding maximum height of a roof antenna. Second by Eggers. With all in favor the motion was approved.

8. New Business.

Concept Plan Vickerman Companies

Heher introduced the agenda item for discussion.

Strack noted city staff and Vickerman Company and their consultants have been discussing a potential

expansion of operations in Norwood Young America. The development project could include purchase of additional lots from the City and construction of a sizable distribution facility.

At this time the project timeline is condensed and the project will require several regulatory reviews including: preliminary and final plat (re-subdivision of previously platted lots), easement vacation, variance consideration (landscaping, setbacks, and perhaps building height), and site plan approval. The Developers plan to submit complete applications in early January in advance of the February 6th meeting deadline. As a means of introducing the project, concept plan review has been scheduled. Strack noted Randy Schuster of Vickerman Company and Nick Jeurissen with Greystone Construction were present.

Strack requested Jeurissen review the proposed concept. Jeurissen referenced a draft site plan and architectural plan distributed to the Commission.

The Commission received information regarding and discussed:

Construction schedule: substantial completion July, 2018.

Planning processes required:

Preliminary and final plat review, proposed as concurrent since lots were previously platted.

Drainage and utility easement vacation on existing shared lot lines being removed from the current plat and lot line to be occupied by a 'link' to an existing structure.

Potential variances for building height (maximum is 40 feet), landscaping (119 trees required under existing code), and setback (Lot 2, Block 1 & Lot 3, Block 1) to accommodate a shared building link.

General site plan review and approval.

Miscellaneous items:

Maximum impervious for the site was set by Carver County Watershed Management Organization at the time of platting and is 72 percent of the site prior to on-site holding being required. Storm water will be disbursed to both holding ponds in the area.

Staff and company consultants reviewed required parking which appears to be adequate. Throat width of proposed ingress/egress to be reviewed.

Ten loading docks are proposed. Applicant to provide information regarding semi turning radii to determine adequate area exists on site for truck traffic maneuvering.

Overhead lighting is not proposed. Wall packs will be employed.

Building to front on Tacoma Boulevard and not Tacoma Circle.

Building Official, Fire Chief, City Engineer, City Administrator Helget, Strack, and company representatives held a pre-submittal conference to identify potential issues.

The project is being designed to accommodate additional expansion to the west. A large public storm sewer would need to be re-routed to accommodate a future expansion.

Building to be pre-engineered steel with an exterior appearance similar to the other Vickerman structure.

The property has not been purchased nor closing date scheduled as of the PC meeting.

Tax increment financing assistance is proposed.

9. Miscellaneous.

A. December Building Permit Report.

The Commission reviewed the December building permit report.

10. Commissioner Reports.

Heher noted the Council acted on the 2018 budget and levy, approved a site plan for an expansion of Diversified Plumbing and Heating, and approved various contracts for the 2018.

Hoernemann spoke about donations for a new warming house at the South Park hockey rink.

Strack noted Molnau Trucking had not completed a survey in time for the Commission meeting.

11. Adjourn

Motion – Lagergren, Second Grundahl, with all in favor the meeting adjourned at 7:07 p.m.

Respectfully submitted,

Steven Helget
Zoning Administrator

***Norwood Young America
Planning Commission Minutes
January 3, 2018
Work Session***

Present: Commissioners Mike Eggers, Craig Heher, Bill Grundahl, Mark Lagergren, and JR Hoernemann.

Staff: City Administrator Steve Helget and Planning Consultant Cynthia Smith Strack.

The meeting was convened by Chair Heher at 7:07 pm. Heher noted the purpose of the work session was to continue to review the subdivision process.

The Commission received information on the subdivision process and reviewed/discussed standards typically contained in development agreements which accompany plat approvals. Eggers suggested future development agreements include citations relating to direct sump pump connections to the storm sewer, deployment of LED lamps in street lights, and require clustering of mailboxes.

The Commission also reviewed sample covenants and detail contained in preliminary and final plats and grading plans.

Motion – Grundahl, Second Lagergren, with all in favor the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Steven Helget
Zoning Administrator



To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Consulting Planner

Date: February 6, 2018

Re: Public Hearing: Preliminary Plat – Tacoma West Industrial Park 3rd Addition
Final Plat Tacoma West Industrial Park 3rd Addition

Applicants:	City of Norwood Young America PAR Real Estate LLC (Vickerman Company)
Property Owner:	City of Norwood Young America
Subject Property Address:	TBD: 725/735 Tacoma Blvd
Property ID:	587510030, 58751070, & 58750080 (subject to change – resubdivision)
Legal:	Lot 3, Block 1, Tacoma West Industrial Park 2 nd Addition, Carver County, Minnesota and Lots 4 and 5, Block 2 Tacoma West Industrial Park, Carver County, Minnesota. (Proposed to be platted as Lot 1, Block 1 Tacoma West Industrial Park 3 rd Addition).
Zoning Class:	I-1 Light Industrial
Requests:	Preliminary and Final Plat Approval
Attachments:	Application Proposed Plat

BACKGROUND

Vickerman Company proposes purchase of three current, improved lots and construction of a 118,698 square foot warehouse facility on said lots. In order to accommodate the development, the City proposes resubdivision of the improved lots into one lot. Specifically, the City proposes:

Lot 3, Block 1, Tacoma West Industrial Park 2nd Addition, Carver County, Minnesota and Lots 4 and 5, Block 2 Tacoma West Industrial Park, Carver County, Minnesota be replatted as Lot 1, Block 1 Tacoma West Industrial Park 3rd Addition.

Please find attached an aerial map for reference and the proposed plat. The purpose of platting is to combine three existing improved lots into one parcel to enable development. Vacation of existing drainage and utility easements has been initiated by the City Council. Dedication of new drainage and utility easements on lot perimeters and a proposed easement for the potential relocation of a storm sewer main are illustrated on the final plat.

REVIEW:

Submittal of review of the final plat by Carver County (Surveyor's Office and Taxation) has been requested by staff of Vickerman Company.

The preliminary and final plats have been forwarded to the City Engineer and City Attorney for review.

The proposed planned use is consistent with the 2030 Comprehensive Plan. Zoning is to remain Light Industrial. Lot performance standards are achieved as per requirements of the Light Industrial District. No changes to infrastructure is proposed.

RECOMMENDATION:

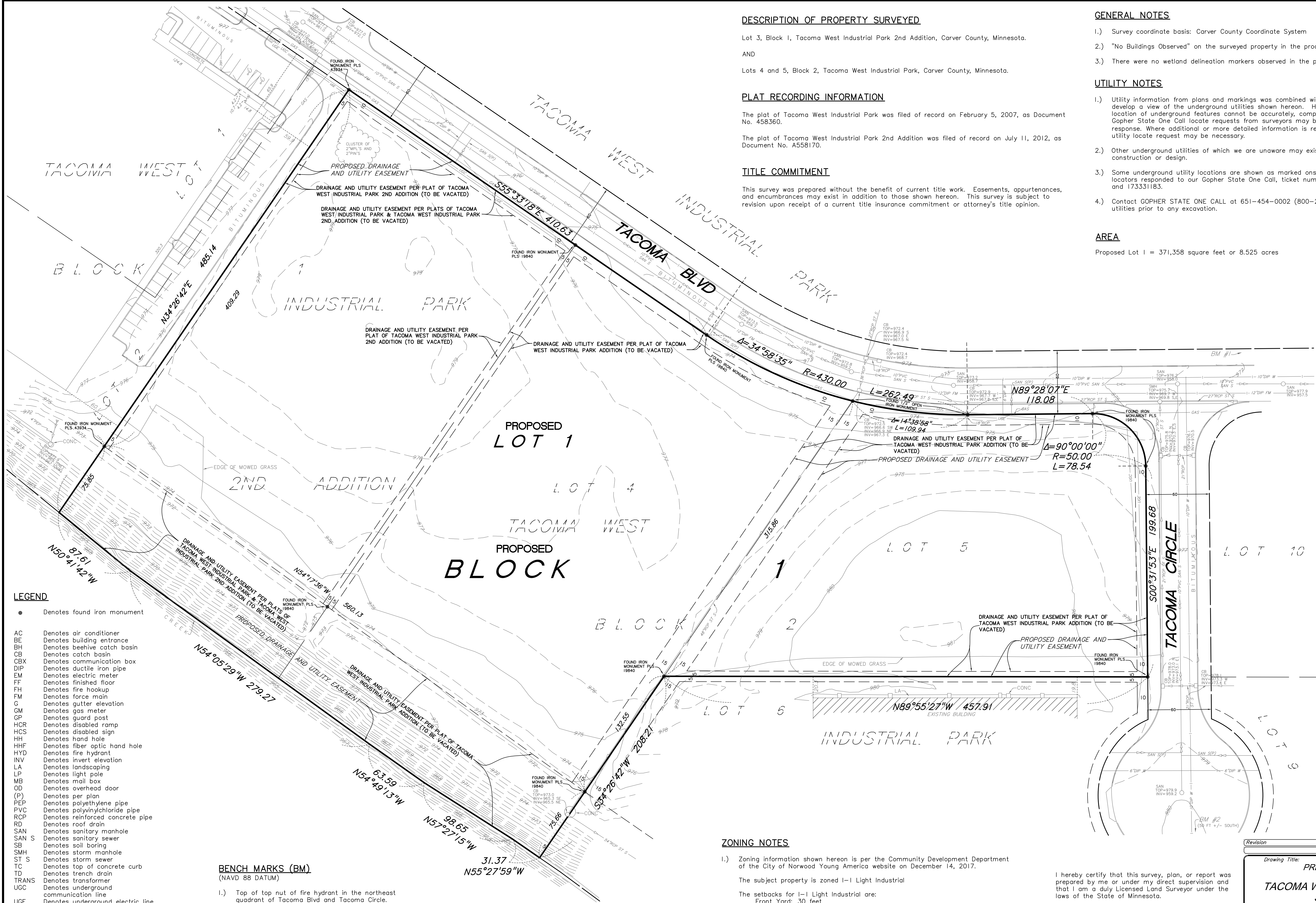
Staff recommends approval of the preliminary and final plat contingent on the following:

1. Title review by the City Attorney.
2. Incorporation of comments contained in a staff memo dated January 25, 2018 from John Swanson, Bolton-Menk.
3. Incorporation of comments from Carver County Surveyor's Office and Taxation, if applicable.
4. Certification that all taxes are paid.
5. Recording of the final plat at the Carver County Recorder's Office within 120 days of the date of approval by the City Council.

ACTION

The Planning Commission is to hold a public hearing on the preliminary plat. Following the hearing and discussion consideration of the preliminary and final plats is in order.

After review and discussion, the Planning Commission may consider a MOTION to recommend approval of the final plat to the City Council.



LEGEND

- Denotes found iron monument
- AC Denotes air conditioner
- BE Denotes building entrance
- BH Denotes beehive catch basin
- CB Denotes catch basin
- CBX Denotes communication box
- DIP Denotes ductile iron pipe
- EM Denotes electric meter
- FF Denotes finished floor
- FH Denotes fire hookup
- FM Denotes force main
- G Denotes gutter elevation
- GM Denotes gas meter
- GP Denotes guard post
- HCR Denotes disabled ramp
- HCS Denotes disabled sign
- HH Denotes hand hole
- HHF Denotes fiber optic hand hole
- HYD Denotes fire hydrant
- INV Denotes invert elevation
- LA Denotes landscaping
- LP Denotes light pole
- MB Denotes mail box
- OD Denotes overhead door
- (P) Denotes per plan
- PEP Denotes polyethylene pipe
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SB Denotes soil boring
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- TC Denotes top of concrete curb
- TD Denotes trench drain
- TRANS Denotes transformer
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- W Denotes water line
- WV Denotes water valve
- EVC Denotes evergreen tree
- MPL Denotes Maple tree
- PIN Denotes Pine tree
- SPR Denotes Spruce tree

BENCH MARKS (BM)
(NAVD 88 DATUM)

- 1.) Top of top nut of fire hydrant in the northeast quadrant of Tacoma Blvd and Tacoma Circle.
Elevation = 980.63 feet
- 2.) Top of top nut of fire hydrant at the south end of Tacoma Circle cul-de-sac.
Elevation = 983.66 feet

DESCRIPTION OF PROPERTY SURVEYED

Lot 3, Block 1, Tacoma West Industrial Park 2nd Addition, Carver County, Minnesota.

AND

Lots 4 and 5, Block 2, Tacoma West Industrial Park, Carver County, Minnesota.

PLAT RECORDING INFORMATION

The plat of Tacoma West Industrial Park was filed of record on February 5, 2007, as Document No. 458360.

The plat of Tacoma West Industrial Park 2nd Addition was filed of record on July 11, 2012, as Document No. A558170.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

GENERAL NOTES

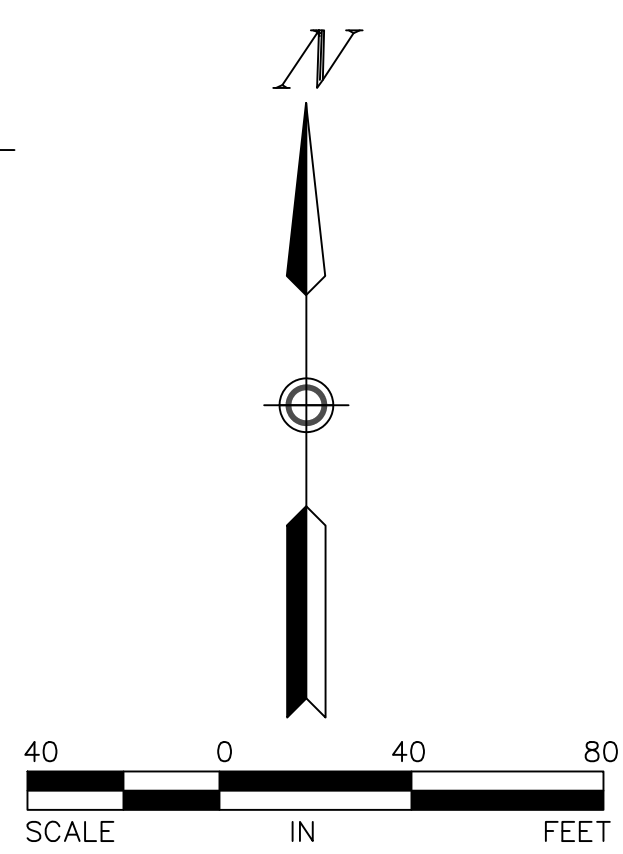
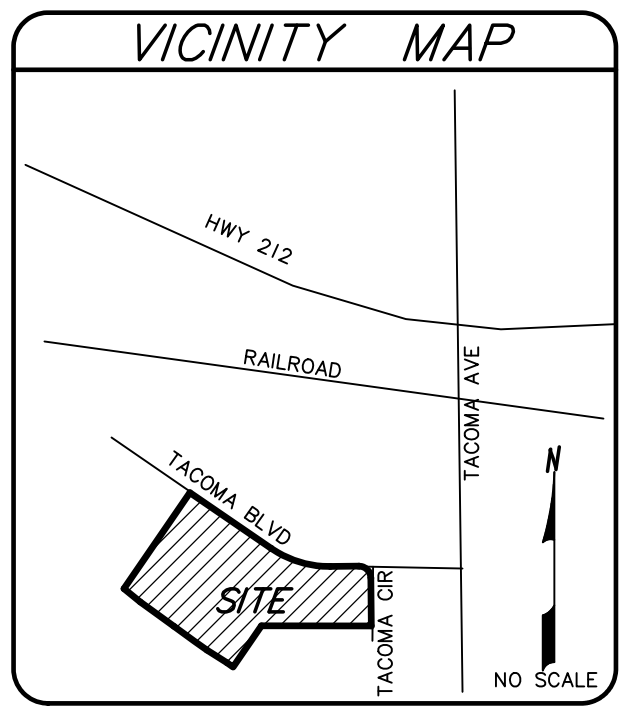
- 1.) Survey coordinate basis: Carver County Coordinate System
- 2.) "No Buildings Observed" on the surveyed property in the process of conducting the fieldwork.
- 3.) There were no wetland delineation markers observed in the process of conducting the fieldwork.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 173331146, 173331171, 173331159 and 173331183.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

AREA

Proposed Lot 1 = 371,358 square feet or 8.525 acres



ZONING NOTES

- 1.) Zoning information shown hereon is per the Community Development Department of the City of Norwood Young America website on December 14, 2017.
 - The subject property is zoned I-1 Light Industrial
 - The setbacks for I-1 Light Industrial are:
Front Yard: 30 feet
Side Street Yard: 30 feet
Side Yard (interior): 15 feet
Rear Yard: 50 feet (or 75 feet adjacent to Residential District)
- 2.) Adjacent properties are all zoned I-1 Light Industrial

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.

Dated this 20th day of December, 2017

SUNDE LAND SURVEYING, LLC.
By: *Ailee J. Carlson*
Ailee J. Carlson, P.L.S. Minn. Lic. No. 44900

Revision	By	Date
	ADN	

Drawing Title: **PRELIMINARY PLAT OF:**

**TACOMA WEST INDUSTRIAL PARK
3RD ADDITION**

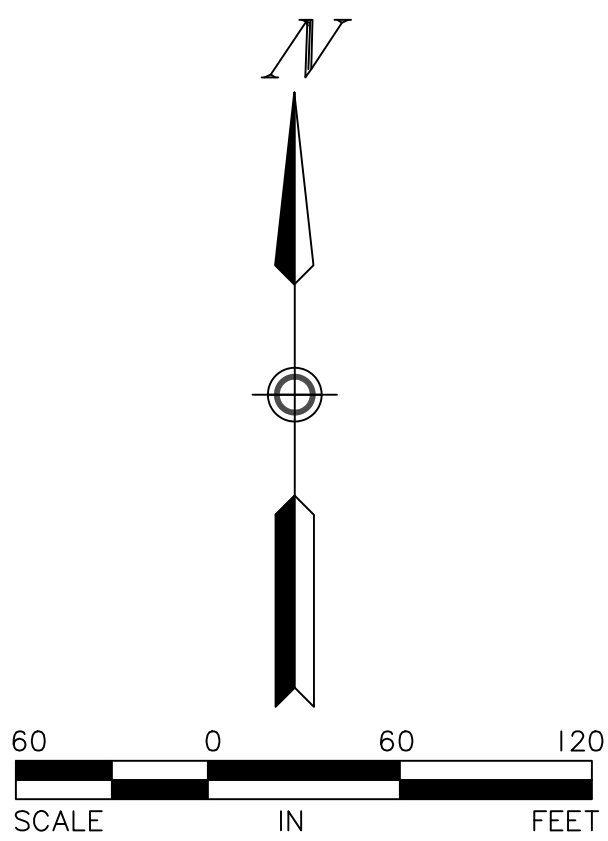
SUNDE LAND SURVEYING
www.sunde.com

Main Office: 9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)

Project: 2013-044-E Bk/Pg: 773/51 Date: 12/20/2017
Township: 115 Range: 26 Section: 14
File: 2013044E-PREPLAT.dwg Sheet: 1 of 1

TACOMA WEST INDUSTRIAL PARK 3RD ADDITION

PLAT FILE NO. _____
C.R. DOC. NO. _____



KNOW ALL PERSONS BY THESE PRESENTS: That the City of Norwood Young America, a Minnesota municipal corporation, fee owner of the following described property situated in the County of Carver, State of Minnesota, to wit:

Lot 3, Block 1, TACOMA WEST INDUSTRIAL PARK 2ND ADDITION and Lots 4 and 5, Block 2, TACOMA WEST INDUSTRIAL PARK, Carver County, Minnesota.

Has caused the same to be surveyed and platted as TACOMA WEST INDUSTRIAL PARK 3RD ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said City of Norwood Young America, a Minnesota municipal corporation, caused these presents to be signed by its proper officers this _____ day of _____, 20____.

SIGNED:
CITY OF NORWOOD YOUNG AMERICA, a Minnesota municipal corporation,

_____, its Mayor
Carol Lagergren

_____, its Clerk
Kelly Hayes

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Carol Lagergren, the Mayor and Kelly Hayes, Clerk of the City of Norwood Young America, a Minnesota municipal corporation, on behalf of the corporation.

_____,
Notary Public, _____ County, _____
My Commission Expires _____

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

Dated this _____ day of _____, 20____.

_____,
Arlee J. Carlson, Land Surveyor
Minnesota License No. 44900

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20____, by Arlee J. Carlson.

_____,
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF NORWOOD YOUNG AMERICA, MINNESOTA

The plat of TACOMA WEST INDUSTRIAL PARK 3RD ADDITION was approved and accepted by the City Council of Norwood Young America, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____, and is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF NORWOOD YOUNG AMERICA, MINNESOTA

By: _____ Mayor
Carol Lagergren

By: _____ City Manager
Kelly Hayes

COUNTY SURVEYOR, Carver County, Minnesota

Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this _____ day of _____, 20____.

Brian E. Praske, County Surveyor

By: _____

COUNTY AUDITOR/TREASURER, Carver County, Minnesota

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

Laurie Davies, County Auditor/Treasurer

By: _____

COUNTY RECORDER, Carver County, Minnesota

I hereby certify that this plat of TACOMA WEST INDUSTRIAL PARK 3RD ADDITION was filed this _____ day of _____, 20____, at _____ o'clock _____ M. as Document No. _____.

_____, County Recorder

By: _____

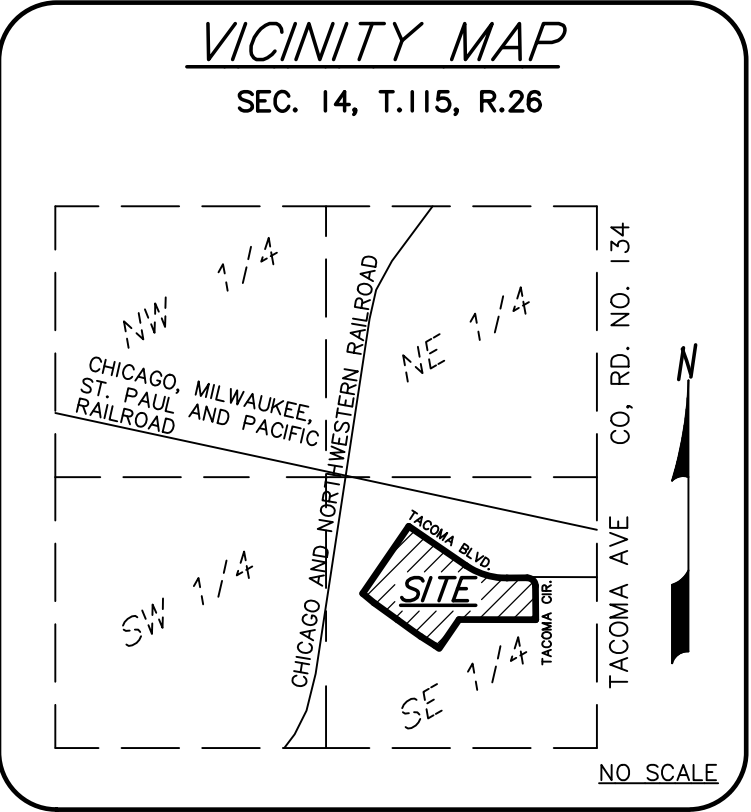
- Denotes 1/2 inch iron monument found, marked with PLS No. 19840, unless otherwise noted

The northwesterly line of Lot 3, Block 1, TACOMA WEST INDUSTRIAL PARK 2ND ADDITION is assumed to have a bearing of N34°26'42"E.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
NOT TO SCALE



Being 10 feet in width and adjoining right of way lines and 5 feet in width and adjoining lot lines unless shown otherwise.



PRELIMINARY
Date: 12/20/2017

SUNDE
LAND SURVEYING



To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Strack Consulting, LLC

Date: February 6, 2018

Re: Vickerman Warehouse Expansion Review

Applicant: PAR Real Estate LLC (Vickerman Company)

Property Owner: PAR Real Estate LLC

Subject Property Address: TBD: 725/735 Tacoma Blvd

Property ID: 587510030, 58751070, & 58750080 (subject to change – resubdivision)

Legal: Lot 3, Block 1, Tacoma West Industrial Park 2nd Addition, Carver County, Minnesota and Lots 4 and 5, Block 2 Tacoma West Industrial Park, Carver County, Minnesota. (Proposed to be platted as Lot 1, Block 1 Tacoma West Industrial Park 3rd Addition).

Zoning Class: I-1 Light Industrial

Requests: Variances: (a) Section 1230.12, Subd. 5(D) pertaining to maximum building height in the I-1 Light Industrial District. (b) Section 1230.12, Subd. 5(E) pertaining to interior side yard setback. (c) Section 1255.04(A) pertaining to tree planting at a rate of one tree per 1,000 gross building area

Site Plan Approval

Representative: Nick Jeurissen – Greystone Construction
Randy Schuster – Vickerman Company

Attachments: Application
Plan Set
Site Map
Exterior Elevation – North (Facing Tacoma Blvd)
Turning Radius Exhibits (two)
Memo from City Engineer dated January 25, 2018
Memo from Fire Chief dated January 25, 2018
Email correspondence from Public Works Director dated January 26, 2018

BACKGROUND

PAR Real Estate LLC (Vickerman Company) has submitted plans for an 118,698 sf facility proposed for a combined three parcel site just east of the existing Vickerman development. The new facility will be linked to the existing network of structures. The building is being designed so as to accommodate a future expansion to the east. This review pertains only to the proposed 118,698 proposed structure.

The City of Norwood Young America is the current fee owner of the subject property. The City has filed preliminary and final plats illustrating resubdivision resulting in one (versus three) lots. The City has a purchase agreement with PAR Real Estate LLC for the resulting lot. In addition, the City will be considering vacation of drainage and utility easements on common lot lines. The Planning Commission will make a recommendation to the Council regarding the aforementioned items prior to consideration of variances (building height, interior side yard setback, and tree planting requirements) and site plan approval.

GENERAL INFORMATION

Comprehensive Plan:

The 2008 (2030) Comprehensive Plan illustrates industrial as the planned land use classification for future development on the subject parcel. The planned use is consistent with the proposed use.

District and Use:

The property is zoned I-1 Light Industrial District. The proposed warehousing use is permitted within the subject district. Surrounding locale is a mix of industrial and public (tower) property. The subject parcel abuts and will be accessed by Tacoma Boulevard.

VARIANCE REQUESTS

The Applicant requests variance from three zoning requirements to accommodate the proposed structure:

1. As depicted in the elevation rendering, the Applicant proposes a building height of 42 feet. The maximum height allowed under Section 1230.12, Subd. 5(D) is 40 feet.
2. The Applicant proposes a zero interior yard setback to accommodate a ground-level link to an existing structure on an adjacent lot. The minimum interior side yard setback prescribed under Section 1230.12, Subd. 5(E) is 15 feet.
3. The Applicant proposes a reduction of the number of tree plantings required under Section 1255.04(A) of the City Code. As illustrated on the associated landscape plan, the Applicant proposes installation of foundation plantings and ten (10) trees; the Code requires tree planting at a rate of one tree per 1,000 gross building area, or in this case planting of 119 trees.

Variances from the literal provisions of the Code may be approved where the strict enforcement of the provisions would cause practical difficulties because of circumstances unique to the property under consideration. Variances should only be considered if the resulting development will be in harmony with the general purpose and intent of the Zoning Ordinance, and consistent with the comprehensive plan. *Practical difficulties* as used in connection with the granting of a variance means that:

1. The property owner proposed to use the property in a reasonable manner not permitted by the zoning ordinance.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner, and
3. The variance, if granted, will not alter the essential character of the locality.

Upon the granting of a variance, the City may impose such restrictions and conditions upon the property to ensure compliance and protect the public health, safety and general welfare of adjacent properties. Such restrictions and/or conditions must be directly related to and must bear a rough proportionality to the impact created by the variance.

Proposed Variance: Building Height

The Applicant proposes a building height of 42 feet; district limit is 40 feet. The additional two feet of building height allows for full use of standard sized warehouse racking units and can accommodate a clear zone needed for a required fire suppression system.

Potential findings in favor of the request:

- A. The proposed use is consistent with the Comprehensive Plan and development in the adjacent locale.
- B. The proposed variance is not for the use of property.
- C. The proposed structure is part of warehouse campus with each building physically connected through an at-grade link. Previously existing campus structures are sympathetic in height to the 42' proposed.
- D. The additional two feet of building height allows for full use of standard sized warehouse racking units and can accommodate a clear zone needed for a required fire suppression system.
- E. The proposed variance is minimal in scope and scale.
- F. The proposed variance provides for more efficient development and consumption of land as required under the 2030 Comprehensive Plan.
- G. The proposed building height variance makes development more cost-effective by building up as opposed to building a larger footprint.
- H. The lot is irregularly shaped and is bounded by two roadways.
- I. The proposed structure is consistent in size and scale to other industrial structures in the adjacent locale and will not negatively impact the essential character of the industrial district.

Potential findings for denial of the request:

- A. Several parcels within the adjacent locale have irregular shapes, the parcel shape is not unique.
- B. Building height is a factor solely under the control of the Applicant and therefore not unique to any given parcel.
- C. The proposed variance could be avoided if the building size was increased.

Proposed Variance: Building Setback

The Applicant proposes a zero foot interior side yard setback to accommodate an at-grade link to an existing structure. The required standard is 15 feet.

Potential findings in favor of the request:

- A. The proposed use is consistent with the Comprehensive Plan and development in the adjacent locale.
- B. The proposed variance is not for the use of property.
- C. The proposed structure is part of warehouse campus with each building physically connected through an at-grade link.
- D. The setback variance is applicable only to a 32-foot segment of the structure, the vast majority of the building will exceed the required setback.
- E. The proposed variance is minimal in scope and scale.
- F. The proposed variance provides for more efficient development and consumption of land as required under the 2030 Comprehensive Plan.
- G. The proposed building link makes development more cost-effective by eliminating external trips between separate buildings.
- H. The lot is irregularly shaped and is bounded by two roadways.
- I. The proposed structure is consistent in size and scale to other industrial structures in the adjacent locale and will not negatively impact the essential character of the industrial district.

Potential findings for denial of the request:

- A. Several parcels within the adjacent locale have irregular shapes, the parcel shape is not unique.
- B. A building link is a factor solely under the control of the Applicant and therefore not unique to any given parcel.
- C. The proposed variance could be avoided if operations between buildings were conducted externally.

Proposed Variance: Tree Plantings Required

The Applicant proposes foundation plantings and the installation of ten (10) trees. The required Code standard is planting of one overstory tree for each 1,000 square feet of gross building area. Under the Code standard 119 trees would be required on the 15 feet.

Potential findings in favor of the request:

- A. The proposed use is consistent with the Comprehensive Plan and development in the adjacent locale.
- B. The proposed variance is not for the use of property.
- C. The proposed structure is part of warehouse campus with each building physically connected through an at-grade links.
- D. The Light Industrial District allows for maximum impervious surface coverage of 80% of the lot. Under maximum intensity twenty (20) percent of the lot is available for plantings. Research indicates mature overstory trees such as maple and oak can have canopies of up to 1,800 square feet in area. As such minimum planting distances of 25-40 feet are encouraged. The pervious acreage available is unable to accommodate 119 trees.
- E. The 2030 Comprehensive Plan includes policies supporting efficient development and consumption of land and is based on a build out at up to 80 percent impervious surface.
- F. The lot is irregularly shaped and is bounded by two roadways which require increased front and corner yard setbacks.
- G. The proposed development is consistent in size and scale to other industrial structures in the adjacent locale and will not negatively impact the essential character of the industrial district.

Potential findings for denial of the request:

- A. Several parcels within the adjacent locale have irregular shapes, the parcel shape is not unique.
- B. The building could be reduced in size to make room for the required number of trees.
- C. The planting of trees is not unique to the shape of a parcel but rather the proposed intensity of development on the subject parcel.

Staff Recommendation:

Staff recommends approval of all three variances pursuant to aforementioned itemized findings. If the PC considers a recommendation to approve the following conditions are recommended:

1. The "Use" of the property is an 118,698 square foot warehouse facility on a single parcel of record.
2. Variance approval is contingent on approval of a site plan.
3. The maximum building height is 42 feet.
4. The zero foot setback is applicable only to a 32-foot at-grade "link" between an existing building and the proposed structure.
5. The Applicant shall install foundation plantings and a minimum of ten (10) overstory trees on the subject parcel pursuant to a landscape plan to be submitted and review administratively.
6. The variances shall expire one year after date of approval unless the Applicant has commenced construction of the principal structure.

SITE PLAN REVIEW

Lot Performance Standards

With the exception of interior yard setback and building height standards the proposed 118,698 square foot structure appears to meet lot performance standards as proposed. The maximum impervious surface coverage is limited by previous design/grading to 72%, well under the 80% maximum under Code.

Transportation

Access to the proposed structure is from Tacoma Boulevard which is classified as a 'local' street and which has been designed to accommodate truck traffic. The site plan illustrates nine loading bays in the proposed facility. The Applicant represents that the estimated volume of semi-truck traffic is ten trucks per day. The volume of truck traffic as represented by the Applicant appears to be of minimal impact on the transportation system. In the event larger volumes of truck traffic are generated at a point in the future, additional study may be required of the Applicant and/or Property Owner to determine impact on the transportation system.

Under Code larger access throat widths may be approved by the City Engineer. The proposed access width exceeds 100 feet. The City Engineer in a review memo dated January 25, 2018 approves of the proposed width.

Evidence that all truck traffic maneuvers can be accommodated on site without interfering with employee parking and pedestrian movements has been submitted.

Primary points of employee ingress/egress are located in the building front and interior (northwest) side yard. Proposed points of ingress/egress are adjacent to employee parking. Further consideration of pedestrian movement through employee parking to ingress/egress points is warranted. Signage, striping, and/or installation of sidewalk is recommended.

Parking

The plans illustrate a total of 60 parking spaces. Parking areas are proposed to be surfaced with bituminous, surrounded by B-612 curb, and setback a minimum of ten feet from the property line. The volume of parking spaces is consistent with Code requirements. Stall and drive aisle dimensions should be illustrated on the plans.

Architectural Design

The applicant is proposing minimal facade improvements for the building with a little over two-feet of wainscot concrete masonry units along the base of the front building wall adjacent to Tacoma Boulevard. This is consistent with the baseline facade improvements on existing buildings. The remainder of the building will be pre-finished steel wall panels. Colors and materials are intended to compliment the current building and are evident on the north elevation rendering submitted with the plan set.

Lighting

Building lighting is proposed to be limited to wall-mounted luminaries. Under Code, wall mounted luminaries should not be intended to be used to illuminate parking lots; instead pole lights shall be used in order to minimize off-site glare. The height of wall-mounted luminaries shall not exceed 18 feet above ground level at the building line. The attached elevation rendering illustrates intended location and height of wall mounted luminaries.

Landscaping

Variance for required overstory tree planting has been filed.

Building/Site Signage

Handicap and no-parking signs are included in the application materials. In the event any additional signage is contemplated, a separate permit is required and the standards contained in Section 1260 (Signs) of the City Code shall apply.

Industrial Use Performance Standards

The use shall be required to meet all performance standards set forth in Section 1245.01 of the City Code. In particular, garbage /refuse area shall be kept in an enclosed building or otherwise hidden from public view by a privacy fenced area.

Utilities, Stormwater, and Erosion Control

The City Engineer has reviewed the site plan. Comments included in a memo from the City Engineer dated January 25, 2018 are hereby incorporated by reference.

ADDITIONAL DEPARTMENT/AGENCY COMMENTS

Public Service Director: The plans have been forwarded to the Public Works Director Tony Voigt for review and comment. An email dated January 26, 2018 from Public Service Director Tony Voigt is attached for reference.

Fire Department: The plans have been forwarded to the Fire Chief Steve Zumberge for review and comment. Comments contained in a review memo dated January 25, 2018 are hereby incorporated by reference.

City Engineer: The plans have been forwarded to the City Engineer for review and comment. Comments contained in a review memo dated January 25, 2018 are hereby incorporated by reference.

RECOMMENDATION

After review and discussion, the Planning Commission may consider a MOTION to recommend approval or denial of the site plan to the City Council.

If the Planning Commission recommends denial of the site plan appropriate findings of fact shall be issued.

If the Planning Commission recommends approval of the site plan the following conditions are recommended:

1. The "Use" of the property is an 118,698 square foot warehousing facility.
2. All application materials and plan sets are hereby incorporated by reference and accepted in good faith by the City as the Applicant's intended development.
3. Approval of variance requests relating to building height, interior side yard minimum setback, and required tree plantings.
4. Submittal of a revised set of plans illustrating compliance with required conditions of approval.
5. Compliance with all standards required and as set forth within the memo from Consulting Planner, Cynthia Smith Strack, dated February 6, 2018.
6. Compliance with all recommendations as set forth within the memo from John Swanson, Bolton-Menk (City Engineer) dated January 25, 2018.
7. Compliance with all recommendations as set forth within a memo from Fire Chief Steve Zumberge dated January 25, 2018.
8. Submittal of a landscape plan to the City for administrative (staff) review illustrating foundation plantings and the installation of ten (10) overstory trees on site.
9. Revised plans illustrating pedestrian movement through employee parking to ingress/egress points and proposed signage, striping, and/or installation of sidewalk.



10. Illustration of stall and drive aisle dimensions on the revised plan set, confirming consistency with code requirements for drive aisle dimension and stall dimension.
11. The height of wall-mounted luminaries shall not exceed 18 feet above ground level at the building line.
12. The use shall continuously meet all performance standards set forth in Section 1245.01 of the City Code, as may be amended.
13. Garbage /refuse area shall be kept in an enclosed building or otherwise hidden from public view by a privacy fenced area
14. All signage shall require submittal of a sign permit application and approval by the Zoning Administrator and/or Building Official.
15. Building permits shall be required prior to any building construction or improvements on the property.
16. This approval is subject to all applicable codes, regulations and ordinances, and violation thereof shall be grounds for revocation.
17. This approval shall expire one year after date of approval unless the Applicants have commenced construction of the Use on the Property.
18. Approval of this site plan does not approve any future expansion or associated improvements on-site.
19. Any modifications not defined as "minor" pursuant to Section 1210.08, Subd. 4, shall require separate site plan approval.

ACTION

The variance requests are to be acted on prior to consideration of the site plan. The variance requests may be considered in one MOTION. Following review and consideration of the site plan a MOTION to approve/deny the site plan is in order.

Planning and Zoning Application

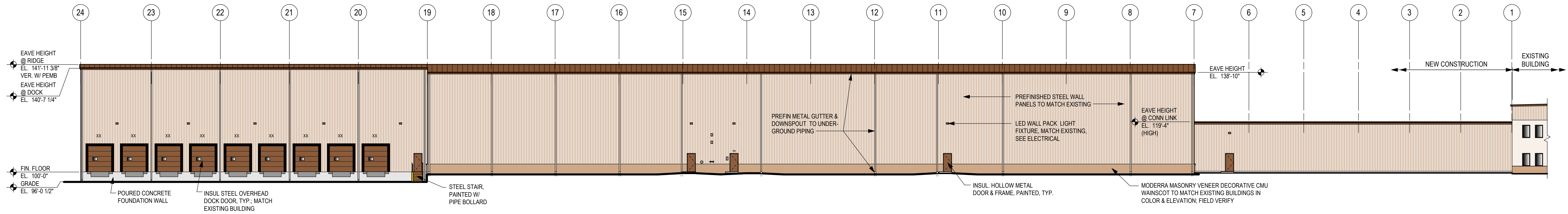
City of Norwood Young America
310 Elm St. W, PO Box 59
Norwood Young America, MN 55368
Phone: (952) 467-1800 Fax: (952) 467-1818

Applicant's Name Greystone Construction		Telephone Home 952-490-2227 Work/Cell 952-278-1174
Address (Street, City, State, ZIP) 500 South Marshall Rd. Suite 300, Shakopee, MN 55379		
Property Owner's Name (If different from above) Vickerman Company		Telephone Home 952-373-2001 Work/Cell
Location of Project Tacoma Blvd. Norwood Young America.		
Legal Description Lot 3, Block 1 Tacoma West Industrial Park and lots 4 & 5 Tacoma West Industrial Park. Block 2		
Description of Request (Attach separate sheet, if necessary) - Preliminary and Final Plat - Variances - Site plan Review - Vacate drainage and utility Easements along property lines		
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p>Proposed Action(s): Check all that apply</p> <p><input type="checkbox"/> Annexation \$300.00</p> <p><input type="checkbox"/> Application for Appeal \$150.00</p> <p><input type="checkbox"/> City Code Amendment \$250.00</p> <p><input type="checkbox"/> Parking Reduction \$100.00</p> <p><input type="checkbox"/> CUP/TUP \$200.00 (Residential)</p> <p><input type="checkbox"/> CUP/IUP \$300.00 (Non Residential)</p> <p><input type="checkbox"/> Variance \$200.00 (Residential)</p> <p><input checked="" type="checkbox"/> Variance \$300.00 (Non Residential) x3</p> <p><input type="checkbox"/> Lot Split \$200.00</p> <p><input checked="" type="checkbox"/> Public Hearing Notice \$75.00 x3</p> </div> <div style="width: 35%;"> <p><input type="checkbox"/> Comp Plan Amendment \$500.00 + Escrow</p> <p><input type="checkbox"/> Sketch Plat \$200.00 + Escrow</p> <p><input checked="" type="checkbox"/> Site Plan \$300.00 + Escrow</p> <p><input type="checkbox"/> PUD Sketch Plan \$200.00 + Escrow</p> <p><input type="checkbox"/> PUD Plan Amendment \$300.00 + Escrow</p> <p><input type="checkbox"/> PUD Final Plan \$300.00 + Escrow</p> <p><input type="checkbox"/> PUD Gen. Concept Plan \$400.00 + Escrow</p> <p><input checked="" type="checkbox"/> Prelim Plat \$350.00 + \$10.00/Lot + Escrow</p> <p><input checked="" type="checkbox"/> Final Plat \$250.00 + \$10.00/Lot + Escrow</p> <p><input type="checkbox"/> Wetland Mitigation Plan \$100.00 + Escrow</p> </div> <div style="width: 30%;"> <p><input checked="" type="checkbox"/> Storm Water Plan \$250.00</p> <p><input type="checkbox"/> Rezoning \$350.00</p> <p><input type="checkbox"/> Street/Alley Vacation \$150.00</p> <p><input type="checkbox"/> Zoning Text Amendment \$300.00</p> <p><input checked="" type="checkbox"/> Recording Fee \$46.00 x3</p> <p><input type="checkbox"/> Boundary Line Adjustment \$100.00</p> <p><input type="checkbox"/> Other</p> </div> </div>		
<p>ALL ESCROW MUST BE PAID BY CERTIFIED CHECK</p> <p>Escrow Deposit \$2,000.00</p> <p>Escrow Deposit - Site Plan Review: \$15,000 (Tacoma West Industrial Park), \$5,000.00 (All other site plan reviews)</p> <p>Escrow Deposit - Development Review (paid at Sketch Plan): \$10,000.00</p> <p>ALL PLANNING & ZONING APPLICATION FEES ARE IN ADDITION TO LEGAL, ENGINEERING AND ASSOCIATED COSTS.</p> <p>*APPLICATIONS WILL BE PROCESSED ONLY IF ALL REQUIRED ITEMS ARE SUBMITTED*</p>		
The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of Chapter 11 and Chapter 12 of the City Code and other applicable ordinances.		
Applicant's Signature: 		Date 1/16/18
Fee Owner's Signature: 		Date 1-16-18
For Office Use Only		
Accepted By:	Amount	Date



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

Map Date: 11/28/2017



1 NORTH ELEVATION
Scale : 1" = 20'-0"

A WAREHOUSE ADDITION FOR:
VICKERMAN COMPANY
725 TACOMA BOULEVARD
NORWOOD YOUNG AMERICA, MN



500 S. Marshall Road • Suite 300
Shakopee, MN 55379
P: 952.496.2227 • TF: 888.742.6837
www.greystoneconstruction.com

201 Slate Drive • Suite 1
Bismarck, ND 58503
P: 701.214.5893 • F: 701.214.6403



Linner Morschen
Architects
10100 Morgan Avenue S.
Bloomington, MN 55431
PHONE: (952) 884-6455

Drawn
C.A.W.
Checked
L.M.
Date
1-23-18
Job Number
1760



Real People. Real Solutions.

2638 Shadow Lane
Suite 200
Chaska, MN 55318-1172

Ph: (952) 448-8836
Fax: (952) 448-8805
Bolton-Menk.com

1/25/18

City of Norwood Young America
Attn: Steve Helget
310 W. Elm St.
P.O. Box 59
Norwood Young America, MN 55368

RE: 2018 Vickerman Company Warehouse Expansion
Site Plan Review
Tacoma West Industrial Park 3rd Addition
Project No.: C14115308

Dear Mr. Helget:

Pursuant to your request, we have completed an engineering review for the proposed building addition at Vickerman Company located in the Tacoma West Industrial Park. Our review is based on plans prepared by Sunde Engineering bearing the general title "Vickerman Company", including sheets C1 through C5, dated January 16, 2018, and plat documents prepared by Sunde Land Surveying, bearing the general title "Tacoma West Industrial Park 3rd Addition", dated December 20, 2017. We offer the following comments and recommendations for your consideration:

General:

- 1) It is our understanding that the proposed project consists of the construction of an 118,698 sf warehouse including 2 bathrooms and a mechanical room, an enclosed building connection to the adjacent facilities, and associated sewer, water, storm sewer and parking facilities.

An appropriate ERU determination for the proposed addition is needed.

- 2) Our review assumes that onsite utilities will be owned and maintained by the Owner, with the exception of the existing and future 48" storm sewer, and non-service water facilities that will be owned and operated by the City. Should this assumption be incorrect, additional review comments may be appropriate.
- 3) Construction activity and /or storage of construction equipment, materials, stock piles, concrete washouts, contractor vehicle parking, etc, shall not be allowed within public R/W without approval by the City.
- 4) City inspection of all work within the R/W and for City owned and operated facilities will be required at the City's sole discretion. The Owner and Contractor shall coordinate with the City.
- 5) Copies of all permits and approvals shall be submitted for the project files. The Fire Chief should review the proposed expansion plans for fire protection and access needs.
- 6) The Fire Chief should review the proposed expansion plans for fire protection and access needs.

Sewer and Water Service:

- 1) Sewer service is provided by the existing stub.
- 2) The plans indicate the extension of an 8" fire service to the mechanical room by connecting to the existing 10" watermain located within Tacoma Boulevard. Excavation within Tacoma Boulevard will significantly impact, and essentially eliminate access to both the Vickerman property and Waconia Manufacturing property during construction. The following will be required for excavation in Tacoma Boulevard:
 - a. Pavement shall be sawcut
 - b. One 12 foot wide lane shall be open to traffic at all times during construction. Traffic control and flaggers will be required. An alternative to this is to complete construction at night or when both business are closed.
 - c. The street shall be open to traffic with a temporary aggregate surface at the end of each work day.
 - d. The Owner shall maintain the aggregate surface until paving is completed.
 - e. The bituminous surface shall be restored within 7 days of pavement removal as indicated on the plans.
 - f. The pavement restoration section includes the following:
 - i. 2.5" Bituminous Wear Course
 - ii. 3" Bituminous Base Course
 - iii. 14" Aggregate C1 5 (100 % crushed)
 - iv. Geotextile fabric – Type V

Considering the above, it is recommended the Owner evaluate if extension of the 8" fire service from the existing 6" stub provides acceptable flow and pressure for the building's needs, to avoid the expense of excavating Tacoma Boulevard. In general, the additional head loss differential between a 6" and 8" pipe at the 45 foot stub length is relatively minor.

- 3) The plans show the installation of a 6" hydrant lead from the existing stub to Lot 5, along the south side of the building to the southwest building corner. The length of the hydrant lead is in excess of 1200 feet. The hydrant lead shall be 8" diameter from the stub location to the hydrant assembly.
- 4) A hydrant shall be added on the lead near the south east corner of the building.
- 5) The hydrant lead shall have 3 feet of separation below the 48" storm sewer and insulated with a minimum 4" insulation.
- 6) Acceptable watermain pipe materials include DIP CL 52 and C900 PVC DR 25. All fittings shall be DIP epoxy coated in accordance with City Standards. Fitting bolts shall be Cor Blu T- Bolts, or equal.
- 7) Hydrant and gate valves shall be in accordance with city standards. Details shall be shown on the plan. All exposed bolts shall be 304 stainless steel. City Standard details are available from our office.

- 8) The plans call for the use of marking tape for utility location. Utility location devices required shall include tracer wire access boxes, and access posts, in accordance with City Standards. Wire box covers and posts shall be color coded per industry standards. City Standard Details are available from our office.

Drainage / Erosion Control:

- 1) CCWMO and NPDES permits may be required. To date we have not received comments from CCWMO.
- 2) The SWPPP narrative does not appear to be for the proposed project. The SWPPP should be revised accordingly.
- 3) Ponding to accommodate the proposed improvements was constructed as part of the site development project. The proposed impervious surface appears to be consistent with the original pond design.
- 4) The easterly most flared end behind the building should be directed to the southeast into the existing swale.
- 5) Existing drainage facilities shall be inspected prior to construction. The Owner shall protect all existing facilities from sediment deposition. Upon completion of the project, and as required by permitting agencies, existing drainage facilities shall be restored to their pre-construction condition.

Access:

- 1) The plans include a typical passenger vehicle access on the west side of the property, and an access in excess of 100' wide at the east end of the property in the loading dock area. This configuration appears to be consistent with the previous additions.
- 2) The plans include a 20' wide fire lane along the back of the building. The proposed fire lane section is unclear, as the plan notes and detail shown are not consistent. The fire lane section shall be 12" Class 5 Aggregate Base (100% crushed) and geotextile fabric –Type V. Recycled bituminous is an acceptable material.
- 3) Turning movements for a fire truck along the fire lane and at the turn around shall be submitted.

Plat:

- 1) A minimum 20' wide drainage and utility easement shall be provided over all City owned facilities, including the existing and future 48" storm sewer, the hydrant lead along Tacoma Boulevard, and the hydrant lead to the southwest corner of the building.
- 2) The fire lane should be covered by an easement.

City of Norwood Young America
1/25/18

The submitted plans and plat documents appear to be acceptable from an engineering perspective subject to the comments addressed herein. Revised plans and plat documents should be submitted.

We are available to discuss this matter at your convenience.

Sincerely,

Bolton & Menk, Inc.

A handwritten signature in dark ink, appearing to read 'John K. Swanson', with a long horizontal flourish extending to the right.

John K. Swanson, P.E.
Senior Project Engineer

Cc: Cynthia Smith-Strack
Kreg Schmidt
Jake Saulsbury



January 25, 2018

City of Norwood Young America
Attn: Steve Helget
310 W. Elm St.
P.O. Box 59
Norwood Young America, MN 5536

Re: Vickerman Warehouse Expansion Review

Dear Steve,

The purposed Vickerman warehouse expansion at TBD: 725/735 Tacoma Blvd will be required to have the following additions. My review is based on the preliminary plan submitted by Sunde Engineering and Greystone Construction, dated December 20, 2017.

1. A third new fire hydrant: To be located at the southeast corner of the purposed fire lane.
2. Indicator signs identifying the Fire Lane.
3. Fire Department Entry Key Lock Box.

Sincerely,

Steven Zumberge

NYA Fire Chief
PO Box 85
310 Elm St. W
Norwood Young America
MN 55368
Office: (952)-467-1806

Norwood Young America



Cynthia Smith-Strack <csmithstrack@gmail.com>

Draft review memo - Vickerman site plan

Tony Voigt <tvoigt@cityofnyc.com>

Fri, Jan 26, 2018 at 3:18 PM

To: Cynthia Smith-Strack <csmithstrack@gmail.com>

Cynthia,

I reviewed the plans and the memo. I do not have a problem with the extended access from the street, it looks like all the water and sewer will be acceptable, my only concern is the drainage. It looks like a lot of water from roof drains and parking lot dumping into existing storm sewer. I am slightly concerned with this amount of permeable surface loss with no on site retention. I assume the storm sewer was designed for large buildings and parking lots in an industrial area so this is only a question or slight concern. Thanks.

Tony Voigt

Public Service Director



City Of Norwood Young America

310 Elm Street West – PO Box 59

Norwood Young America, MN 55368

Phone: (952)467-1830

Email: tvoigt@cityofnyc.com

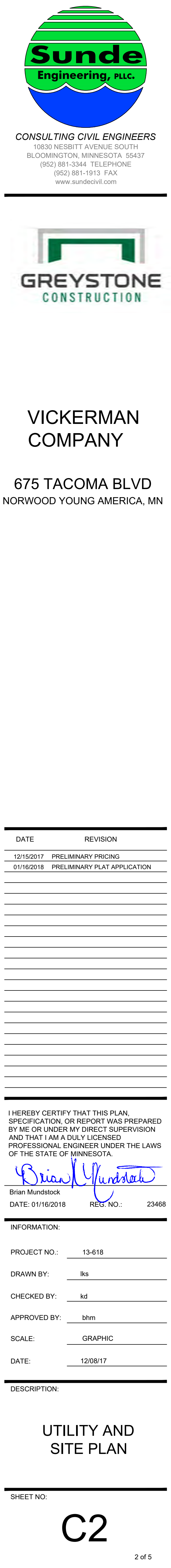
Website: www.cityofnyc.com

From: Cynthia Smith-Strack [mailto:csmithstrack@gmail.com]
Sent: Saturday, January 20, 2018 7:38 PM
To: Nick Jeurissen; John Swanson; Steve Zumberge; Tony Voigt
Cc: City Admin
Subject: Re: Draft review memo - Vickerman site plan

All - please use this version for reference. I incorporated a few changes. Here again was my previous email text:

[Quoted text hidden]

[Quoted text hidden]



1. Visit the site. Become familiar with the site and existing site conditions including available soil reports. Examine all local conditions at the site, and assume responsibility as to the grades, contours, and the character of the earth, existing conditions, and other items that may be encountered during excavation work. Obtain the existing grades. Review the drawings and specifications covering this work and become familiar with the anticipated site conditions.
2. Unless otherwise noted, all proposed grades shown are finished grades. Finished grades at points between spot elevations or contours are determined by uniform slopes between the given grades. All proposed spot elevations shown at curbsides are to bottom of curb (gutterline) unless otherwise indicated.
3. At locations where new work connects to existing work, field verify existing elevations and grades prior to beginning the new work. Match existing grades at construction limits.
4. If groundwater is encountered in the excavation or if the exposed soils are wet and unstable, contact the Owner or the Engineer for recommendations from the Geotechnical Engineer.
5. Remove all unsuitable material (organic soils, uncontrolled fill, debris, and natural or artificial obstructions) in the zone from 1 m (3.28 feet) below the finished subgrade to finished subgrade in the proposed pavement areas.
6. Compact backfill in all utility trenches to 95% Standard Proctor maximum dry density (ASTM D698-78 or AASHTO T-99) from the pipe zone to within 1 m (3.28 feet) below the finished subgrade, and 100% Standard Proctor maximum dry density in the final 1 m (3.28 feet). Provide density tests in backfills and fill placed below the finished subgrade at 100% Standard Proctor maximum dry density test is required for every 100 feet of trench at vertical intervals not exceeding one foot.
7. Compact all fill placed in sewerent areas in accordance with MNDOT Standard Specification 2105.3.F1 (Specified Density Method). Compact all fill placed under buildings in accordance with the recommendations of the Geotechnical Engineer.
8. Comply with the requirements of O.S.H.A. 29 CFR, Part 1926, Subpart P, "Excavations and Trenches." (www.osha.gov)
9. Construct all proposed side slopes from grades not exceeding 3:1 (3 horizontal to 1 vertical), unless otherwise indicated.
10. Provide positive drainage away from buildings at all times.

- 1.** Test roll the building and pavement areas in the presence of the Geotechnical Engineer. Perform base preparation and test rolling prior to curb and gutter construction, placing of gravel base, sand/gravel sub-base, bluminoous stabilized base, or plant mixed bluminoous base on all street and pavement areas. The test roller shall consist of the 3000 lb. roller with a 6' diameter backfill tire curbs on either side of the paved area. Use a heavy pneumatic-tired roller, towed by suitable tractive equipment, with two wheels spaced not less than 1,800 mm (71 inches) apart (transversely center to center), tire size equal to 18x24 or 18x25 (18" wide x 25" deep). Inflate tires to a pressure of 650 kPa (94 psi), and a gross mass of the roller not less than 13.5 metric tons (14.9 tons) and not more than 13.7 metric tons (15.1 tons). Operate the roller at a speed of not less than 4 km/h (2.5 mph) and not more than 8 km/h (5 mph). The subgrade shall be considered unstable if, at the time that the heavy roller passes over the subgrade, the surface shows yielding or rutting of more than 50 mm (2 inches), measured from the original surface to the bottom of the rut, and/or if the roller causes movement of the subgrade material or causes rutting or raveling of the surface. After testing, and recommending as required to obtain stability; or by excavating to solid material and replacing with suitable soil for base construction. Remove loose materials such as vegetation, rubbish, large stones, boulders, wet clay, etc. Repeat the area after backfilling.
- 2.** Perform soil correction procedures and compaction in accordance with the soils report.
- 3.** Coordinate inspection and approval of all subgrades within the building and pavement areas with the Geotechnical Engineer. Coordinate inspection and approval of all fill materials prior to placement within the building and pavement areas with the Geotechnical Engineer. Use only uncontaminated fill material.
- 4.** Conduct all grading operations in a manner that minimizes the potential for site erosion.
- 5.** Grade the site to the finished elevations shown on the plan. Import embankment material, or remove and dispose of excess excavation material as required. The Contractor shall ensure that no excess material or excavated material or broken concrete that is not desirable to be incorporated into the work involved on this project. Determination of material import and export quantities is solely the responsibility of the Contractor and the cost of material import and export is incidental to the contract.
- 6.** Scarify areas to receive aggregate surfacing to a minimum depth of 8 inches and compact to 95% Standard Proctor Maximum Dry Density (ASTM D698) with the maximum depth of the soil at the time of compaction not less than 2 percentage points below and no more than 2 percentage points above the optimum moisture content.
- 7.** Field verify the elevation of the existing building's floor slab at the building expansion location prior to construction.
- 8.** Structurally support exterior steps, stoops, and slabs at each entry into the building on frost-damaged foundations bearing on footings at least five feet below final grade. Securely tie the foundation walls to the footings with steel reinforcing so that any frozen soil adhering to them does not have them off of their footings. Place insulation along all sides of the vertical foundation walls in order to prevent freezing of the backfill to the walls. Provide at least 4 inches of void space between the wall and the backfill. Insulate the underside of the footing and the top of the step. Do not obstruct drainage into the stoops.
- 9. Tolerances** The completed subgrade under slabs and pavement areas shall be compacted, free from irregular surface changes, and fine-graded not more than 16 mm (0.05 feet) above or below the specified subgrade elevation. The completed subgrade in other areas shall be compacted, free from irregular surface changes, and fine-graded not more than 30 mm (0.10 feet) above or below the specified subgrade elevation. The completed top of topsoil shall be compacted, free from irregular surface changes, and fine-graded not more than 16 mm (0.05 feet) above or below the specified finished grade elevation.
- 10.** Because equipment and work procedures that will not disturb the subgrade soils. Route construction traffic away from foundation soils and areas of pavements and sidewalks and minimize the number of vehicles and equipment used in construction to cause rutting or soil removal. Then switch to other types of equipment or methods. The Contractor is solely responsible for the proper selection of construction equipment in order to avoid disturbing soils on the site.
- 11.** It is typical to abbreviate spot elevations. Elevations shown as 12.8 or 12.1 are understood to mean 912.8 or 912.1 respectively.

Unless otherwise indicated, use reinforced, precast, concrete maintenance holes and catchbasins conforming to ASTM C478, furnished with water stop rubber gaskets and precast bases. Joints for all precast maintenance hole sections shall be confined, rubber "O"-ring gaskets in accordance with ASTM C923. The inside bore diameter of the pipe shall be less than 48 inches.

2. Install catchbasin castings with specified top elevation at the front rim.

3. All joints and connections in the storm sewer system shall be gasketed or watertight in accordance with Minnesota Rules part 4715.0700. Approved resilient rubber joints or watertop gaskets must be used in order to make watertight connections to manholes, catchbasins, and other structures. Cement mortar joints are not allowed.

4. Reinforced concrete pipe (RCP) and fittings shall conform to ASTM C76, Design C, with circular reinforcing for the class of pipe specified. Use Class IV RCP for pipes 21" and larger. Use Class V RCP for pipes 18" and smaller. Joints shall be Bureau of Reclamation type R-4, with confined rubber "O"-ring gaskets in accordance with ASTM C361.

5. **BC Aggrates:** Install a reinforced concrete apron on the free end of all daylighted RCP storm sewer pipes. Tie the last three sections (including apron) of all daylighted RCP storm sewer pipe with a minimum of two tie bar fasteners per pipe. This requirement applies to both upstream and downstream pipe inlets and outlets. For concrete culverts, tie all joints. Ties to be used only to hold the pipe sections together, not for pulling the sections tight. Nuts and washers are not required on inside of 675 mm (27 inch) or less diameter pipes. Install safety-trash racks on all concrete aprons.

6. **PVC Pipe:** Use solid-core, ASTM D3034 Polyvinyl Chloride (PVC) pipe for designated PVC storm sewer services 4 to 15-inches in diameter. Use solid-core, SDR-35, ASTM F679 Polyvinyl Chloride (PVC) pipe for designated PVC storm sewer services 18 to 27-inches in diameter. Joints for all storm sewer pipe shall be gasketed with rubber gaskets. Use of solvent cement joints is allowed for building services. All storm sewer PVC pipe must include use of a primer which is of contrasting color to the pipe and cement in accordance with Minnesota Rules, part 4715.0810, subpart 2. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2264. Lay all PVC pipe on a continuous granular bed. Installation must comply with ASTM D2239.

7. **Testing:** Test all portions of storm sewer that are within 10 feet of buildings, within 10 feet of buried water lines, within 50 feet of water wells, or that pass through soil or water identified as being contaminated in accordance with the Minnesota Rules part 4715.2820. Test all flexible storm sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.

8. **Drainage:** Perforated under-drains shall be slotted single wall corrugated HDPE without sock.

9. **Cleanouts:** Install cleanouts as indicated on the plans. Cleanouts shall be of the same nominal size as the pipes they serve. Include frost sleeves and concrete cover and pipe support. Install a meter box frame and solid lid (Nenech R-1914-A, or approved equal) over all cleanouts.

10. Use Nenech Foundry Co. R-1642 casting with self-sealing, solid, type B lid, or approved equal, on all storm sewer maintenance holes. Covers shall bear the "Storm Sewer" label.

11. Use Nenech R-3067-V grate and frame, or approved equal, on CB 1, CB 2, CB 3 and CB 8.

12. Install detectable underground marking tape directly above all pvc, polyethylene, and other nonconductive underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Tracer wire and marking tape is not required on pipe that is linear between M&E's and flared ends. Bring the tape to the surface at various locations in order to provide connection points for locating underground utilities. Install green Rhino Trivex Test Stations, or approved equal, with black caps at each surface location.

13. Pipe shall be installed in accordance with the manufacturer's recommendations. The pipe shall be laid with the outside laps of circumferential joints pointing upstream along the longitudinal laps at the sides at about the vertical midheight of the pipe. Field welding of corrugated galvanized iron or steel pipe shall not be permitted.

Install dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe at locations indicated on the plan.

2. Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of ASHTO M252 for pipe sizes 4=inch to 10=inch diameter.

3. Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of ASTM F2306 for pipe sizes 12=inch to 60=inch diameter.

4. All fittings must comply with ASTM DStandard D3212.

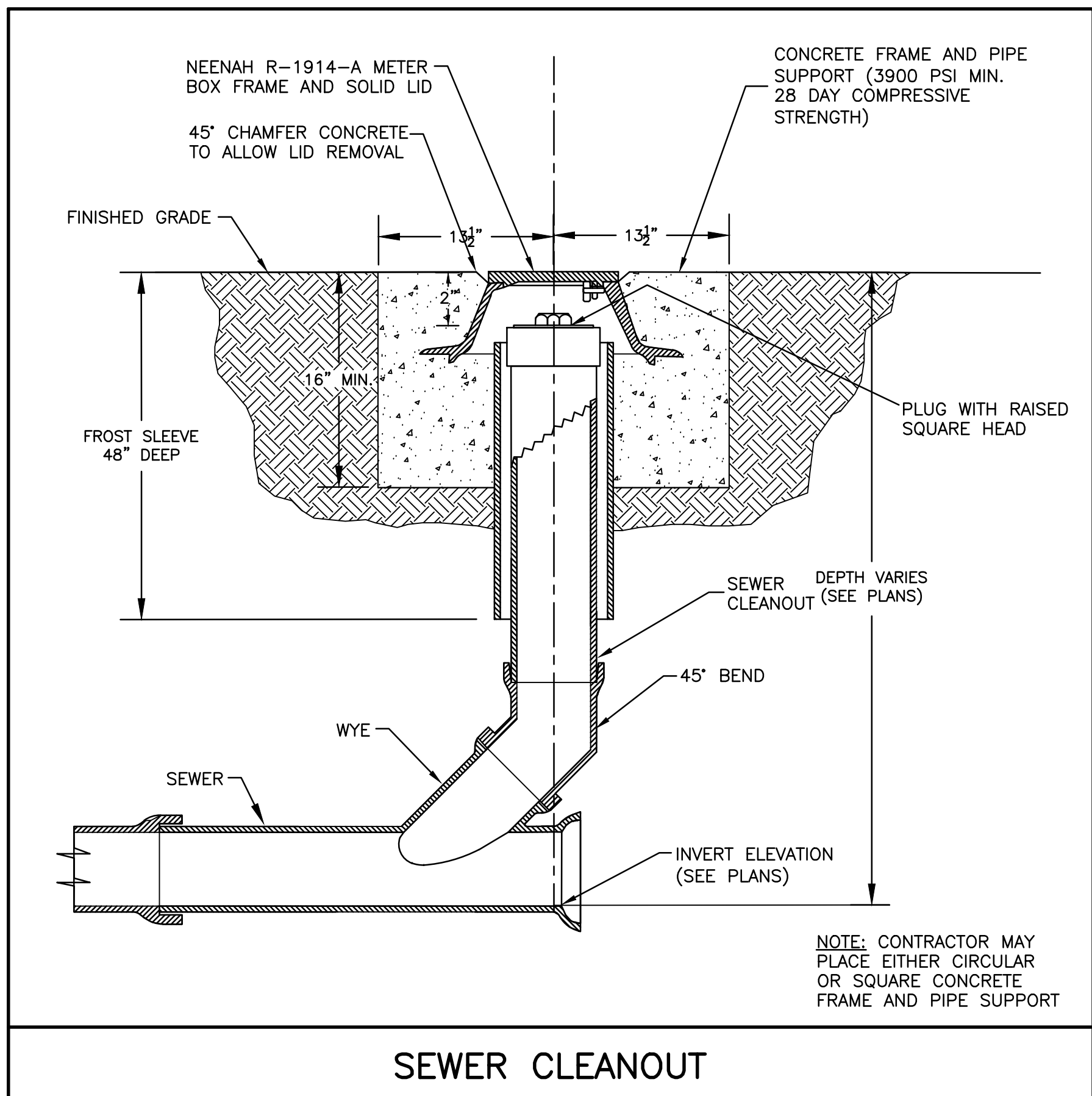
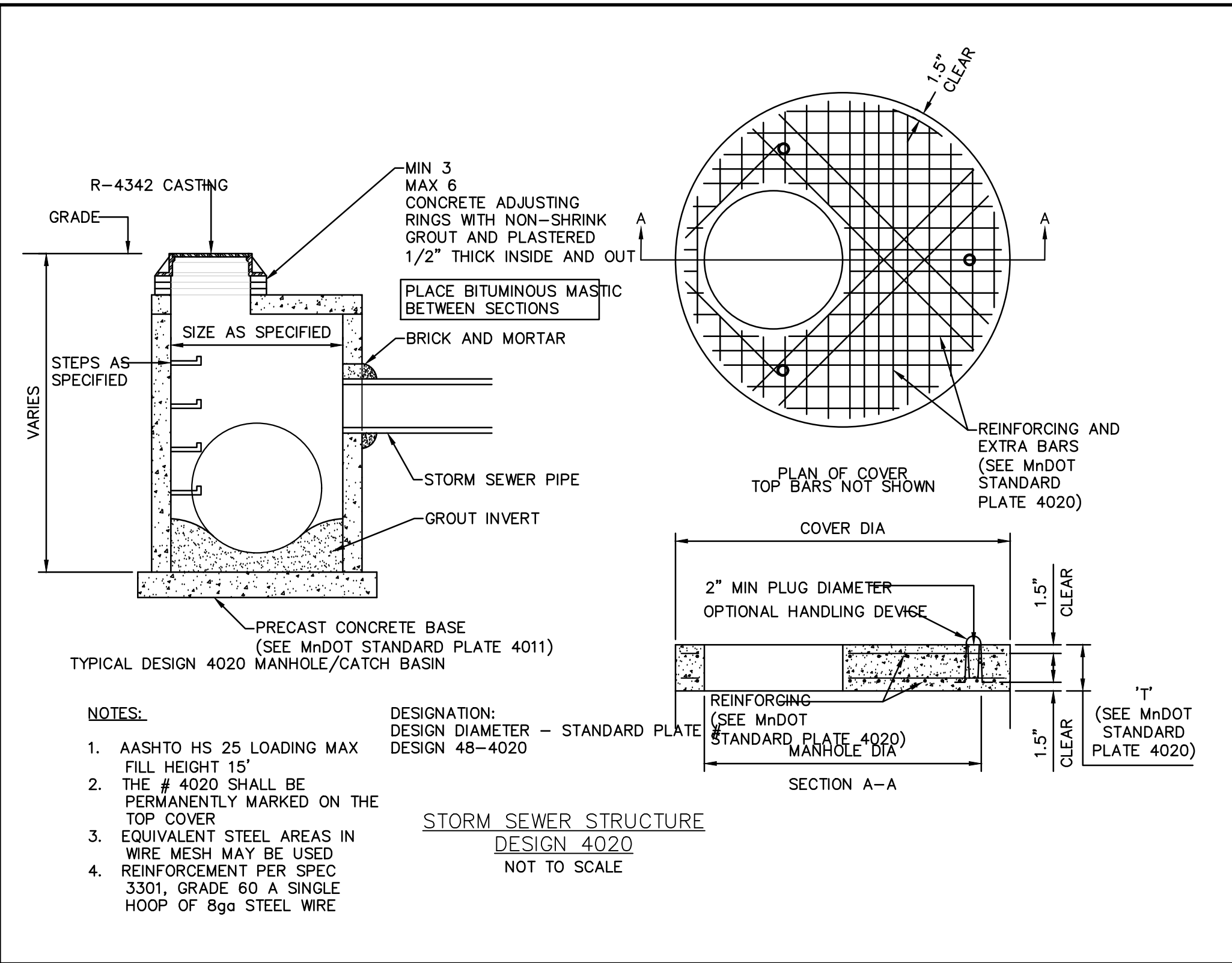
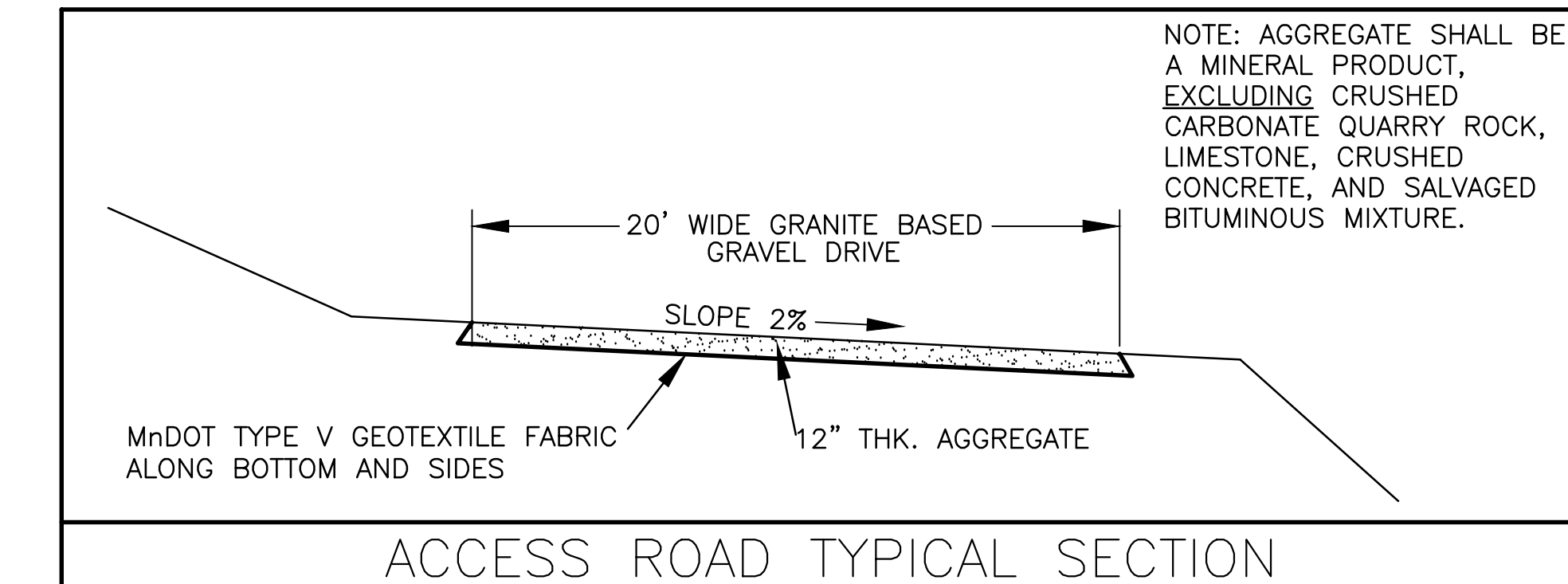
5. Water-tight joints must be used at all connections including structures.

6. Lay all HDPE pipe on a continuous granular bed. Installation must comply with ASTM D2321. All sections of the corrugated HDPE pipe shall be coupled in order to provide water tight joints.

7. Perform deflection tests on all HDPE pipe after the sewer lines have been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of .5%. If the test fails, make necessary repairs and perform the test again until acceptable. Supply the mandrel for deflection testing. If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 85% of the inside diameter of the pipe. The ball or mandrel shall be clearly stamped with the diameter. Perform the tests without mechanical pulling devices.

1. Comply with all applicable local, state, and federal safety regulations. Comply with the work safety practices specified by the Occupational Safety and Health Administration (OSHA). OSHA prohibits entry into "confined spaces," such as manholes and inlets (see 29 CFR Section 1910.146), without undertaking certain specific practices and procedures. Perform excavations in accordance with the requirements of O.S.H.A. 29 CFR, Part 1926, Subpart P, Excavations. Sloping or shoring for excavations greater than 20 feet deep must be approved by a registered professional engineer (www.osha-slp.org).
2. Construction safety is solely the responsibility of the Contractor, who is also solely responsible for the means, methods, and sequencing of the construction operations.
3. Existing boundary, location, topographic, and utility information shown on this plan is from a field survey by Sundt Land Surveying, LLC, dated December 11, 2017. The Engineer is not responsible for inaccuracies related to the survey information.
4. Refer to the architectural plans for building and stoop dimensions, site layout and dimensions, pavement sections and details, striping, and other site features.
5. Perform all construction work in accordance with State and Local requirements.
6. City inspection of all work within the right-of-way and for City owned and operated facilities will be required at the City's sole discretion. The Owner and Contractor shall coordinate with the City.
7. Construction activity and/or storage of construction equipment, materials, stock piles, concrete washouts, etc. shall not be allowed within the public right-of-way without approval by the City.
8. A licensed surveyor shall perform construction staking. The Contractor shall provide and be responsible for the staking. Verify all plan and detail dimensions prior to construction staking. Stake the limits of walkways and curbing prior to valvebox, maintenance hole, and catchbasin installation. Adjust valvebox and maintenance hole locations in order to avoid conflicts with curb and gutter. Adjust catchbasin locations in order to align properly with curb and gutter.
9. Provide temporary fences, barricades, coverings, and other protections in order to preserve existing items to remain, and to prevent injury or damage to person or property.

- 1. Telling and Inspections:** All planning rules, including water and sewer services, must be located and inspected in accordance with the requirements of the Minnesota Plumbing Code (Minnesota Rules, Chapter 4715). Coordinate testing and inspection with the State Health Department and the City Public Works Department. No drainage or plumbing work may be covered prior to completing the required tests and inspections.
- 2.** Coordinate building utility connection locations at 5 ft. out from the proposed building and with the interior Plumbing Contractor prior to construction. Verify water and sewer service locations, sizes, and elevations with the Mechanical Engineer prior to construction.
- 3.** The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of C/ASCE 38-02, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."
- 4.** The Contractor is solely responsible for all utility locations. Contact utility companies for locations of all public and private utilities within the work area prior to breaking ground. Contact OPERATOR STATE ONE CALL at (651) 454-0002 in the Minneapolis/St. Paul metro area, or 1-800-252-1166 elsewhere in Minnesota for exact locations of existing utilities at least 48 working hours (not including weekends and holidays) before beginning any construction in accordance with Minnesota Statute 216B. Obtain ticket number and meet with representatives of the various utilities at the site. Provide the Owner with the ticket number and the name of the utility company. The Contractor shall be responsible for obtaining the ticket locations of all public and private utilities. Use an independent locator service or other means in order to obtain locations of private utility lines including, but not limited to, underground electric cables, telephone lines, and other utilities.
- 5.** Paths to be verified for the locations of existing underground facilities at a sufficient number of locations in order to assure that no conflict with the proposed work exists and that sufficient clearance is available.
- 6.** Where existing gas, electric, cable, or telephone utilities conflict with the Work, coordinate the abandonment, relocation, offset, or support of the existing utilities with the appropriate local utility companies. Coordinate new gas meter and gas line installation, electric meter and electric service installation, cable service, and other utility work with the appropriate utility companies.
- 7.** Arrange for and secure suitable disposal areas off-site. Dispose of all excess soil, waste material, debris, and all materials not designated for salvage. Waste material and debris includes trees, stumps, pipe, concrete, asphaltic concrete, cans, or other waste material from the construction operations. Obtain the rights to any waste area for disposal of unsuitable or surplus material either shown or not shown on the plans. All work in disposing of such material shall be considered incidental to the work. All disposal must conform to applicable solid waste disposal permit regulations. Obtain all necessary permits at no cost to the OWNER.
- 8.** Straight line saw-cut existing bituminous or concrete surfacing at the perimeter of pavement removal areas. Use saws that provide water to the blade. Tack and match all connections to existing bituminous pavement.
- 9.** Relocate overhead power, telephone, and cable lines as required. Abandon and report existing on-site wells and septic systems in accordance with Minnesota Department of Health (MDH) requirements.
- 10.** All materials required for this work shall be new material conforming to the requirements for class, kind, grade, size, quality, and other details specified herein or as shown on the Plans. Do not use recycled or salvaged aggregate, asphaltic pavement, crushed concrete, or scrap shingles. Unless otherwise indicated, the Contractor shall furnish all required materials.
- 11.** Reconstruct driveways and patch street to match existing pavement section and grade. Sudo right-of-way. The work area shown is general and may need to be adjusted in the field.
- 12.** Restore the public right-of-way at temporary construction locations. Replace any concrete curb and gutter, bituminous pavement, sidewalk, or vegetation damaged from the construction at all times. Restore damaged turf with sod within the public right-of-way. The work area shown is general and may need to be adjusted in the field.
- 13.** Provide positive drainage away from buildings at all times. Provide and maintain temporary drainage throughout construction until the permanent drainage system and structures are in place and operational. Install temporary ditches, piping, pumps, or other means as necessary in order to insure proper drainage at all times. Provide low points at building pads or roofways with positive outfalls.
- 14.** Protect sub grades from damage by surface water runoff.
- 15.** Full design strength is not available in bituminous pavement areas until the final lift of asphalt is compacted into place. Protect pavement areas from overloading by delivery trucks, construction equipment, and other vehicles.
- 16.** When sawing or drilling concrete or masonry, use saws that provide water to the blade. Do not allow the slurry produced by this process to be tracked outside of the immediate work area or discharged into the sewer system.
- 17.** Adjust all curb stops, valve boxes, maintenance hole castings, catchbasin castings, cleanout covers, and similar items to finished grade.
- 18.** 2x maximum slope in all directions in handicapped accessible parking areas.
- 19.** Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end or receiving groove end of the pipe pointing upward. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or where the trench conditions are unsuitable for all kinds.
- 20.** Obtain and pay for all permits, tests, inspections, etc. required by agencies that have jurisdiction over the project. The Contractor is responsible for all bonds, letters of credit, or other securities to the work. Execute and inspect work in accordance with all local and state codes, rules, ordinances, or regulations pertaining to the particular type of work involved.
- 21.** Obtain permits from the City for work in the public right-of-way.
- 22.** Refer to the geotechnical report by the Soils Engineer for dewatering requirements.
- 23.** Construct sanitary sewer, watermain, and storm sewer utilities in accordance with the City Engineer's Association of Minnesota Standard Specifications sections 2600, 2611, and 2621 dated 1999, or the latest revised edition.
- 24.** These plans, prepared by Sunde Engineering, PLLC, do not extend to or include systems pertaining to the safety of the construction contractor or its employees, agents, or representatives in the performance of the work. The seal of Sunde Engineering's registered professional engineer person does not extend to any such claim or that the contractor shall be responsible for the safety of the work. The construction contractor shall prepare or obtain the appropriate safety systems which may be required by U.S. Occupational Safety and Health Administration (OSHA) and/or local regulations.
- 25.** Existing utilities shown on this plan are located as accurately as possible. However, the Engineer does not guarantee that all utilities are shown, or if shown are in the exact locations indicated on the plan. It is the Contractor's responsibility to ascertain the final vertical and horizontal location of all existing utilities (including municipal water and sewer lines and appurtenances) and to notify the owners of the utilities a minimum of 48 working hours before starting construction. The Contractor shall be responsible for the safety of all utilities which may be affected by the construction.
- Concrete Pavement Tolerances:** When the concrete has hardened sufficiently, check it with straightedge. Surface smoothness deviations shall not exceed 1/4 inch (6 mm) from the straightedge placed in any direction, including placement grid and spanning any pavement joint edge. Immediately grind down with an approved grinding machine areas in a sloe showing high spots of more than 1/4 inch (6 mm) but not exceeding 1/2 inch (13 mm) to an elevation that will fall within the tolerance of 1/4 inch (6 mm) or less. Remove and replace pavement where the departure from the specified cross-section exceeds 1/2 inch (13 mm).
- Bituminous Pavement Tolerances:** Check bituminous pavement surfaces with a 10-foot (3-meter) straightedge. Remove and replace any part of the bituminous pavement where the deviation of surface flatness in excess of 1/4 inch (6 mm). After compaction, the thickness of each bituminous course shall be within plus or minus 1/2 inch (13 mm) of the thickness shown on the Plans. Remove and replace any part of the bituminous pavement that is constructed with less than 95% compaction.
- Pavement Alignment Tolerances:** Lateral deviation from established alignment of the pavement edge shall not exceed plus or minus 0.10 foot (30 mm). Vertical deviation from established grade of the pavement shall not exceed plus or minus 0.04 foot (13 mm) at any point.



75 TACOMA BLVD
WOOD YOUNG AMERICA,

[illegible]

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 J. Hunsbuck

Brian Mundstock
DATE: 01/16/2018 REG. NO.: 23468

PROJECT NO.:	13-618
DRAWN BY:	lks
CHECKED BY:	kd
APPROVED BY:	bhm
SCALE:	GRAPHIC
DATE:	12/08/17

C4

BUILDING PERMIT REPORT - JANUARY**PLAN CHECK**

PERMIT #	NAME	ADDRESS	PURPOSE	DATE	PERMIT FEE	FEE	SURCHARGE	VALUE
2018001	Diversifed Plumbing	125 Railroad St	Addition	1/16/2018	\$1,339.60	\$870.74	\$70.00	\$140,000.00
2018002	Tom Worm	7 1st Street NE	Remodel	1/10/2018	\$228.65	\$109.62	\$5.00	\$8,000.00
2018003	Taylor Peters	418 Morse St	Plumbing	1/16/2018	\$60.00	\$0.00	\$1.00	\$0.00
2018004	Felipe Robinson	222 Oak St S	Reside	1/17/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018005	Mark Paulson	915 Barnes Lake Dr	Water heater replace	1/23/2018	\$15.00	\$0.00	\$1.00	\$0.00
2018006	City of NYA	321 South St W	Warming House	1/24/2018	\$153.25	\$99.61	\$3.50	\$6,200.00
2018008	Jean Toenges	385 Emma Street	Replace Furnace	1/24/2018	\$60.00	\$0.00	\$1.00	\$0.00
2018009	Joel Klaustermeier	517 Devonshire Dr	Rewindow	1/29/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018010	Vernon Darland	218 Brush St	Replace Furnace	1/31/2018	\$60.00	\$0.00	\$1.00	\$0.00