

WABASHA PLANNING COMMISSION

August 13, 2019 6:00 PM

MEETING AGENDA

- 1) Call to Order
- 2) Approval of Minutes- 6-11-19
- 3) Changes or Additions to Agenda
- 4) Public Comment
- 5) Public Hearings
 - a) CUP Outdoor Seating for Rick's Italian Restaurant
- 6) Old Business
 - a) Zoning Ord. Solar Garden/Farm Edits
- 7) New Business
- 8) Board of Adjustment Business
 - a) BOA Minutes 6-11-19
- 9) Other Business
- 10) Next Regular Meeting Date - 9-10-19
- 11) Adjourn

Planning Commission

2)

Meeting Date: 08/13/2019

SUBJECT: Approval of Minutes- 6-11-19

DEPARTMENT: Planning & Zoning

TITLE:

Approval of Minutes- 6-11-19

PURPOSE:

Attachments

PC 6-11-19

WABASHA PLANNING COMMISSION

June 11, 2019 6:00 PM

MEETING MINUTES

Commission Members: Tim Wallerich, Chair Sara Carrels
 Scott Durand, Vice Chair Sharon Burke
 Craig Falkum
 Kris Kruse

Present: Craig Falkum; Vice Chair Scott Durand; Chair Tim Wallerich; Sharon Burke; Kris Kruse; Sara Carrels

Also Kristi Trisko, Contracted City Planner; Wendy Busch, Planning & Zoning Assistant
Present:

1) Call to Order
 The meeting was called to order by Chair Wallerich at 6:00 p.m.

2) Approval of Minutes-

a) Minutes from May 14, 2019

Motion made by Vice Chair Scott Durand, seconded by Craig Falkum to approve the meeting minutes.

Vote: 6 - 0 Adopted - Unanimously

3) Changes or Additions to Agenda
 City Planner Trisko requested the addition of an item under New Business relating to a private solar garden at Wabasha-Kellogg School. There were no other changes or additions to the agenda.

4) Public Comment
 No one came forward to speak regarding items not listed on the agenda.

5) Public Hearings

a) Gerken's CUP
 City Planner Trisko provided an overview of the proposal. She pointed out the location of the area under discussion on an aerial photo and a site plan. She stated that the proposed storage bin would be the same dimensions as the bin erected two years ago. Hours of operation were reviewed. She referenced past discussion of concerns related to visibility, noise, and debris.

City Planner Trisko referenced four recommended conditions of approval of the CUP, commenting that it is up to the Planning Commission to determine whether the proposed use still fits the character of the neighborhood..

Chair Wallerich reviewed the public hearing procedure and opened the public hearing at 6:05 p.m.

John Evers introduced himself as the Manager of Gerken's Feed & Grain since its inception in 2003, noting that he was the Manager of Dill Company from 1977 to 2000. He provided additional details regarding the proposal. He reported that the building to be demolished was inspected, with no evidence of asbestos being found. He noted that the number of trucks will not change.

Brenda Pearson, 136 Bridge Avenue, Wabasha, introduced herself as the owner of Turning Waters Bed and Breakfast, directly across the street from Gerken's. She discussed the process that she went through to obtain a CUP for her brewery business, including making sure that she had the approval of the neighbors. She expressed concerns about odor. She suggested erecting the bin on the Zumbrota site, describing this as more of an agricultural community than Wabasha, which has become a tourist destination. She expressed concerns about noise from demolition activities, truck traffic, hours of operation during the fall, and grain debris. She stated that many homes and businesses will be affected. She commented that the CUP has already been amended a number of times.

Jean Johnstad stated that she rents an apartment on the corner of Third Street and Pembroke Avenue in Wabasha. She spoke against the proposal, expressing concerns about debris during drying season. She referenced a meeting during which tourism was discussed and stated that this land use would seem to be at cross-purposes from what is going to attract people to town. She stated her understanding from a meeting held two years ago that another grain bin would not be built.

Paul Gens, 717 Fifth Street West, Wabasha, stated that he and his wife bought their home two years ago. A letter was distributed a letter in which he expressed his concerns about the proposal. He cited concerns about health risks, odor, noise, and negative impacts on the view from his home.

Ford Pearson, 136 Bridge Street, Wabasha, echoed concerns about noise, odor, debris, and truck traffic. He referenced past comments from the applicant indicating that no additional bins would be built.

Myron Salz, 329 Second Street West, Wabasha, discussed concerns related to shade resulting from a shadow effect from the grain bin.

Java Jim, 330 Second Street, Wabasha, stated that the operation has not had a negative impact on his business. He commented that a grain elevator has been in this location for more than 100 years. He stated that Gerken's has been a very good neighbor.

No one else spoke during the public hearing. The public hearing was closed at 6:35 p.m.

Commissioners discussed concerns about debris, odor, noise, and the compatibility of the operation with surrounding uses, if it is expanded. The proximity of the operation to homes, the Downtown area, and a recreational waterway was referenced. Tourism impacts were discussed. Concerns about the view from the bridge and concerns about the new bin blocking out the sun for nearby homes at the end of the day were noted. It was suggested to consider locating the new bin in line with other taller structures, in order to minimize its impacts.

Guidance was requested in terms of Planning Commission options for action relating to the CUP request. It was noted that approval of the CUP request was not a foregone conclusion. City Planner Trisko provided additional information about the process and stated that this would be an opportunity to try to mitigate some of the concerns. She commented that the issues will continue, even if the current CUP request is denied. She added that, if the CUP request is not approved, the applicant could pursue an appeal. She suggested that the Planning Commission discuss whether the operation still fits in the

neighborhood, or whether concerns could potentially be mitigated through conditions of approval of the CUP. The applicant was asked to comment with regard to whether the proposal would result in any changes in terms of debris, noise, or traffic that would make things worse. It was noted that the drying process creates the debris.

Mr. Evers commented regarding the quietness of the operation in terms of the drying equipment. He commented regarding debris from cottonwood trees. He noted that the smell results from the roasting of beans, in order to change the consistency and eliminate trypsin. He discussed the challenges of expanding the Zumbrota operation related to electrical upgrades. He noted that the proposed bin would not change the current operation, other than the additional time needed to fill the bin in the fall. He referenced a past air pollution study. When asked about flexibility of the site plan, Mr. Evers stated that the proposed bin was located to maximize efficiency of the equipment used to move the grain. Truck access was discussed.

Mr. Evers was asked to comment regarding grain dust. He stated that any dust would come from the pit area.

The four conditions of approval, as recommended by staff, were reviewed. Past discussions about dust and noise were referenced. Mr. Evers stated that he has received no complaints about dust or noise from the operation. Construction noise was discussed. Hours of operation were discussed. Potential regulation of truck traffic was discussed. It was noted that there are disparate uses in a very tight area. Impacts of the proposed additional bin were discussed. The original CUP conditions were discussed. Construction hours were discussed. It was suggested to allow construction activities Monday through Friday from 8:00 a.m. to 5:00 p.m, and on Saturday from 8:00 a.m. to noon. Fencing and screening were discussed. Education about and enforcement of City ordinances was discussed.

Commissioner Falkum recommended denial of the CUP. He referenced past discussion that there would be no more development on the site after the last bin was constructed.

Further discussion occurred after the motion to deny the CUP failed.

Following the second motion and vote to approve the CUP request, Chair Wallerich thanked the Planning Commission and the public for the thoughtful discussion.

Motion made by Craig Falkum, seconded by Sharon Burke to deny the CUP application, as the intensity of use is no longer compatible with the adjacent neighborhood, the visibility of the proposed bin will be detrimental to the views and enjoyment of the surrounding neighbors, the proposed bin will adversely affect surrounding land values, and the increased noise and debris cannot be mitigated in such a way as to reduce the negative impacts to the neighborhood. The agricultural history of Wabasha was discussed. Land use goals and property owner involvement in the rezoning process were discussed. Impacts of denying the CUP application were discussed. Chair Wallerich requested a roll call vote.

Vote: 2 - 4 Failed

NAY: Vice Chair Scott Durand
Chair Tim Wallerich
Kris Kruse
Sara Carrels

Motion made by Chair Tim Wallerich, seconded by Kris Kruse to approve the CUP request as submitted with the conditions of approval as discussed, including a condition to require signage prohibiting trucks from idling during non-business hours. Compliance with air quality and noise standards was discussed. Chair Wallerich requested a roll call vote.

Vote: 4 - 2 Adopted

NAY: Craig Falkum
Sharon Burke

6) Old Business

a) Highway 60 Reroute

City Planner Trisko provided background information. She referenced past discussion of this topic and reported that the Port Authority requested comments from the Planning Commission in this regard. She commented that the Port Authority expressed appreciation for the overview that was provided. The overview was reviewed. Truck traffic and future development were further discussed. Bus transit and park-and-ride lot design were discussed. It was suggested that any other changes or edits be submitted to staff by June 21. Potential concepts were discussed. Commissioner Falkum indicated that he will forward updated drawings when they become available.

7) New Business

a) Wabasha-Kellogg School Solar Project

City Planner Trisko provided background information. She stated that the City Code does not address large private solar array projects. She noted that the Zoning Code indicates that utilities in excess of 1000 square feet require a Conditional Use Permit and are only allowed in industrial zones. She reviewed a site plan for the proposal. Blaine Marcou provided additional information regarding the project. The location of the solar panels was discussed. Tree removal, fencing, and vegetative screening were discussed. Mr. Marcou discussed the planting of native grasses. Commissioners commented that more private businesses will want to install solar panels and stressed the need to be consistent with how these types of requests are handled.

8) Board of Adjustment Business

There was no Board of Adjustment business.

9) Other Business

There was no other business.

10) Next Regular Meeting Date - July 9, 2019

11) Adjourn

Motion made by Sara Carrels, seconded by Chair Tim Wallerich to adjourn the meeting. The meeting adjourned at 7:57 p.m.

Vote: 6 - 0 Adopted - Unanimously

Respectfully submitted by: _____
Wendy Busch, Planning & Zoning Assistant

Adopted Date

Planning Commission

5)a)

Meeting Date: 08/13/2019

SUBJECT: CUP Outdoor Seating for Rick's Italian Restaurant

DEPARTMENT: Planning & Zoning

TITLE:

CUP Outdoor Seating for Rick's Italian Restaurant

PURPOSE:

Attachments

Rick's Staff Report



Memorandum

Office of the City Planner

To: Wabasha Planning Commission
From: Kristi Clarke, Consultant Planner
Date: August 1, 2019
Subject: CUP application – Kent & Karla Schedlbauer (Rick's Italian Restaurant)

MEETING DATE: August 13, 2019

I. REQUEST:

- 1) **Applicant:** Kent & Karla Schedlbauer
- 2) **Owner:** Matthew and Jodie Schmoker
- 3) **Location:** 257 Main Street West

II. Staff Report

A Conditional Use Permit has been requested by Kent & Karla Schedlbauer to use the property on 257 Main Street West as an outdoor seating and bar attached to one of their two restaurants within the same property.

Zone: TDC (Traditional Downtown Commercial)
Land Use: Traditional Downtown Com.
Min. Lot Size: None (aprox. 8,276 S.F.)
Min. Lot Width: None (75 feet)
Min. Lot Frontage: 5 feet (75 feet)
Setbacks: None (Front, rear, side)
Parking: 1 space per 500 s.f.

Details of the request:

- Mr. & Mrs. Schedlbauer intend to create 2 restaurants on this site.
- Total square footage for the indoor restaurant is 640 s.f. The total outdoor square footage is 1000 s.f.
- Take-Out Pizza (Old Firehouse & Jail)
- An Italian Restaurant (City Hall Building and adjacent yard)
- An outdoor eating space for 70 is requested between the Old City Hall Building and the Salon.
- The outdoor space will have stamped concrete and pergolas and will include, a propane fire pit, hostess stand, covered bar with seating for 10, dining tables for 60, professional landscaping, ADA compliant



- The outdoor space will be open all weather permitting months, spring-fall
- Employees – 20 or more during indoor/outdoor months, less in the winter.
- Truck traffic – limited to deliveries and garbage removal. Route is most likely 2nd Street W. and Walnut Avenue. Main Street will most likely not be used for delivery off-loading.
- The kitchen will be located at the back of the building.

Parking – The TDC zone requires 1 parking space for every 500 square feet. With a total square footage of 1,640 s.f., 4 parking spaces are required. However, the site is close to the parking lot under the bridge and has 40 parking stalls on the south and north sides of Main Street for direct on-street parking.

Hours of Operation – will be between 11:00 a.m. and 9:00 p.m., 7 days a week. (Closed for some holidays)

Lighting – The lighting details are shown in an attached exhibit. They plan on a mix of direct and indirect downward facing lighting with 40-75 watt bulbs and landscape lighting as well.

Outdoor speakers – The applicants to plan to have outdoor speakers. Volume levels will be low and provide background music for diners. Speakers will be placed on the perimeter of the patio facing towards the patio. The patio music will only be playing when the patio is open and only during business hours.

Surrounding Property Uses and Zoning: The surrounding property uses within the entire block is mixed retail and apartment uses within the Traditional Downtown Commercial Zone as is the properties to the north of Main Street, West of Walnut Avenue, and a mixture of R-2 (medium density residential and TDC) to the west of 2nd Street as shown on the adjacent zoning map.

Heritage Preservation District: The parcel is part of the Heritage Preservation District and all outdoor modifications that were forwarded to that board were approved during their July 26th meeting. All other future details will move to subcommittee for final design review approvals.

Shoreland: The property is within the S4 Shoreland Overlay Zone. Commercial Uses of up to 18,000 S.F. have no maximum impervious surface coverage rules.

Land Use: The proposed land use closely follows the zoning pattern with a TDC (Traditional Downtown Commercial) designation. The primary use of restaurant is a permitted use within the zone and land use and outdoor seating is a conditional use.

Neighborhood Notification: All property owners within 350' feet of this property were notified within



ten days of the public hearing and published in the paper on July 30, 2019 stating that a public hearing would be held on August 13, 2019 for this conditional use permit request.

Recommended Conditions:

1. None

III. PLANNING COMMISSION ACTION:

Following are sample resolutions for both approval and denial which may be used by the Planning Commission in their decision.

Sample resolution for approval

**Resolution _____
CUP for an outdoor dining restaurant/bar seating**

WHEREAS, the property addressed 257 Main Street West is zoned TDC which allows outdoor seating for restaurant and bar uses as a conditional use; and

WHEREAS, the use will not alter the external façade of the building and adequate parking is available for the use; and

WHEREAS, the property has a land use designation of Traditional Downtown Commercial; and

WHEREAS, the property is within the Heritage Preservation District; and all exterior elements of the plan were approved by the HPC Board on July 26, 2019 and future detailed elements of the site will be reviewed by subcommittee; and

WHEREAS, The Planning Commission provides the following findings:

- a) Allowing this CUP will protect the health, safety & general welfare of the community and neighbors use and enjoyment of property and their property values.
- b) The traditional downtown commercial zone allows for restaurant and outdoor seating development
- c) There are no public health implications
- d) The proposed use is consistent with the City comprehensive land use plan.
- e) Parking and public access to Main Street and Walnut Avenue will not create traffic conflicts
- f) The site has city sewer and water service.
- g) The use will not significantly alter the exterior building so it will have a minimal visual impact to the neighborhood but will improve the look and usefulness of the vacant parcel adjacent to the building.

NOW THEREFORE, IT IS HEREBY RESOLVED, the Planning Commission approves the Conditional Use Permit for outdoor seating for a restaurant/bar at 257 Main Street West.

Sample resolution for denial:

**Resolution _____
CUP for a Clinic Use**

WHEREAS, the property addressed 257 Main Street W. is zoned Traditional Downtown Commercial (TDC); and

WHEREAS, a Conditional Use Permit is required for an outdoor seating area for a restaurant/bar; and

WHEREAS, The Planning Commission provides the following findings: **[insert findings as deemed appropriate]**

- _____

NOW THEREFORE, IT IS HEREBY RESOLVED, the *Planning* Commission denies the Conditional Use Permit for an outdoor seating use as requested by the applicant.

CUP – Outdoor Seating for a Restaurant
257 Main Street West
Staff Review

Section 305.04 4C General Standards. No conditional or interim use shall be granted by the Planning Commission unless the Board shall find:

<i>Standard</i>	<i>Staff Comments</i>	Standard Met?
1. That the establishment, maintenance, or operation of the use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the City;	The use of outdoor seating and an outdoor bar that is connected to a restaurant will not be detrimental or endanger the public health or general welfare of the City.	Yes No Discussion Recommended
2. That the use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;	The outdoor patio and bar will be open from spring to fall, weather permitting. Hours of operation will be 11:00 a.m. to 9:00 p.m. seven days a week.	Yes No Discussion Recommended
3. That the establishment of the use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;	The proposed use will not significantly alter the external look of the building and as part of the HPC Overlay, all architectural and exterior changes including landscape and screening elements proposed for the property will be reviewed by the Historic Preservation Committee prior to our meeting. Those findings will be added to our staff report. The use is consistent with the City Comprehensive Plan which shows the property and surrounding blocks with mixed commercial and residential uses.	Yes No Discussion Recommended
4. That adequate utilities, access road, drainage, and/or necessary facilities have been or are being provided;	The building is currently connected to city utilities and no construction or drainage issues are anticipated.	Yes No Discussion Recommended
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;	Entrance and exists to the site are adequate for proposed the proposed uses.	Yes No Discussion Recommended
6. That the use shall, in all other respects, conform to the applicable regulations of the district in which it is located.	Outdoor seating for restaurants is a conditional use in the TDC zone. The existing building and external alterations meets all of the performance and parking standards within the TDC zone.	Yes No Discussion Recommended

7.	Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, screening (including fencing and/or plantings), security provisions, refuse management, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements, may be required by the Board upon its finding that these are necessary to fulfill the purpose and intent of this Section or other sections of City Code.	There are no landscaping or architectural design standards for building within the TDC Zone that need to be met. However, the proposal shows an extensive screening and landscaping plan for the site to separate the use from adjacent commercial and residential spaces. Traffic circulation and access along Main Street and within the alley will provide adequate access to the site. Truck traffic will be limited to deliveries and garbage removal. 2 nd Street and Main Street will most likely be used for these services.	Yes No Discussion Recommended
8.	No application for a conditional or interim use that has been denied wholly or in part shall be resubmitted for a period of one (1) year from the date of said order or denial, except on the grounds of new evidence or proof of change of conditions found to be valid by the Planning Department	N.A.	Yes No Discussion Recommended
9.	In any case where a conditional or interim use has not been established within one (1) year after the date of granting thereof, then, without further action by the Planning Commission, the conditional use or authorization shall be null and void.	N.A.	Yes No Discussion Recommended

K&K Brewing, Inc

July 11, 2019

To: The City of Wabasha Planning Committee

Re: Conditional Use Permit Request for Purchase of Old City Hall, 257 Main Street West, Wabasha

Legal Description: Sect-29 TWP 111 Range 010 Wabasha (Wabasha City) .19 AC EX SWLY 31.97', LOT 5 & EX SWLY 31.93', NWLY 16' LOT 4 BLK 12 (S)

Below is listed the information you requested as part of the review process for our Conditional Use Permit. Our intention is to purchase Old City Hall on Main Street West and create 2 separate businesses at the location, an Italian Restaurant (City Hall Building and adjacent yard) and Take-Out Pizzeria (Old Firehouse and Jail). As part of the plans for the Italian restaurant we intend to convert the yard between Old City Hall and the Salon into our outdoor dining patio. A summary of use is listed below.

NOTE: Our Purchase Agreement is contingent upon receiving the required permits from the City to move forward with the plan as proposed here. If the permits are denied we will not move forward with the purchase of the building. Our close date is Friday August 30, 2019. We respectfully request a decision be made by this committee prior to that date.

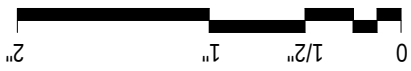
- Outdoor patio of stamped concrete and pergolas.
- Outdoor patio will contain a seating/waiting area with propane fire pit, hostess stand, covered bar with seating for 10, dining tables to accommodate up to 60 people, professional landscaping, an ADA ramp/stairs into the building and a window converted into a door for access to the interior of the building.

-
- The outdoor patio will be open in the summer months and weather permitting late spring and early fall.
 - The hours of operation will be 11:00 am to 9:00 pm, 7 days a week (closed for some holidays).
 - Total employees for the restaurant will be approximately 20 (more in summer, less in winter).
 - Truck traffic will be limited to deliveries and garbage removal. Trucks will most likely utilize 2nd Street W and the road along the public parking under the bridge at the park. The kitchen will be located at the back of the building. Main Street will most likely not be used for delivery off-loading.

We hope this information is helpful and allows you to grant our request for a Conditional Use Permit.

Sincerely,

Kent & Karla Schedlbauer



RICK'S ITALIAN RESTAURANT

257 MAIN ST W, WABASHA, MN 55981

CLIENT
K&K BREWING
KENT & KARLA SCHEDLBAUER
379 E GUILD AVENUE
ARNDT, MN 55124
T 612.325.0072
e KSCHED@YAHOO.COM

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e AHWOLLAK@HW2DESIGN.COM

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STUDIO GRO, PLLC
SARAH SUTHERLAND, AIA, P.A., LEED AP
PO BOX 10189
MINNEAPOLIS, MN 55416
T 612.644.1382
e SARAH@STUDIOGRO.COM

DRAWING INDEX

NUMBER	NAME
ARCHITECTURE	
A00.00	COVER SHEET
A00.10	GENERAL INFORMATION - DOOR SCHEDULES
A00.11	GENERAL INFORMATION - FINISH SCHEDULES
A00.12	GENERAL INFORMATION - WALL TYPES
A00.13	GENERAL INFORMATION - MOUNTING HEIGHTS
A00.15	PERSPECTIVES
A10.00	LIFE SAFETY PLAN - FIRST FLOOR
A20.00	ARCHITECTURAL SITE PLAN
AD30.00	DEMOLITION PLAN - FIRST FLOOR
A30.00	CONSTRUCTION PLAN - FIRST FLOOR
A30.50	REFLECTED CEILING PLAN - FIRST FLOOR
A40.00	EXTERIOR ELEVATIONS
A60.00	DETAILS
A70.00	INTERIOR ELEVATIONS
CIVIL	
S-1	SURVEY
LANDSCAPE	
L01	LANDSCAPE PLAN

NOT FOR CONSTRUCTION



9232 89th St North
Shower, MN 55982
1 612.532.4447

RICK'S ITALIAN
RESTAURANT

257 MAIN ST W, WABASHA, MN
55981

1	ISSUED FOR CUP	10/15/19
NO	ISSUE	DATE

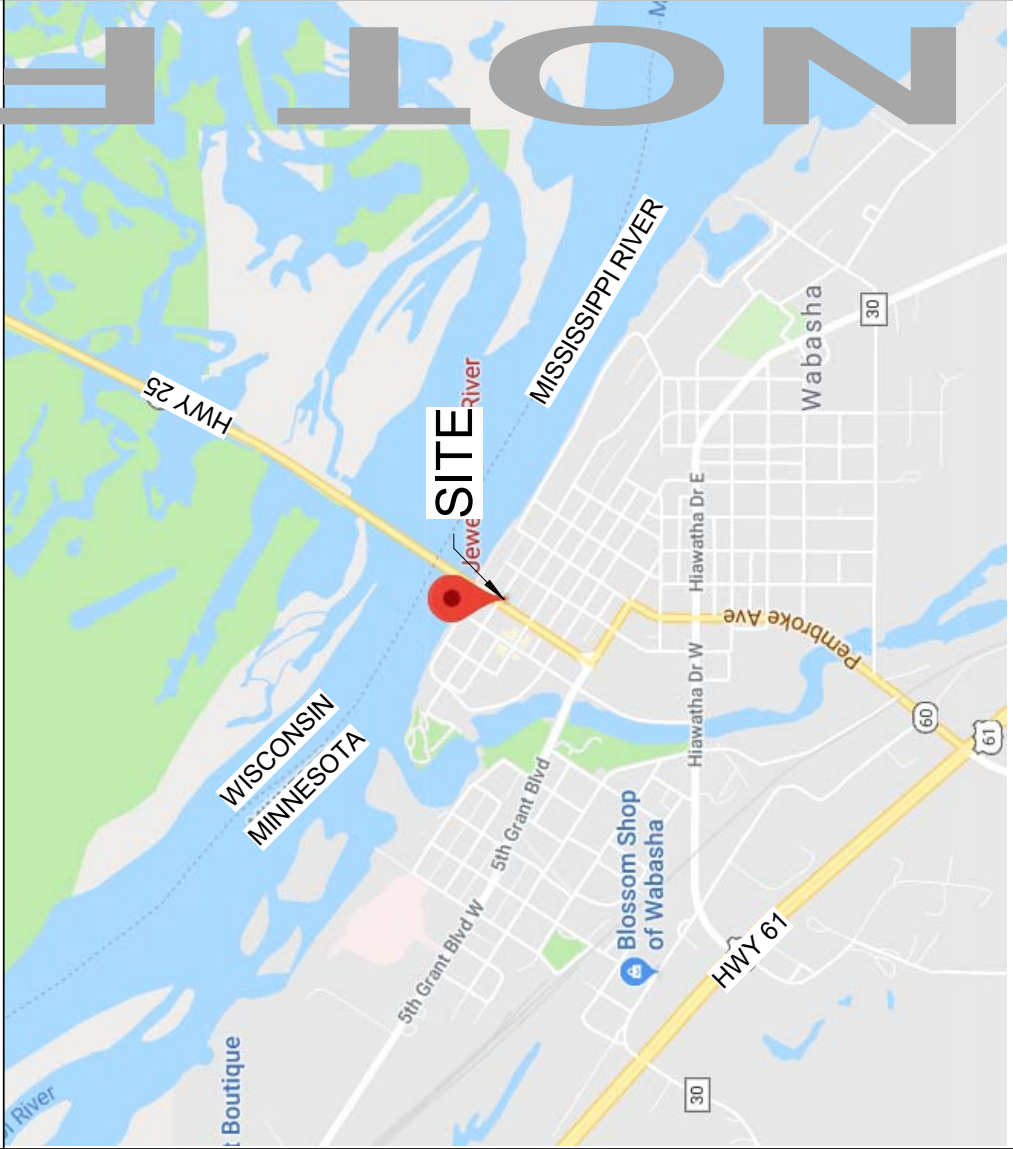
SHEET INFORMATION

JOB NUMBER	19.020.0625
DRAWN	JL
CHECKED	HW2
APPROVED	AHW

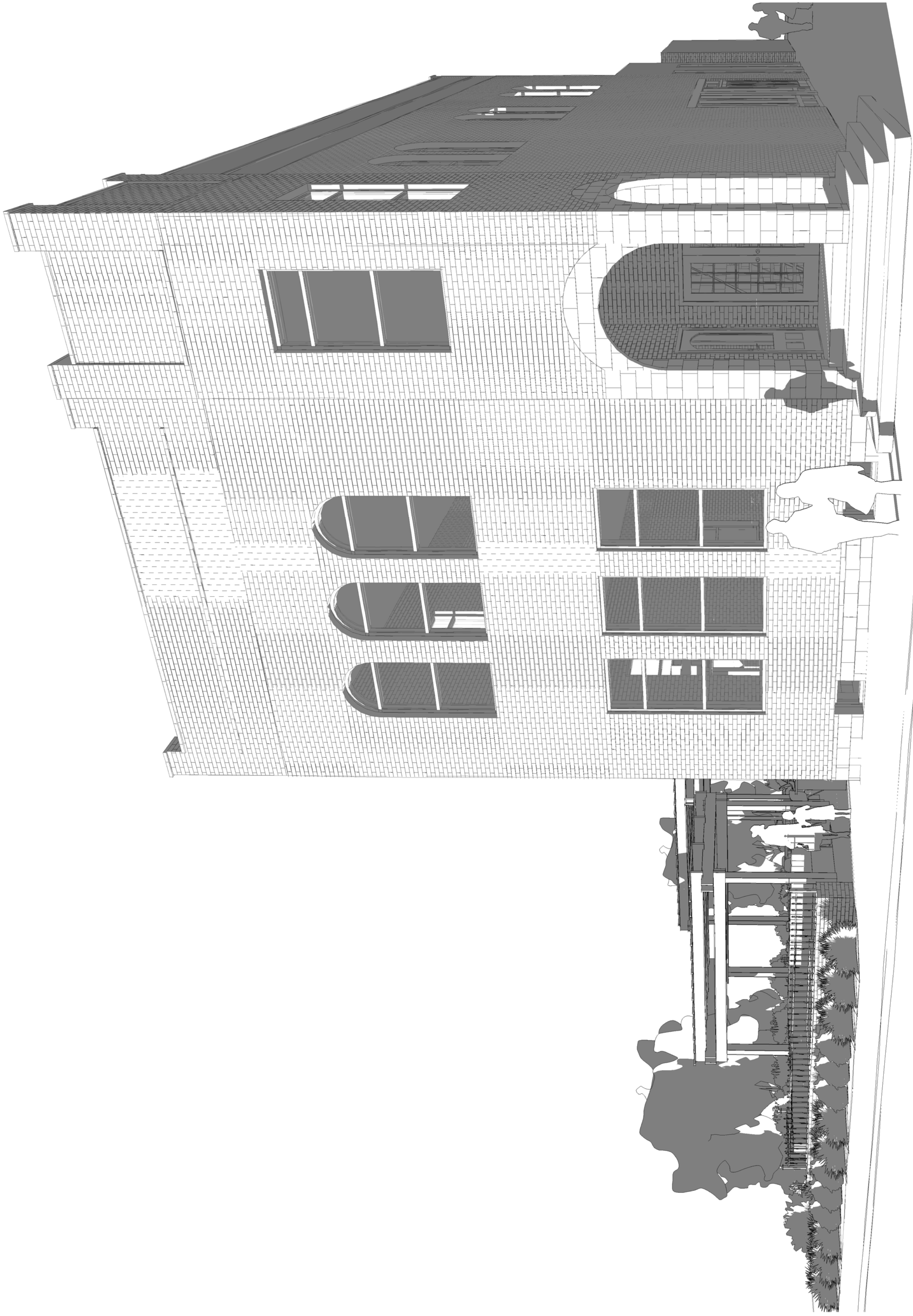
TITLE
COVER SHEET

SHEET
A00.00

SITE MAP



NOT FOR CONSTRUCTION



C5 EXTERIOR VIEW - NORTH WEST CORNER



A3 EXTERIOR VIEW - NORTH EAST CORNER



A5 WEST ELEVATION - DUMPSTER ENCLOSURE

1	ISSUED FOR CLP	07/15/19
NO	ISSUE	DATE

SHEET INFORMATION	
JOB NUMBER	19 020 0625

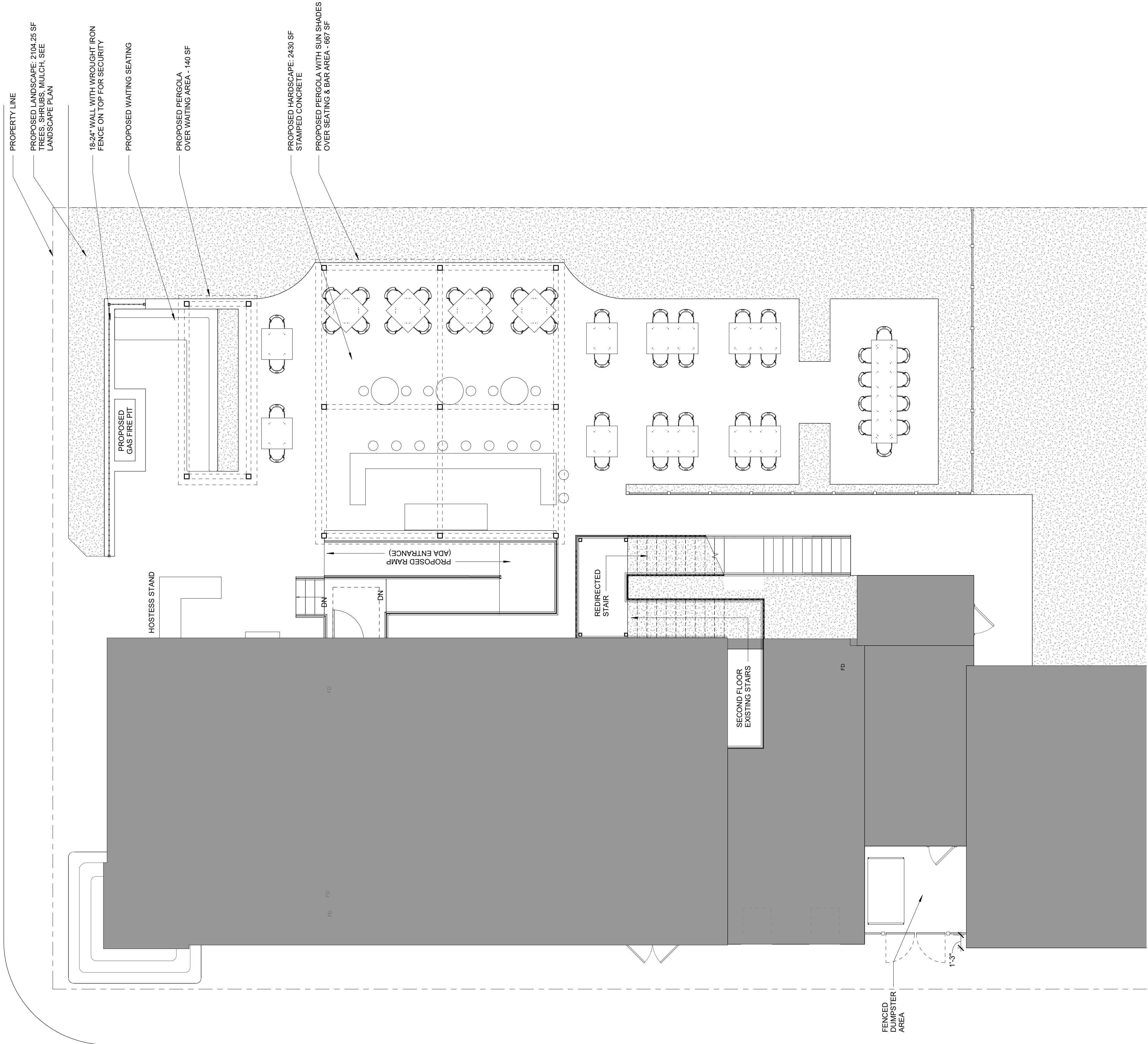
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CHECKED	HW2
APPROVED	AHW

TITLE	
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PERSPECTIVES

SHEET

A00.15



9232 69th St North
Shibohar, MN 55982
1612.532.4147

RICK'S ITALIAN
RESTAURANT

257 MAIN ST W, WABASHA, MN
55961

1	ISSUED FOR CLP	10/15/19
NO	ISSUE	DATE

SHEET INFORMATION		
JOB NUMBER	19.020.0625	

DRAWN	JL
CHECKED	HW2
APPROVED	AHW

TITLE
ARCHITECTURAL
SITE PLAN

SHEET

A20.00

NOT FOR CONSTRUCTION



1203 MAIN ST.-RED WING-MN 55066 (651) 388-1558
329 HIAWATHA DRIVE EAST
WABASHA-MN 55981 (651) 565-3244

JOHNSON & SCOFIELD
LAND SURVEYORS
INC.

DR. TOM SCHOEN

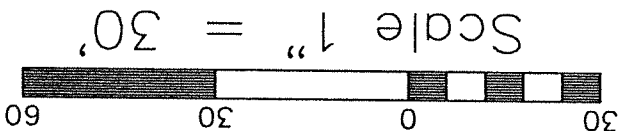
SURVEY FOR:

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.

Revised Date: December 16, 2002
BK. 162 PG. 51
EPLFILES\FEB02\DRS.DWG
SHEET 1 OF 1 SHEETS

W.O.# 02-146
S-2480
DRAIVING NUMBER

David A. Johnson
Minnesota License No. 12788
Date: 2-25-02



Subject to all easements and restrictions of record, if any.

Commencing at the most northerly corner of said Lot 5; thence on an assumed bearing of South 31 degrees 39 minutes 23 seconds West, along the northwestern line of said lot 5, a distance of 110.99 feet to the point of beginning of the land to be described; thence South 58 degrees 33 minutes 50 seconds East, a distance of 75.92 feet to the southwesterly line of the northwesterly line of said Lot 4; thence South 31 degrees 31 minutes 51 seconds West, along the southwesterly line of the northwesterly line of said Lot 4, a distance of 31.93 feet to the southwesterly line of said Lot 4; thence North 58 degrees 35 minutes 47 seconds East, along the northwestern line of said Lot 4 and 5, a distance of 75.95 feet to the most westerly corner of said Lot 5; thence North 31 degrees 39 minutes 23 seconds East, along the northwestern line of said Lot 5, a distance of 31.97 feet to the point of beginning. Containing 0.06 acres, more or less.

That part of Lots 4 and 5, Block 12, City of WABASHA, according to the recorded plat thereof on file in the Office of the Wabasha County Recorder, Wabasha County, Minnesota, described as follows:

PARCEL B PROPOSED PROPERTY DESCRIPTION

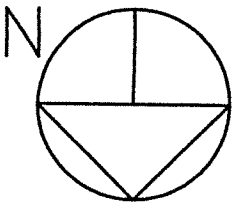
Subject to all easements and restrictions of record, if any.

Beginning at the most northerly corner of said Lot 5; thence on an assumed bearing of South 31 degrees 39 minutes 23 seconds West, along the northwestern line of said Lot 5, a distance of 110.99 feet; thence South 58 degrees 33 minutes 50 seconds East, a distance of 75.92 feet to the southwesterly line of the northwesterly line of said Lot 4; thence North 31 degrees 31 minutes 51 seconds East, along the southwesterly line of the northwesterly line of said Lot 4, a distance of 31.93 feet to the most westerly corner of said Lot 5; thence on an assumed bearing of South 31 degrees 39 minutes 23 seconds East, along the northwestern line of said Lot 5, a distance of 31.97 feet to the point of beginning. Containing 0.19 acres, more or less.

That part of Lots 4 and 5, Block 12, City of WABASHA, according to the recorded plat thereof on file in the Office of the Wabasha County Recorder, Wabasha County, Minnesota, described as follows:

PARCEL A PROPOSED PROPERTY DESCRIPTION

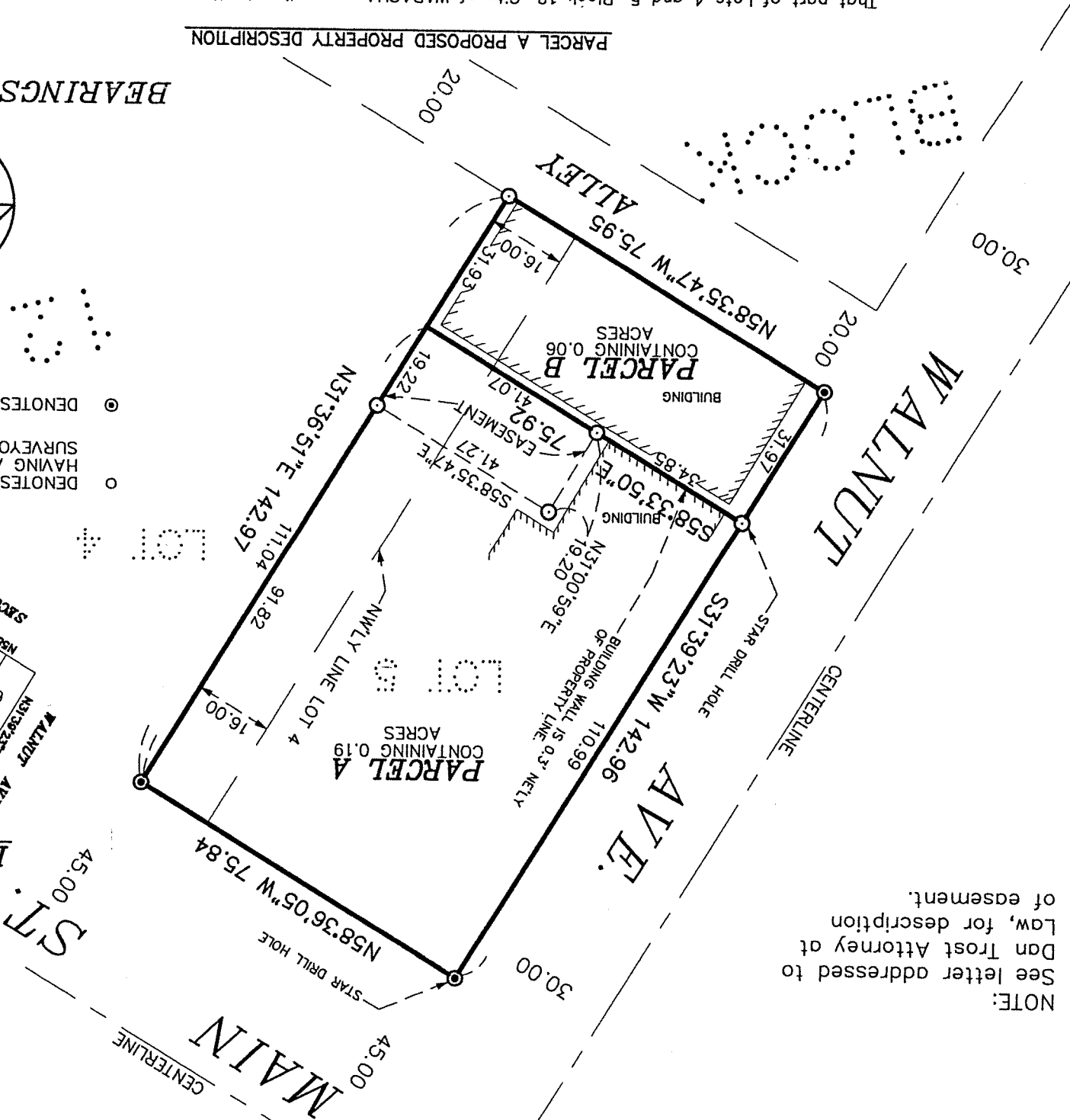
BEARINGS ARE ASSUMED



- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 12788.
- DENOTES FOUND IRON MONUMENT.

BLOCK DETAIL

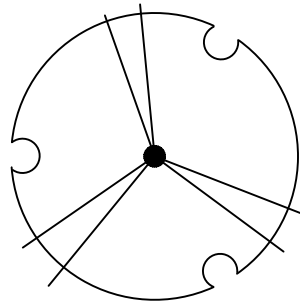
MAIN ST.		WALNUT AVE		SECOND ST.	
1	2	3	4	5	6
ALLEY		ALLEY		ALLEY	
7	8	9	10	11	12



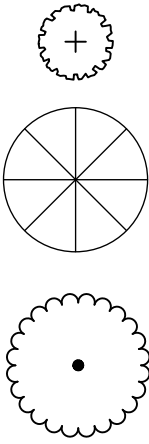
NOTE:
See letter addressed to
Dan Trost Attorney at
Law, for description
of easement.

LEGEND

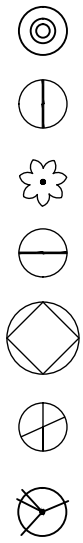
Ornamental Tree



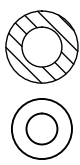
Shrub



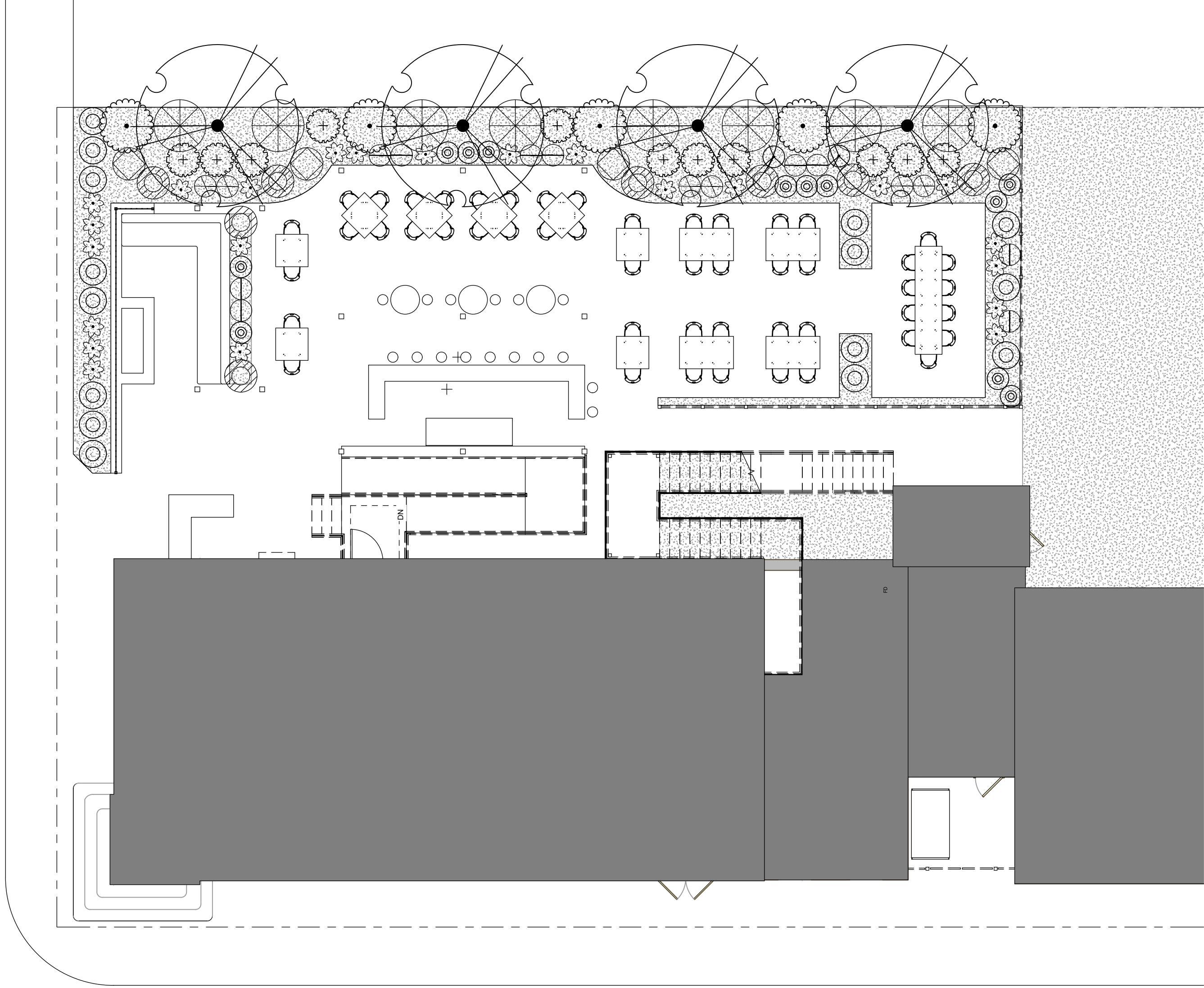
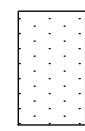
Perennial



Ornamental Grass

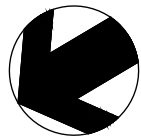


Mulch

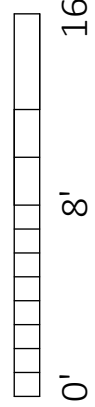


Rick's Italian Restaurant

257 Main Street West, Wabasha, MN 55981



scale 1/8"=1'



Drawn by: sks
Checked by: sks
Date | Draft: 2019.07.10

50% Submission

Landscape Plan

Rick's Italian Restaurant

Addendum 1

Outside Lighting: Examples

Landscape lighting will be solar powered accent lights.

Hanging barn lights over the outside barn:



Outside lighting in dining areas:



Outside Signage:

Sign attached to the outside of the building (patio side) will be similar to the example below.



Lighting for this sign will be similar to the example below:



The hanging sign on the front of the building will not be lighted.

Planning Commission

6)a)

Meeting Date: 08/13/2019

SUBJECT: Zoning Ord. Solar Garden/Farm Edits

DEPARTMENT: Planning & Zoning

TITLE:

Zoning Ord. Solar Garden/Farm Edits

PURPOSE:

Attachments

Solar Memo



Memorandum

Office of the City Planner

To: Planning & Zoning Commissioners
From: Kristi Trisko, Consultant City Planner
Date: July 17, 2019
Subject: Zoning Ordinance Review – Proposed Solar Garden/Farm Edits

Background - During the Planning Commission meeting in June, we discussed the future installation of three rows of solar panels at the Wabasha-Kellogg School District site at 2113 Hiawatha Drive East and determined that our current ordinance did not cover private solar gardens/farms.

The Commissioners asked that staff look into some proposed language that would cover future commercial and private large solar garden/farms installations. The proposed text below adds an additional definition and clarifies our standards to include both types of solar garden/farms.

The Solar Garden/Farm Use located in Section 305.06 Subd. 1 (Use Chart) has also been edited to include the additional language of (commercial and private) and all zones have been changed from a CUP to and IUP as the use is considered temporary.

Summary - Any 'ground mounted' solar facility larger than 5,000 s.f. whether commercial or private will require an IUP. We don't anticipate roof installations over 5,000 s.f.; as roof installations typically have minimal viewsheds to worry about. Therefore, we have proposed that all "GROUND MOUNTED commercial or private solar garden/farm installations over 5,000 s.f. would require the oversight of the Planning Commission through the IUP process.

I look forward to our discussion on this Tuesday evening.

Text Edit Recommendations –

Section 305.09 – Add the following definitions:

- **Commerical Solar garden/farm** is a solar power installation established to generate electricity and selling it directly to a third party. ~~that accepts capital from and provides output credit and tax benefits to individual and other investors.~~

- **Private Solar garden/farm** is a solar power installation established to meet all or part of the electric energy needs for the host building.
- **Solar structure:** A structure designed to utilize solar energy as an alternate for, or supplement to, a conventional energy system. A solar structure may be erected on commercial, industrial, or private lots or dwellings.

Section 307.07 Subd. 26. - Zoning Ordinance –Add the following performance standards

Solar garden/farms and structures are subject to the following standards.

Solar structures

1. Buildings or roof mounted structures shall not exceed above the maximum height requirement for the principal building and shall not extend beyond the exterior perimeter of the building on which the system is mounted or built.
2. Solar structures must meet the accessory structure setback and locations for the zoning district if not attached to a roof when oriented at minimum design tilt.

Solar garden/farm

1. The minimum lot size for a **commercial or private** solar garden/farm is 5 acres.
2. Screening: solar garden/farm shall be screened from view of adjacent residential zoning districts and public roads to the extent possible without affecting their function.
3. Abandonment: Any solar garden/farm which is inoperable for twelve (12) successive months shall be deemed abandoned and a public nuisance. The owner shall remove the abandoned system at their expense.

Section 305.06 District Regulations
Subd. 1. (Use Chart) pg. 18

	Zones								
Use	RC	RRLA	RRGT	R-1	R-2	TDC	GC	HC	I
Institutional Uses									
Airport			C						
Cemetery	C	C	C	C	C				
Communication Tower	C	C	C	C			C		C
Cultural Institutions						C	C	C	
Essential Utility and Public Service Facilities < 600 s.f.	P	P	P	P	P	P	P	P	P
Essential Utility and Public Service Facilities > 601 – 1,000 s.f.	C	C	C	C	C	C	C	C	C
Essential utility and public service facilities > 1,001 s.f.									C
Institutional Uses	C	C	P	P	P	P	C	C	
Family Day Care				P	P				
Group Family Day Care				P	P				
Group Day Care					P	C	P		
Supervised Living Facility				P	P				
Ground-mounted Commercial or Private Solar Garden/Farm >5,000 s.f.	I	I	I	I	I	I	I	I	I
Miscellaneous Uses									
Adult Entertainment Establishment									I
Commercial Kenneling	I	I	I						
Nursery /Greenhouses / Landscape Business	I	C	I						
Major Traffic Generator	C	C	C	C	C	C	C	C	C
Mixed Use with permitted < 4 dwelling units					C	P	P		
Mixed Use with any permitted > 5 dwelling units						C	C		
Parking Garage						C	C		
Structures higher than maximum height (305.06 Subd. 7 and 8C)					C	C			

* C= Conditional Use * I= Interim Use * P= Permitted Use *Blank=Not Allowed
* Zoning District Acronym (See 305.05 Subd. 1)

Planning Commission

8)a)

Meeting Date: 08/13/2019

SUBJECT: BOA Minutes 6-11-19

DEPARTMENT: Planning & Zoning

TITLE:

BOA Minutes 6-11-19

PURPOSE:

Attachments

BOA Minutes 6-11-19

**WABASHA
BOARD OF ADJUSTMENT**

June 11, 2019 5:30 PM

MEETING MINUTES

Commission Members:

Scott Durand, Chair
Sara Carrels, Vice Chair
Kris Kruse
Sharon Burke

Present: Scott Durand; Sharon Burke; Kris Kruse; Sara Carrels

Also Present: Kristi Clarke, Contracted City Planner; Wendy Busch, Planning & Zoning Assistant

- 1) Call to Order - Chair Durand called the Board of Adjustment meeting for Tuesday June 11, 2019 to order at 5:31 pm.
- 2) Public Comment
- 3) Public Hearings
 - 1) 417 Lawrence Blvd Variance to Rear Setback (Dahlin)

Staff reviewed the reported drafted by City Planner Trisko. Chair Durand opened the public hearing at 5:34 p.m. and hearing no comments closed the public hearing at 5:34 p.m. Applicant Jon Dahlin was in attendance and answered question front the commission. The applicant is requesting a 10-foot rear setback from his dwelling for a 6' by 14' addition for a small laundry and patio area. The project will leave 15' from the rear yard. The existing home does not have any space within the home for the construction of laundry facilities, nor can the homeowners build an addition northward utilizing the side yard setbacks due to the roofline and existing plumbing and electrical utilities within the kitchen.

Motion made by Sara Carrels, seconded by Sharon Burke to approve as follows:

Whereas, In 2009, state statute was changed allowing variances when practical difficulties are shown rather than requiring the higher standard of undue hardship, and

Whereas, The Wabasha Board of Adjustment provided the following findings of fact.

1. The applicants propose to use this residentially zoned property in a reasonable manner by constructing a 84 square foot addition to install a laundry room and small patio.
2. The site's existing home location on the square lot creates a hardship or practical difficulty which limits the site's buildable area. Without a rear yard variance, no practical water/sewer hookup addition

could be developed on this site.

3. The original platted lot and home built without a laundry room were not created by the applicants. These combined lot and building limitations are not applicable to other properties in this area.

4. There are no known economic considerations for this property.

5. The existing home and 84 s.f. addition meets all other performance standards within the R-2 and S-3 zones.

6. The proposed addition will allow adequate supply of light and air to adjacent properties and will not affect the congestion on Lawrence Boulevard West.

Now therefore the Wabasha Board of Adjustment hereby approves the requested variance at 417 Lawrence Boulevard West to allow for a variance of 10 feet from the rear yard setback. Allowing an addition to be constructed 15 feet from the rear property line.

Vote: 4 - 0 Adopted - Unanimously

4) Adjourn - Chair Durand adjourned the meeting at 5:44 p.m.

Respectfully submitted by: _____
Wendy Busch, Planning & Zoning Assistant

Adopted Date