

WABASHA PLANNING COMMISSION

**This meeting will be held IN PERSON at Wabasha City Hall with the
option to join via zoom <https://us02web.zoom.us/j/83700262637>**

March 8, 2022 7:00 PM

MEETING AGENDA

- 1) Call to Order
- 2) Approval of Minutes-
 - a) Planning Commission Minutes 2-8-2022
- 3) Changes or Additions to Agenda
- 4) Public Comment
- 5) Public Hearings
- 6) Old Business
- 7) New Business
 - a) PUD Amendment Concept Plan Cozy Home Community
- 8) Board of Adjustment Business
- 9) Other Business
- 10) Next Regular Meeting Date - April 12, 2022
- 11) Adjourn

Planning Commission

2) a)

Meeting Date: 03/08/2022

SUBJECT: Planning Commission Minutes 2-8-2022

DEPARTMENT: Administration

TITLE:

Planning Commission Minutes 2-8-2022

PURPOSE:

Attachments

PC Minutes 2-8-22

DRAFT

WABASHA PLANNING COMMISSION

February 8, 2022 6:00 PM

MEETING MINUTES

Commission Members:	Tim Wallerich, Chair	Sara Carrels
	Scott Durand	Sharon Burke
	Ozzie Goodman	Jeff Sulla

Present: Scott Durand; Chair Tim Wallerich; Sharon Burke; Jeff Sulla; Ozzie Goodman

Absent: Sara Carrels

Also Present: Harry Davis, Contracted City Planner; Wendy Busch, City Clerk

- 1) Call to Order
The meeting was called to order by Chair Wallerich at 6:03 p.m. The meeting was conducted via video conference.

- 2) Election of Officers
Nominations were opened for the positions of Chair and Vice Chair of the Planning Commission. Commissioner Wallerich was nominated to serve as Chair of the Planning Commission for 2022. Commissioner Goodman was nominated to serve as Vice Chair of the Planning Commission for 2022.

Motion made by Scott Durand, seconded by Jeff Sulla to elect Commissioner Wallerich to serve as Chair of the Planning Commission, and to elect Commissioner Goodman to serve as Vice Chair of the Planning Commission for 2022. A roll call vote was conducted.

Vote: 5 - 0 Adopted - Unanimously

Other: Sara Carrels (ABSENT)

- 3) Approval of Minutes
 - a) Minutes 12-14-2021

Motion made by Scott Durand, seconded by Sharon Burke to approve the meeting minutes as submitted. A roll call vote was conducted.

Vote: 5 - 0 Adopted - Unanimously

Other: Sara Carrels (ABSENT)

- 4) Changes or Additions to Agenda
There were no changes or additions to the agenda.
- 5) Public Comment
There were no public comments relating to items not listed on the agenda.
- 6) Public Hearings
 - a) IUP Rochester Sand and Gravel Hot Mix Asphalt Plant
City Planner Davis reviewed the IUP request for Rochester Sand and Gravel to operate a gravel hot mix asphalt plant in Wabasha during road construction season from May through August. He stated that the request is similar to a 2019 request. He discussed parking, access, and truck traffic. He discussed the requirement for a traffic generator waiver. He suggested a condition that the City of Wabasha may temporarily suspend truck traffic due to safety concerns. He discussed spill prevention measures, noting that the applicant will be required to follow State regulations and obtain any necessary MPCA permits. He discussed security lighting. He reviewed the hours of operation. He reviewed the public hearing notification process. He stated that staff recommends approval of the IUP and reviewed suggested conditions of approval.

When asked about any differences between the previous IUP application and the current application, City Planner Davis indicated that the two applications were nearly identical.

Chair Wallerich reviewed the public hearing procedure and opened the public hearing at 6:13 p.m. No one spoke during the public hearing. Chair Wallerich closed the public hearing at 6:14 p.m.

Motion made by Scott Durand, seconded by Jeff Sulla to approve the IUP request as submitted, with the conditions as listed. A roll call vote was conducted.

WHEREAS, the property addressed 1005 Shields Avenue is zoned Industrial; and
WHEREAS, the site has a land use of Industrial as does all of the property on the west side of Highway 61 along Shields Avenue, North Drive, and Industrial Court.
WHEREAS, The Planning Commission provides the following findings:

- a. Rochester Sand & Gravel has owned and operated their business for 10+ years and has been contracted by the MnDOT to complete a resurfacing project in 2022.
- b. The close proximity of the proposed asphalt plant to MnDOT's resurfacing project will significantly reduce the necessary truck traffic to complete the project to residents of Wabasha.
- c. Conditions placed in this CUP will protect the health, safety & general welfare of the community and neighbors use and enjoyment of property and their property values.
- d. The purpose of the Industrial zone is to allow for industrial development of land for uses with direct access to Highway 61 that are not adjacent to incompatible uses.
- e. The operation will be tested for air quality compliance and meet all the requirements from the MPCA.
- f. The proposed use is consistent with the City comprehensive land use plan.
- g. Ingress and egress is provided off Highway 61 from Brugger Valley Road and Shields

Avenue.

- h. The site does not need city sewer and water service.

NOW THEREFORE, IT IS HEREBY RESOLVED, the Planning Commission approves the Interim Use Permit for a heavy industrial use at 1005 Shields Avenue allowing for the construction of a portable hot mix asphalt plant as indicated in the letter dated February 2, 2022 and application submitted January 12, 2022, with conditions:

1. When the portable hot mix asphalt plant is removed from the site, the Interim Use Permit (IUP) will be withdrawn from the site. The proposed deadline for the completion of the MnDOT project is November 2022. (Staff)
2. All conditions from the Major Traffic Generator Waiver shall apply to this IUP. Failure to receive a Major Traffic Generator Waiver shall make this IUP null and void.
3. A driveway permit must be obtained from Wabasha County to access the site from County Road 30 (Bruegger Valley Road).

Vote: 5 - 0 Adopted - Unanimously

Other: Sara Carrels (ABSENT)

- 7) Old Business
There was no old business.
- 8) New Business
There was no new business.
- 9) Board of Adjustment Business
It was noted that the Board of Adjustment met earlier.
- 10) Other Business
There was no other business.
- 11) Next Regular Meeting Date - March 8, 2022
The meeting start time was discussed. City Planner Davis referenced a request to be added to the agenda by Matt Thornhill relating to a PUD amendment and cluster housing development proposal.
- 12) Adjourn

Motion made by Scott Durand, seconded by Ozzie Goodman to adjourn the meeting. A roll call vote was conducted. The meeting adjourned at 6:19 p.m.

Vote: 5 - 0 Adopted - Unanimously

Other: Sara Carrels (ABSENT)

Respectfully submitted by: _____
Wendy Busch, City Clerk

Adopted Date

Planning Commission

7) a)

Meeting Date: 03/08/2022

SUBJECT: PUD Amendment Concept Plan Cozy Home Community

DEPARTMENT: Administration

TITLE:

PUD Amendment Concept Plan Cozy Home Community

PURPOSE:

Attachments

Submittal for Cozy Homes

Staff Report

City of Wabasha
APPLICATION FOR LAND DEVELOPMENT ACTIVITY

☒ Concept PUD ☐ Preliminary PUD ☐ Final PUD
☐ Preliminary Plat ☐ Final Plat ☐ Lawrence Boulevard Shore Improvement
☐ Site Plan Review ☐ Request for Zoning Amendment (map or text)
☐ Variance/Appeal ☐ CUP/IUP ☐ Other _____

Cozy Home WABASHA, LLC c/o Matt Thornhill
Applicant's Name
7832 Brentford Dr, N. Chesterfield, VA 23225
Mailing Address

(804) 690-4837
Phone
matt@cozyhomecommunity.com
e-mail address

Property Owner's Name (if different)

Property Owner's Mailing Address (if different)

Provide also contact information of Architects, Engineers, Contractors and/or other development professionals on separate page (s) along with a notation of their pertinent licenses

Description of Property: Parcel ID # (PIN) R27.01476.00 Current Zoning PUD Proposed Zoning PUD

Name of Development: EAGLES BASIN

Street Address: OUTLOT B on EAGLES BASIN Plat. No street address exists yet

Total Acreage: 1.82

Acreage To Be Developed: 1.82

Type of Water Supply: City

Sewage Disposal: City

Proposed Activity (include number/size of lots and/or buildings, type of use, public Improvements proposed or need/hardship for Variance):

11 unit townhome with 4 attached units and 7 detached, all one floor, arranged with a common courtyard in the center. See attached document. (provide attached pages as needed)

Describe Any Development Constraints (wetlands, shoreland, floodplain, existing structures/uses, etc.):

Requires amending current PUD for Eagles Basin for this parcel only. Also seeking vacation of Airtax as shown on original plat. (provide attached pages as needed)

Any consultation fees charged for the review of this permit (Engineering, Legal or similar outside professionals) shall be the responsibility of the applicant and will be forwarded by the City to the applicant for payment. The City reserves the right to hold any and all final approvals or authorizations for proceeding on activities related to this application until such payments are made in full to the City of Wabasha.

Signatures: [Signature]
Applicant

[Signature]
Property Owner

2/21/22
Date

Office Use

Date Received: _____ Planner Initials: _____ Fee Paid: (amount) _____ (date) _____

Public Hearing Scheduled _____ Hearing Advertised _____ Notice Sent to Adjacent _____
(date) (date) (date)

Review By: _____ Planning Commission _____ Board of Adjustment _____ City Council _____



Eagles Basin, Wabasha

**PUD Concept Plan Meeting
March 8, 2022**

Our materials will include:

- Overall project overview and master plan with dimensions, etc.
- What we envision in terms of legal structure, CIC plat, driveways and parking, common areas, storm water management, site infrastructure, timing, housing unit prices, and initial HOA details.
- We will include details on the density, set backs, housing units, etc.
- We will include our request that Aire Avenue be vacated and a right of way/easement remain.

Agenda

**Share our Concept Plan for your review
which requires a PUD Amendment for
Eagles Basin.**

Who is on the Call

Cozy Home

Matt Thornhill, Founder & CEO
Rick Taylor, Partner

Wisconsin Homes

Chris Stuttgart, Regional Sales Mgr

A.B. Systems

Peter Schuller, Chairman
Collin Tinsley, Staff Architect
Tim Boardman, Project Manager

Hellmuth & Johnson

Michael Klemm
Phaedra Howard



Why Cozy Homes?

SEMMCHRA
invited us!

Form Submission - New Form - Colony Homes

me@mattthornhill.com



Squarespace <form-submission@squar...

Wednesday, May 12, 2021 at 1:44 PM

To: me@mattthornhill.com

Sent via form submission from [Cozy Home Community](#)

Name: Karen DuCharme

Email Address: kducharme@semmchra.org

Subject: Colony Homes

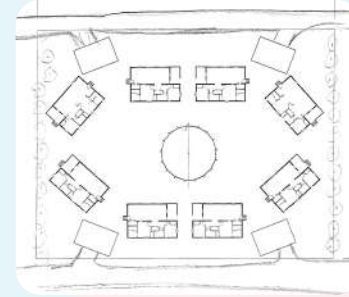
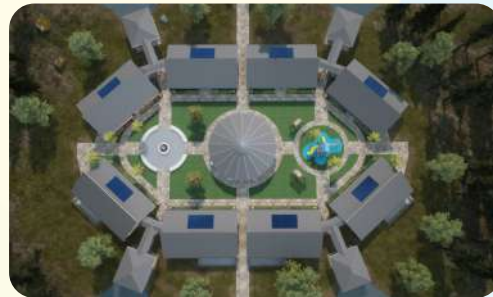
What's On Your Mind?: Our agency owns a 2.02 acre parcel in a housing subdivision that is designated for multi-family. I have been doing some research on types of colony or cluster homes to generate ideas of what would work on that parcel when I came across your website. Do you work with land owners or others to develop this type of housing? How can we work together to bring this type of housing into our development in Wabasha, Minnesota?



COZY HOME :: CLUSTER/POCKET NEIGHBORHOODS



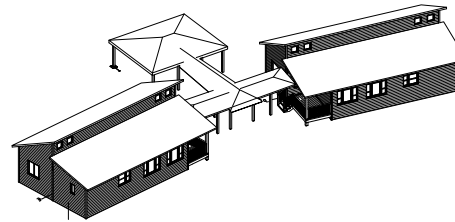
Standard configuration 8 houses fit on 1 acre



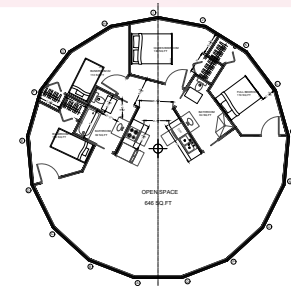
Alternate configurations

A typical Cozy Home Community consists of 8+ homes, an open courtyard with space for playgrounds, Zen gardens, outdoor seating, firepits, and a common space, a 1,500 sq ft flexible gathering place.

Residents determine how the common spaces are configured and used.



Shared carport



Common House configuration is customized



COZY HOME :: OPTIONS

The style, size, and design of Cozy Homes vary as needed to meet the desires of the region, community, and residents.

We have partnerships with a range of modular home builders across the U.S., and we can also build on site if economically feasible.

What matters is that the homes are smallish ("cozy"), mid-price, and located in pocket, or cluster neighborhoods.



When you hear modular, or manufactured, do you picture this?

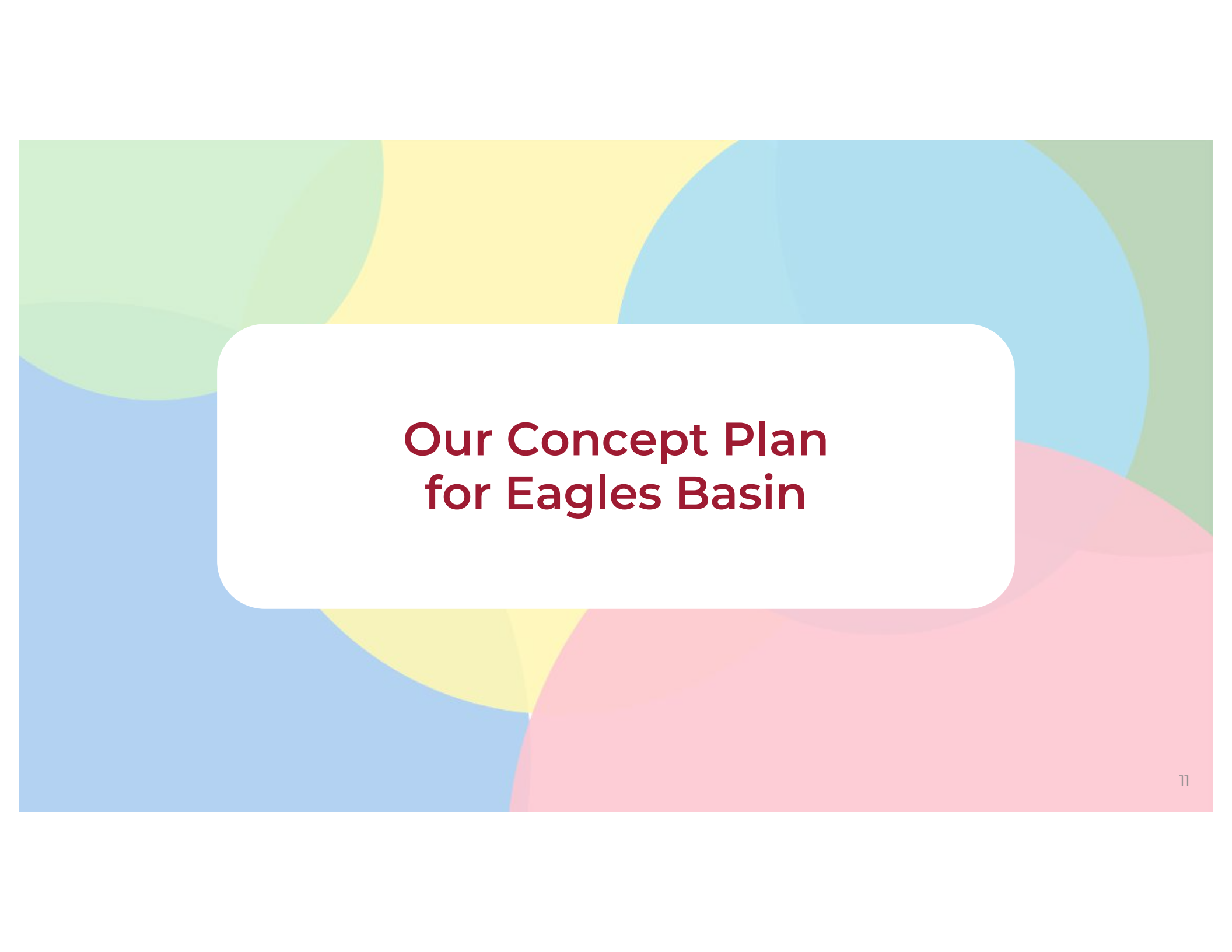


Or maybe this?

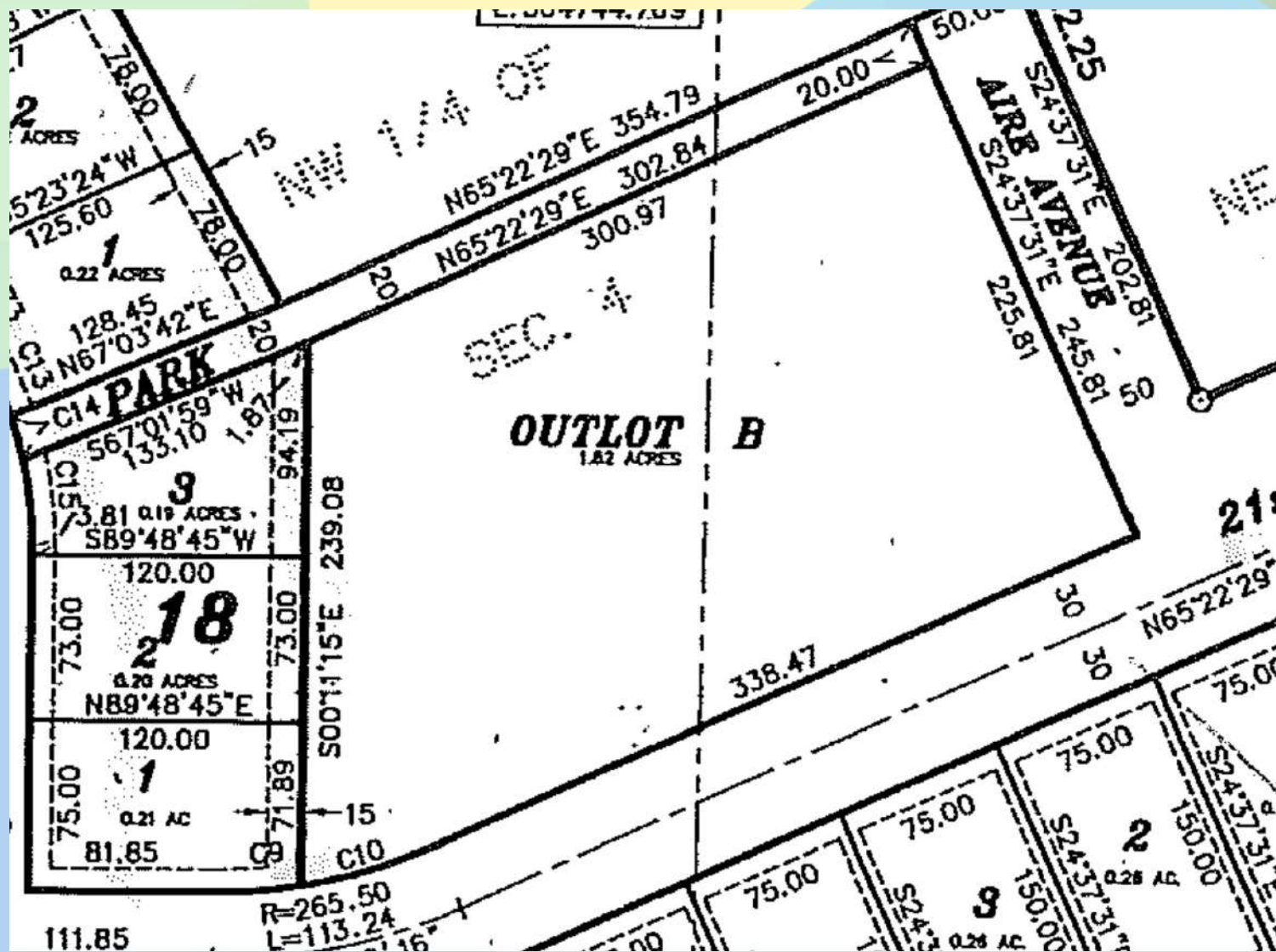


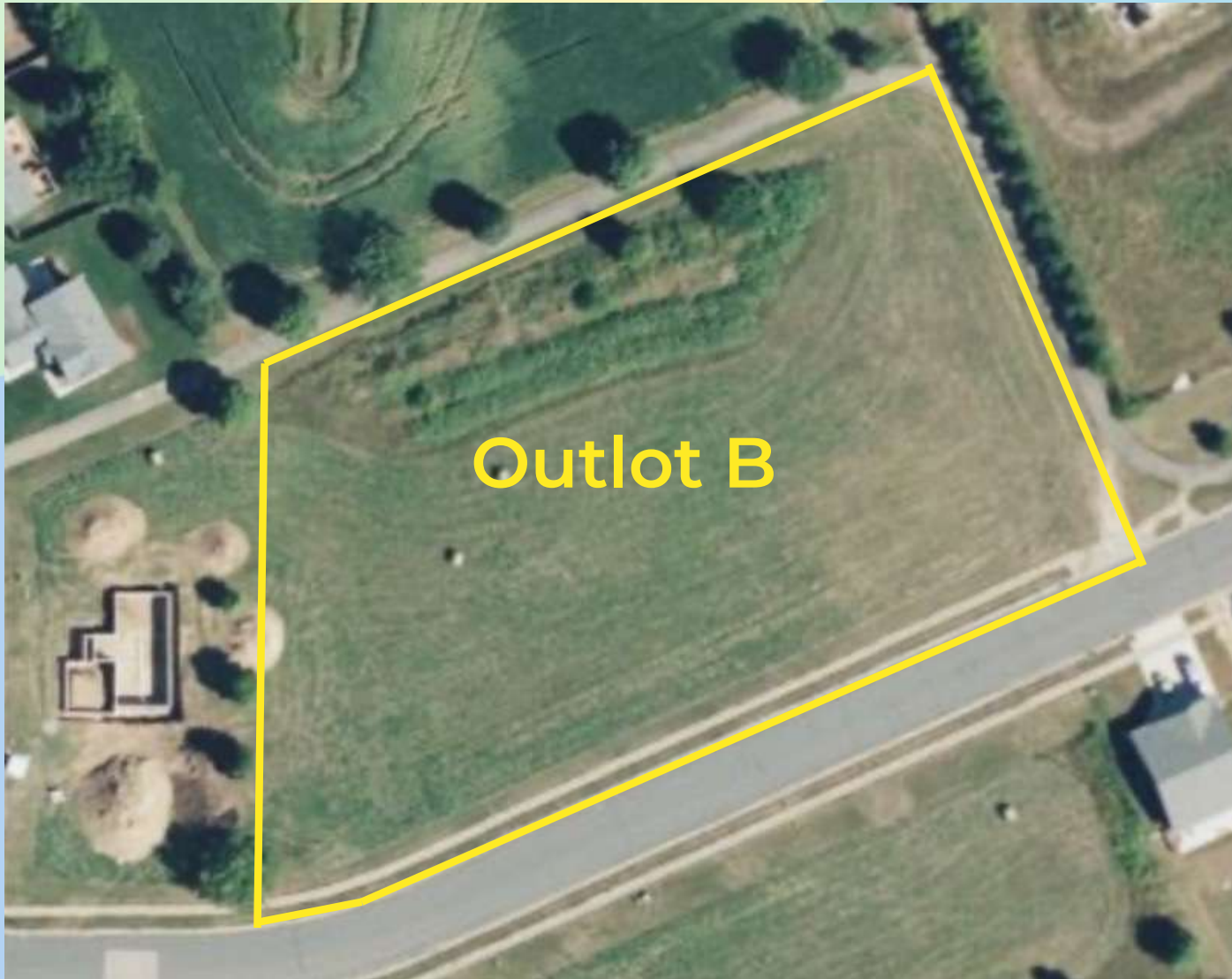
Quality Manufactured Homes look like this:





Our Concept Plan for Eagles Basin





Currently in the subdivision: Modest single-family homes on 1/9th acre lots, some with basements. \$240-\$299,000+



Site Master Plan

Cozy Home Wabasha

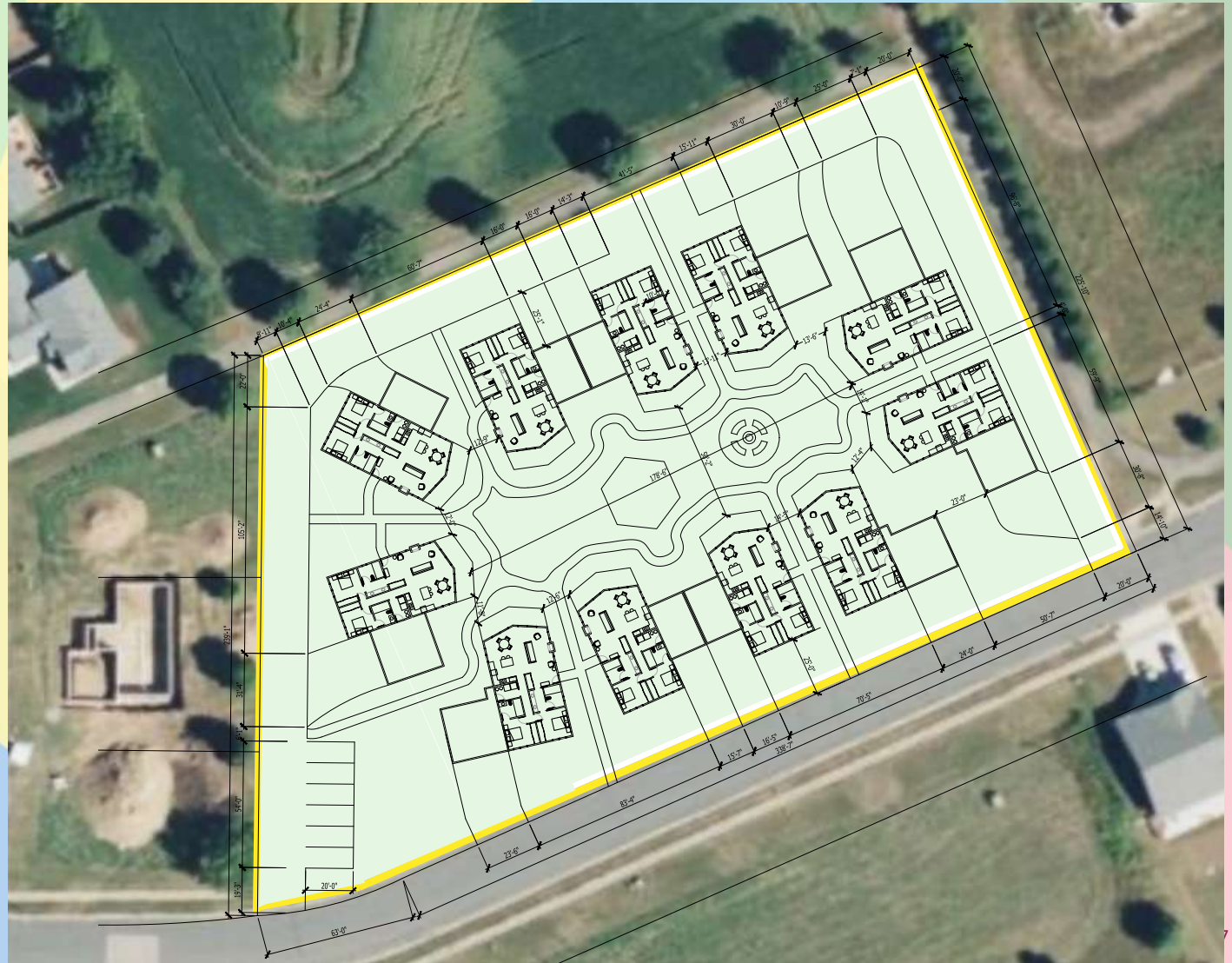
11 single family factory-built modular homes, 1400 sq ft. 2 BR, 2 BA on 1.82 acres, each with an oversized one-car or a two-car attached garage. Open space in common area features an open gazebo, firepit, and playground.



Site Master Plan

Cozy Home Wabasha

11 single family factory-built modular homes, 1400 sq ft. 2 BR, 2 BA on 1.82 acres, each with an oversized one-car or a two-car attached garage. Open space in common area features an open gazebo, firepit, and playground.

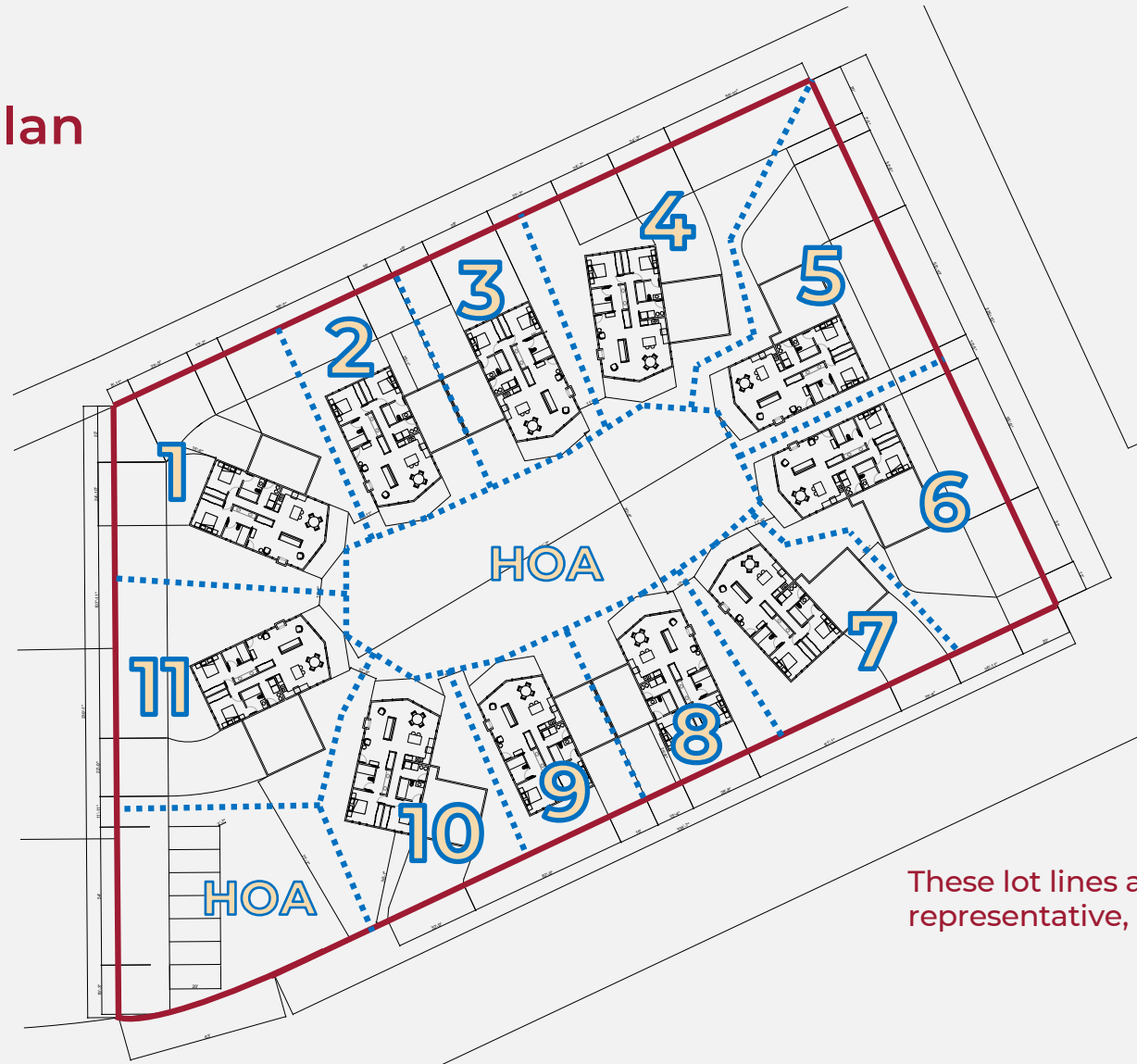


Site Master Plan

Cozy Home Wabasha

Townhome legal structure will 11 individually owned units and lots, and shared Common Element lots.

All units meet multifamily zoning requirements and setbacks.



These lot lines are representative, not final.

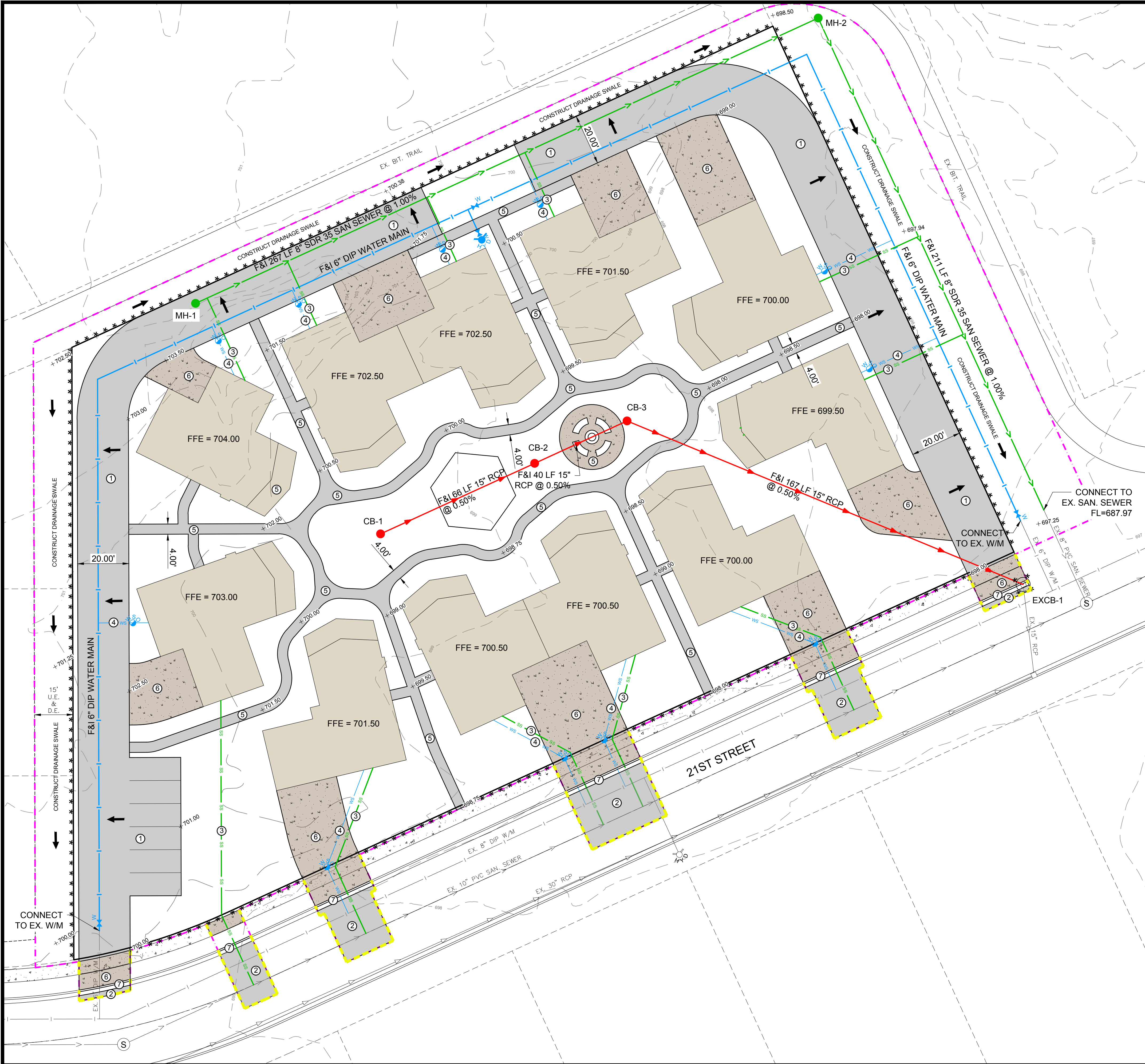








Civil Engineering



PROPOSED FEATURES LEGEND

	DENOTES PROPOSED BUILDING HATCH
	DENOTES PROPOSED CONCRETE PAVING
	DENOTES PROPOSED BITUMINOUS PAVING
	DENOTES PROPOSED STORM SEWER
	DENOTES PROPOSED WATER MAIN
	DENOTES PROPOSED SANITARY SEWER
	DENOTES PROPOSED WATER SERVICE
	DENOTES PROPOSED SANITARY SEWER SERVICE
	DENOTES PROPOSED HYDRANT
	DENOTES PROPOSED WATER GATE VALVE & BOX
	DENOTES PROPOSED WATER CURB STOP
	DENOTES PROPOSED SANITARY SEWER MANHOLE
	DENOTES PROPOSED STORM SEWER MANHOLE
	DENOTES CONSTRUCTION LIMITS
	DENOTES SAWING BITUMINOUS PAVEMENT (FULL)
	DENOTES PROPOSED CONTOUR ANNOTATION
	DENOTES PROPOSED FINISH ELEVATION
	DENOTES PROPOSED SILT FENCE
	DENOTES PROPOSED INLET PROTECTION
	DENOTES PROPOSED DRAINAGE ARROW

ITEM NOTES:

- ① BIT. PAVEMENT
② BIT. PAVEMENT - REPAIR
③ 4" PVC (SDR-26) SAN. SEWER SERVICE
④ 1" COPPER WATER SERVICE (TYPE K)
⑤ BIT. SIDEWALK - 4" THICKNESS
⑥ CONCRETE PAVEMENT - 6" THICKNESS
⑦ R&R CURB & GUTTER

CB-1
F&I 48" DRAINAGE STRUCTURE
F&I NEENAH R-4340B GRATE
RIM=698.00
INV=694.21

CB-2
F&I 48" DRAINAGE STRUCTURE
F&I NEENAH R-4340B GRATE
RIM=697.75
INV=693.88

CB-3
F&I 48" DRAINAGE STRUCTURE
F&I NEENAH R-4340B GRATE
RIM=697.50
INV=693.68

EXCB-1
F&I NEENAH R-3290A GRATE
RIM=697.15
INV=692.84

MH-1
RIM=702.00
INV=692.75

MH-2
RIM=698.38
INV=690.08

PROPERTY DESCRIPTION
Outlot B, EAGLES BASIN, Wabasha County, Minnesota.

EXISTING FEATURES LEGEND

	DENOTES EXISTING SANITARY SEWER
	DENOTES EXISTING STORM SEWER
	DENOTES EXISTING WATERMAIN
	DENOTES EXISTING CONCRETE
	DENOTES PROPERTY BOUNDARY
	DENOTES EXISTING WATER VALVE
	DENOTES EXISTING WATER HYDRANT
	DENOTES EXISTING SANITARY SEWER MANHOLE
	DENOTES EXISTING STORM SEWER MANHOLE
	DENOTES EXISTING STORM SEWER CATCH BASIN

1.5" MNDOT TYPE 9.5 SPWEA340B WEARING COURSE OVER TACK COAT	
2.5" MNDOT TYPE 12.5 SPNWB330B NON-WEARING COURSE MIX	
8" AGGREGATE BASE CLASS 5	
2" MNDOT TYPE 9.5 SPWEA340B WEARING COURSE OVER TACK COAT	
2" MNDOT TYPE 12.5 SPNWB330B NON-WEARING COURSE MIX	
12" AGGREGATE BASE CLASS 5	
6" SUBGRADE PREPARATION (INCIDENTAL ITEM)	
3" MNDOT TYPE 9.5 SPWEA340B WEARING COURSE (1 LIFT)	
8" AGGREGATE BASE CLASS 5	
6" SUBGRADE PREPARATION (INCIDENTAL ITEM)	
6" CONCRETE PAVEMENT (MNDOT SPEC. 3F52)	
6" AGGREGATE BASE CLASS 5	
6" SUBGRADE PREPARATION (INCIDENTAL ITEM)	

CAUTION

ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND AND OVERHEAD UTILITIES NOT SHOWN ON THE PLAN THAT MAY BE REQUIRED TO BE REMOVED. IT IS THE CONTRACTORS RESPONSIBILITY TO REQUEST A GOPHER STATE ONE CALL PRIOR TO THE START OF ANY CONSTRUCTION AND COORDINATE ALL WORK WITH THE RESPECTIVE UTILITY COMPANIES.

NOT FOR CONSTRUCTION

ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

COZY HOME COMMUNITY
AB SYSTEMS
WABASHA, MINNESOTA

BID DOCUMENT

DATE: FEBRUARY, 2022
SCALE: AS SHOWN

DATE: FEBRUARY, 2022
SCALE: AS SHOWN

BY: [Signature]
REVISIONS DESCRIPTION: [Table]
DATE: [Table]

BY: [Signature]
REVISIONS DESCRIPTION: [Table]
DATE: [Table]

JOB NUMBER: 2022-10253

SHEET NO. 1



Housing Units will be versions of this model from Wisconsin Homes.

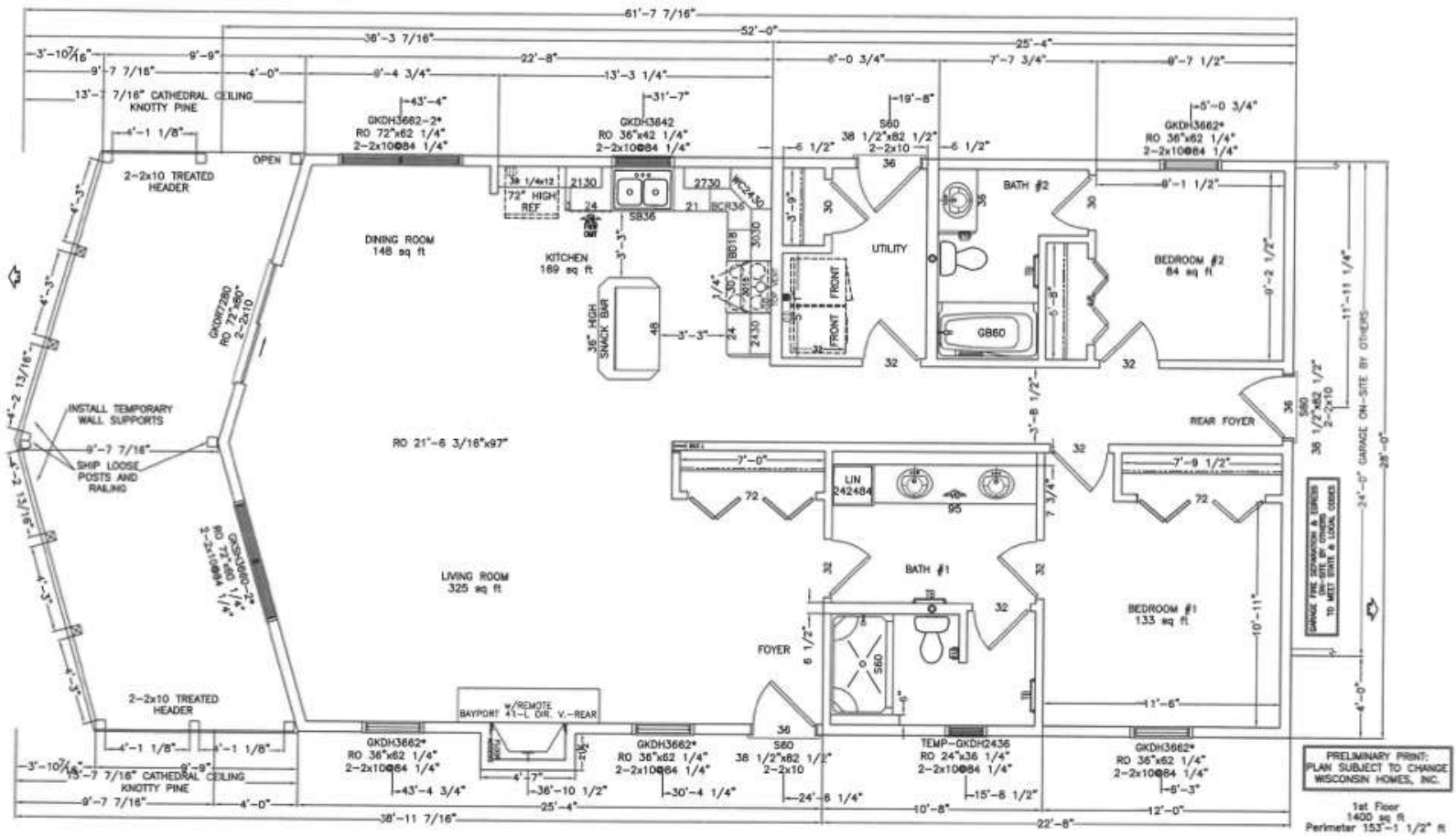
Our version will have:

- Zero step entrances and attached garages.
- Covered front porch facing Common Area.
- Fireplace optional.



Sample Floor Plan.

The community
will have four
variations of
this basic plan.



 WISCONSIN HOMES, INC. 425 W. McMILLAN ST. MARSHFIELD, WI 54449	2862 2BDRM NORTHWOOD DESC: 1ST FLOOR PLAN	CLNG: 96 1/2" BSMT: CRAWL PITCH: 6/12	DEALER: DEALER INTEREST RESERVE CUST: THORNHILL	SCALE: 3/16" = 1' REVISED: 12/8/21	DRAWN BY: DW LOCATION: WABASHA, MN	DWG NO. 9586 408
---	---	---	--	---------------------------------------	---------------------------------------	-------------------------------

The Prow Porch/Deck during construction:

In this photo the two halves of the house are adjoined. There is also a temporary brace which is removed once the home is delivered and installed. The remaining railing and roof supports are attached on site as well.





ELEVATION FACING COMMON AREA

SAMPLE ELEVATIONS
Final will have attached
garages.



ELEVATION AT REAR



SIDE ELEVATION



SIDE ELEVATION

ELEVATIONS MAY NOT BE AN EXACT DEPICTION OF FINAL CONSTRUCTION.
ANY ON-SITE ADDITIONS, ALTERATIONS, OR SPECIAL LOADING CONDITIONS ARE
NOT DESIGNED OR ENGINEERED INTO STRUCTURES BUILT BY WISCONSIN HOMES, INC.

 WISCONSIN HOMES INC. 425 W. McMILLAN ST. MARSHFIELD, WI 54449	2862 2BDRM NORTHWOOD		CLNG: 96 1/2"		DEALER: DEALER INTEREST RESERVE		DRAWN BY: DW		DWG NO: 9586 429	9586 429	A4
	DESCRIPTION: ELEVATION PLANS	BSMT: CRAWL	PITCH: 6/12	CUST: THORNHILL	SCALE: NOT TO SCALE	REVISED: 12/8/21	LOCATION: WABASHA, MN				

Overall Construction Process

Two Phase: 2022 & 2023

Once approved, complete civil & site work, including water/sewer lines, electric, cable, etc.

Construct access road and driveways, build initial foundations.

Homes built in factory, delivered in two pieces, assembled and finished on site.

Garages built on site and roofs integrated.

Development Plans

Do initial site work to enable installation of a Model Home in fall 2022.

Market and sell 5-7 homes (<\$300,000).

Build and install homes spring 2023, sell remaining homes.

Build and install remain homes in fall 2023.

Legal Structure

Townhome with HOA requirements.

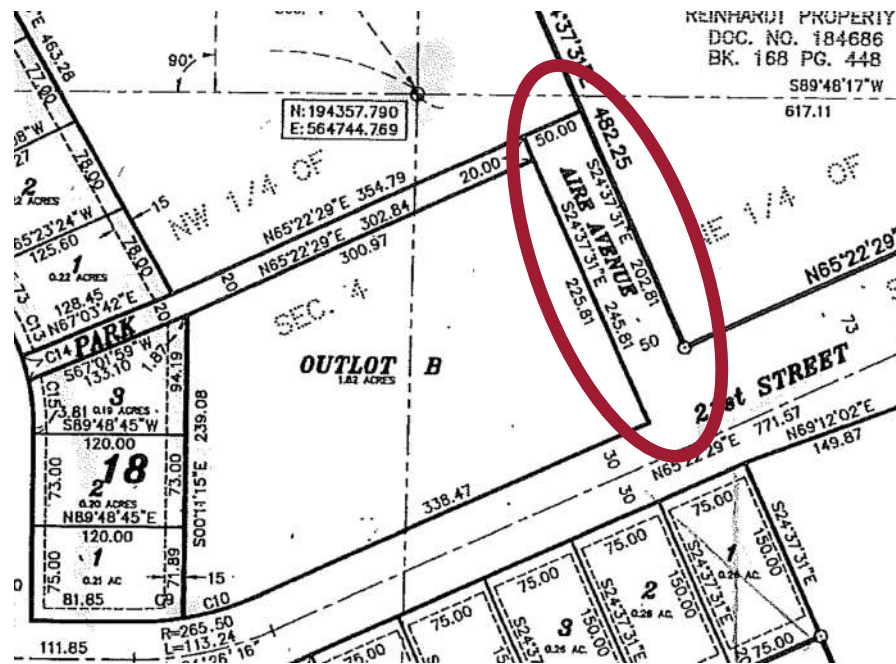
Home buyers buy unit and lot. Pays monthly HOA fee (TBD).

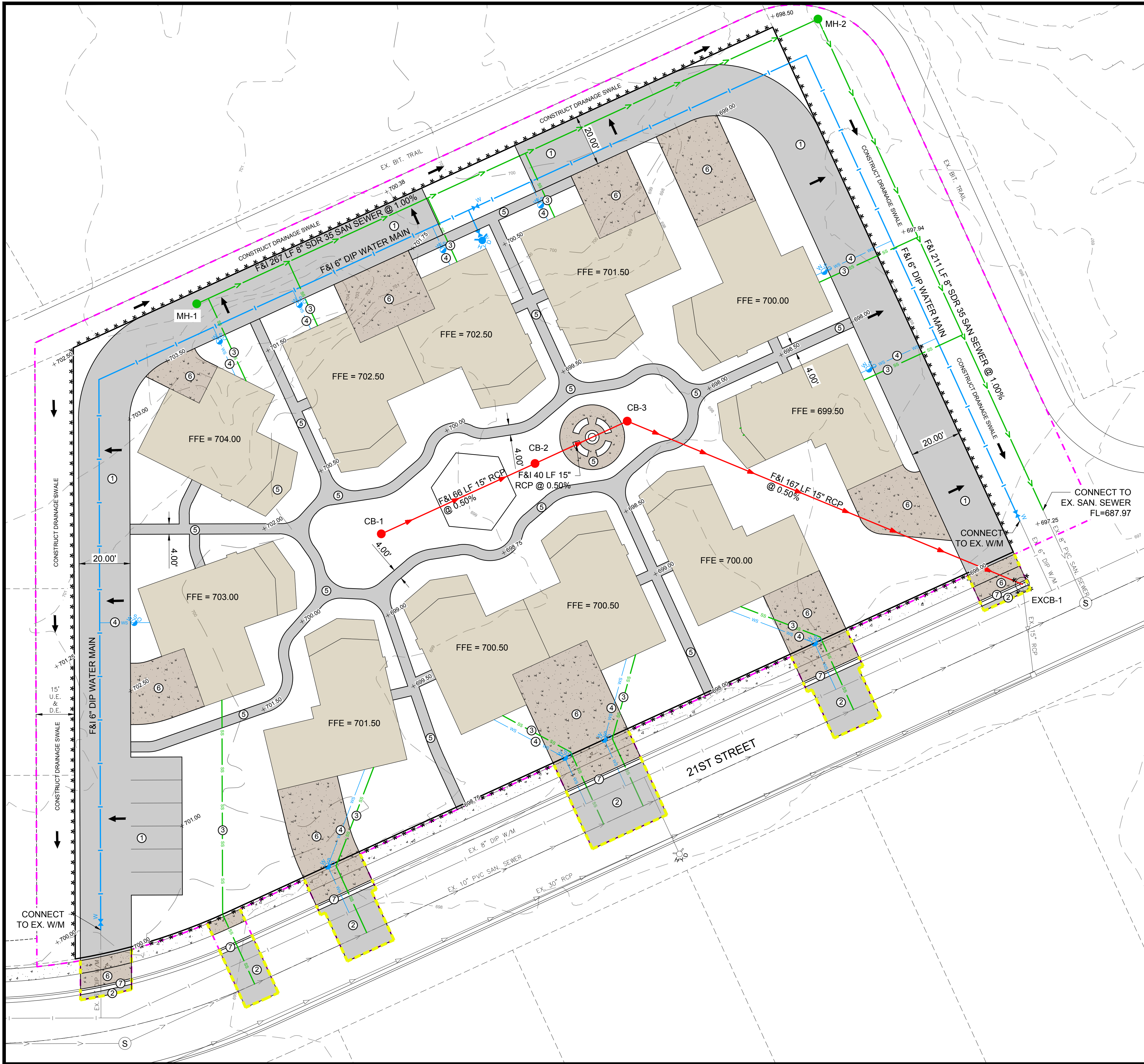
Association owns and maintains all common areas.

Vacation of Aire Avenue

Seeking vacation of Aire Avenue. Retain easement for access to Outlot A.

Affected adjacent property owners have been contacted and agree to join in petitioning City Council.





PROPOSED FEATURES LEGEND

	DENOTES PROPOSED BUILDING HATCH
	DENOTES PROPOSED CONCRETE PAVING
	DENOTES PROPOSED BITUMINOUS PAVING
	DENOTES PROPOSED STORM SEWER
	DENOTES PROPOSED WATER MAIN
	DENOTES PROPOSED SANITARY SEWER
	DENOTES PROPOSED WATER SERVICE
	DENOTES PROPOSED SANITARY SEWER SERVICE
	DENOTES PROPOSED HYDRANT
	DENOTES PROPOSED WATER GATE VALVE & BOX
	DENOTES PROPOSED WATER CURB STOP
	DENOTES PROPOSED SANITARY SEWER MANHOLE
	DENOTES PROPOSED STORM SEWER MANHOLE
	DENOTES PROPOSED CONSTRUCTION LIMITS
	DENOTES SAWING BITUMINOUS PAVEMENT (FULL)
	DENOTES PROPOSED CONTOUR ANNOTATION
	DENOTES PROPOSED FINISH ELEVATION
	DENOTES PROPOSED SILT FENCE
	DENOTES PROPOSED INLET PROTECTION
	DENOTES PROPOSED DRAINAGE ARROW

ITEM NOTES:

- ① BIT. PAVEMENT
- ② BIT. PAVEMENT - REPAIR
- ③ 4" PVC (SDR-26) SAN. SEWER SERVICE
- ④ 1" COPPER WATER SERVICE (TYPE K)
- ⑤ BIT. SIDEWALK - 4" THICKNESS
- ⑥ CONCRETE PAVEMENT - 6" THICKNESS
- ⑦ R&R CURB & GUTTER

CB-1
F&I 48" DRAINAGE STRUCTURE
F&I NEENAH R-4340B GRATE
RIM=698.00
INV=694.21

CB-2
F&I 48" DRAINAGE STRUCTURE
F&I NEENAH R-4340B GRATE
RIM=697.75
INV=693.88

CB-3
F&I 48" DRAINAGE STRUCTURE
F&I NEENAH R-4340B GRATE
RIM=697.50
INV=693.68

EXCB-1
F&I NEENAH R-3290A GRATE
RIM=697.15
INV=692.84

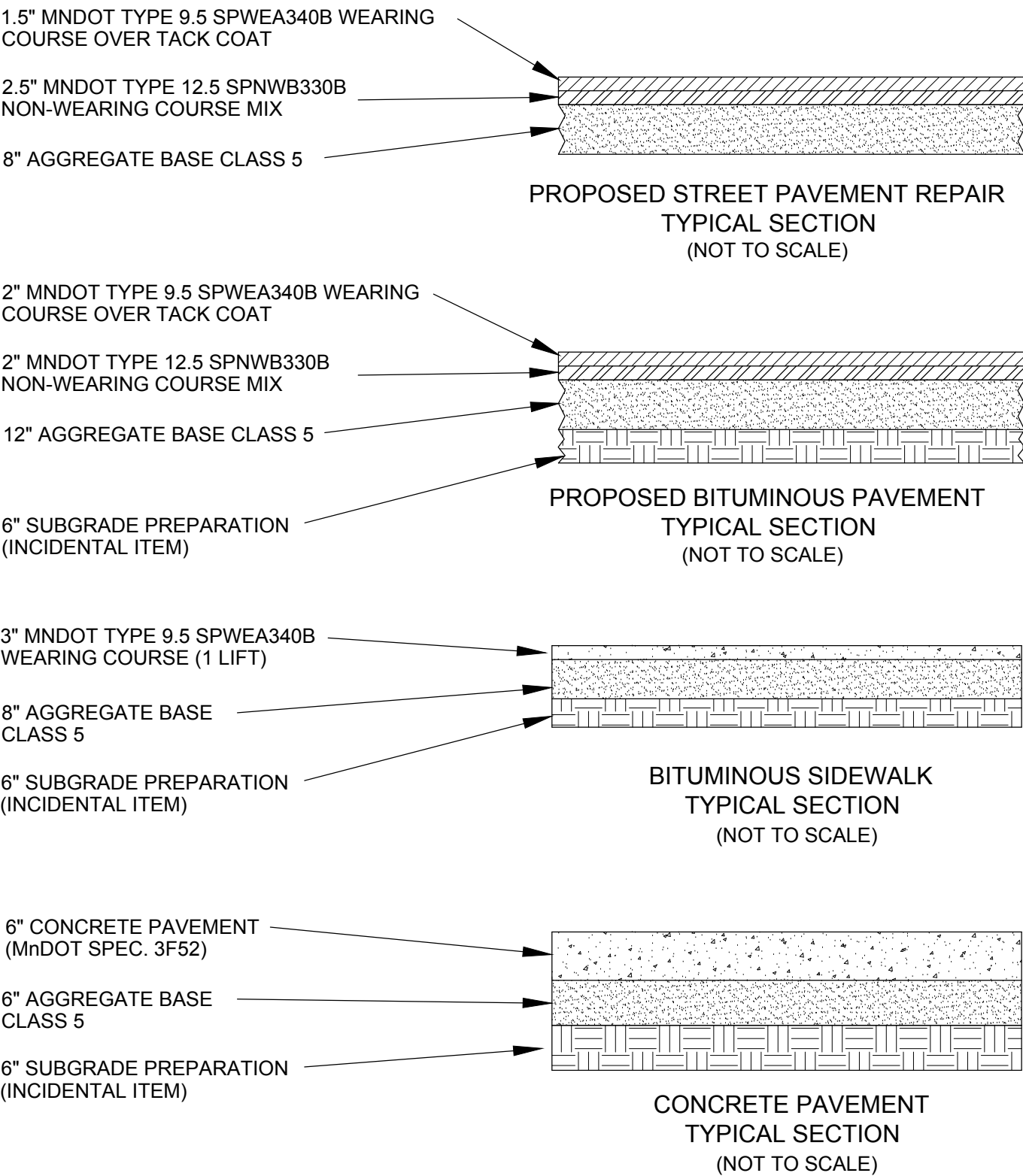
MH-1
RIM=702.00
INV=692.75

MH-2
RIM=698.38
INV=690.08

PROPERTY DESCRIPTION
Outlot B, EAGLES BASIN, Wabasha County, Minnesota.

EXISTING FEATURES LEGEND

	DENOTES EXISTING SANITARY SEWER
	DENOTES EXISTING STORM SEWER
	DENOTES EXISTING WATERMAIN
	DENOTES EXISTING CONCRETE
	DENOTES PROPERTY BOUNDARY
	DENOTES EXISTING WATER VALVE
	DENOTES EXISTING WATER HYDRANT
	DENOTES EXISTING SANITARY SEWER MANHOLE
	DENOTES EXISTING STORM SEWER MANHOLE
	DENOTES EXISTING STORM SEWER CATCH BASIN



CAUTION

ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND AND OVERHEAD UTILITIES NOT SHOWN ON THE PLAN THAT MAY BE REQUIRED TO BE REMOVED. IT IS THE CONTRACTORS RESPONSIBILITY TO REQUEST A GOPHER STATE ONE CALL PRIOR TO THE START OF ANY CONSTRUCTION AND COORDINATE ALL WORK WITH THE RESPECTIVE UTILITY COMPANIES.

NOT FOR CONSTRUCTION



Project Owner:

Cozy Home Wabasha, LLC.
Matt Thornhill, Manager

Employer Identification Number: 87-3439533

Registered Office and Agent:
Ekstrand Finnegan Law Office, Plc
137 Main Street West
PO Box 190
Wabasha, MN 55981

Contractor:

A.B. Systems, Inc.
Peter Schuller, CEO
Main 507-288-9397
209 Wood Lake Drive SE
Rochester, MN 55904

Note: A.B. Systems, Inc. is not required to be licensed by the state since they are a Commercial contractor and not a residential contractor. They are registered with the state and attached is their registration information.

Architect:

A.B. Systems, Inc.
Collin Tinsley
Staff Architect
Licensed in Minnesota #51076
Direct 507-529-2324
Cell 507-721-9042
Main 507-288-9397
209 Wood Lake Drive SE
Rochester, MN 55904

Civil Engineer:

Widseth
Craig Britton, PE
Minnesota Lic.# 44228
3777 40th Avenue NW Suite 200
Rochester, MN. 55901-1772
(507) 206-2125
Craig.Britton@widseth.com



Geotechnical Engineer:

Chosen Valley Testing
Colby Verdegan, PE
Minnesota Lic.#18983
1410 7th Street NW
Rochester, MN 55901
(507) 281-0968
verdegan@cvtesting.com

Home Manufacturer:

Wisconsin Homes
425 West McMillan
Marshfield, WI 54449
Attn: Chris Stuttgen

Note: All plans are reviewed by NTA, Inc. and meet national home building codes. All Wisconsin Homes models meet or exceed Minnesota state standards. See attached sample.

16117 MINNESOTA

DESIGN PARAMETERS

GROUND SNOW LOAD: 60 PSF
LIVE ROOF LOAD: 46 PSF
WIND LOAD: 115 MPH (3-SEC GUST)
FLOOR LIVE LOAD: 40 PSF
CONSTRUCTION TYPE:
WOOD FRAME-UNPROTECTED
OCCUPANCY: IRC-I
WIND EXPOSURE: C
SEISMIC ZONE: A

APPLICABLE CODES

MINNESOTA STATE BUILDING CODE
2015 MN RESIDENTIAL CODE
2015 IMC w/MN AMENDMENTS
2017 NEC (CHAPTER 1315)
2015 MN PLUMBING CODE
CHAPTER 1322 MN ENERGY CODE

APPROVED BY

JUN 26 2018



MODEL NUMBER AND SERIAL NUMBER ARE IDENTICAL
ALL FASTENERS AND PRODUCTS/DEVICES TO MEET OR EXCEED APPLICABLE CODES
MECHANICAL VENTILATION AND MAKE-UP AIR PROVIDED ON-SITE BY OTHERS WHEN REQUIRED BY STATE OR LOCAL CODES



WISCONSIN HOMES INC.
425 W. McMILLAN ST.
MARSHFIELD, WI 54449

DESCRIPTION:

DATE:

SCALE:

DRAWN BY:

DWG NO.

16117



Memorandum

Office of the City Planner

To: Wabasha Planning Commission
From: Harry Davis, AICP
Date: March 2, 2022
Subject: PUD Amendment – Eagles Basin – Concept Plan for Cozy Homes Community

MEETING DATE: March 8, 2022

I. REQUEST:

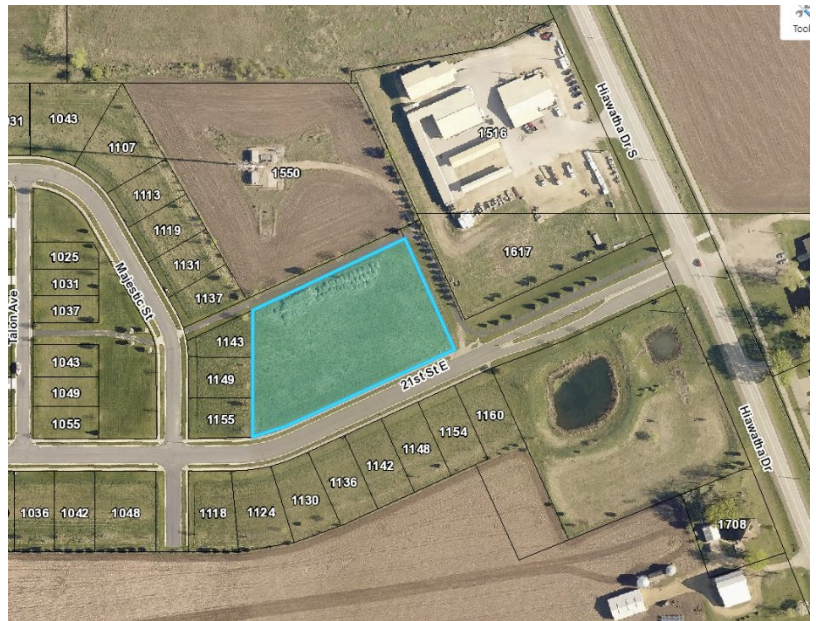
- 1) Applicant: Matt Thornhill
- 2) Owner: Southeastern Minnesota Multi-County Housing and Redevelopment Authority (SEMMCHRA)
- 3) Location: N half of Section 4, Township 110 Range 010, Wabasha

II. STAFF REPORT

Proposal Summary

An amendment to the Eagles Basin PUD to allow for development of an outlier (Parcel ID: R27.01476.00) has been requested by Matt Thornhill with permission and support from SEMMCHRA. The proposal seeks to allow a “cluster housing” development (similar to “bungalow courts”), where there are dwelling units (attached or unattached) that face internal to the property around a common space.

Zone: R-2 Residential; PUD Overlay
District Eagle Basin



Existing Land Use: Undeveloped

Details of the request:

- The applicant has met with staff multiple times about developing the subject property prior to submittal. These meetings have determined that the proposed cluster housing development would require a PUD amendment to facilitate the construction of multiple principal structures on one property and the creation of lots for each unit (some without street frontage).
- Staff, SEMMCHRA, and the County are unable to find the original PUD documents. This is a unique situation for both the city and the applicant. Staff has advised the applicant to amend the PUD and provide all of the necessary materials. The new PUD parameters will supersede the old PUD parameters, wherever there is a conflict.
- The applicant submitted a completed application on February 21st in time to be considered at the March 8th PC meeting.
- A summary of the request is as follows (also, see attachments):
 - o 7 detached and 4 attached dwelling units (~6 units/acre).
 - o Residents will own the unit and land underneath while an HOA will maintain common spaces and a parking lot for visitors.
 - o Project will require 5 connections to 21st Street:
 - 2 curb cuts are for private drives.
 - 3 curb cuts are for driveways.
 - o The applicant would like to vacate unbuilt right-of-way (ROW) east of the property, called Aire Avenue on the Eagles Basin plat.
 - This would provide more room for the proposal.
 - Staff does not have an issue with this, but will want to retain a easement for any utilities, the trail, and an access route from 21 Street to the cell tower behind the subject property.

Surrounding Property Uses:

North	South	East	West
Cell Tower	Single-family Lots	Interstate Building Supply	Single-family Lots

Neighborhood Notification: No notification is required for reviewing a concept plan of a PUD or PUD amendment. Steps further along in the process (preliminary and final plat; street vacation) will require notices.

III. STAFF FINDINGS:

Because this is a concept plat, staff doesn't have any official findings.

Staff does have previous experience in other jurisdictions with cluster housing codes and reviewing these developments from concept to final inspection. Cluster housing is an effective way to add density without significant impacts to adjacent properties. The overall design is comparable to the rest of Eagles Basin in terms of house size and includes community space. Cluster housing is not anticipated to increase the load on public utilities, services, or road capacity or function any more than typical single-family development. Through the PUD amendment, the applicant will be able to vary lot frontages and other details to accommodate the unique layout.

Details regarding zoning, utilities, and other aspects are expected in the preliminary and final plat phases.

IV. RECOMMENDATION

Because this is a concept plan, no action is needed. The Planning Commission may provide suggestions to the applicant, but no motions are required.