WABASHA PLANNING COMMISSION
January 9, 2024 6:00 PM

This meeting will be held in person at Wabasha City Hall. The virtual option is also available, click here:
https://us02web.zoom.us/j/83261011068
Member Jeff Sulla will be joining the meeting by Zoom from: 2420 Southern Oak St, The Villages, FL 32162.

MEETING AGENDA

1) Call to Order

2) Approval of Minutes-
   a) November 14, 2023 Minutes

3) Changes or Additions to Agenda

4) Public Comment

5) Public Hearings
   a) Bean Field Small Mining IUP

6) Old Business
   a) Ordinance Changes

7) New Business
   a) Eagles Basin PUD Concept Outlot B

8) Board of Adjustment Business

9) Other Business

10) Next Regular Meeting Date - February 13, 2024

11) Adjourn

Planning Commission **2) a)**

Meeting Date: 01/09/2024

SUBJECT: November 14 2023 Minutes

DEPARTMENT: Administration

TITLE:

November 14, 2023 Minutes

PURPOSE:

Attachments

11-14-23 PC Minutes

D R A F T

WABASHA PLANNING COMMISSION

November 14, 2023 6:00 PM

MEETING MINUTES

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

Present:	Scott Durand; Chair Tim Wallerich; Sharon Burke; Sara Carrels; Jeff Sulla; Richard Heffner; Ozzie Goodman
Also Present:	Kristi Trisko, Contracted City Planner; Wendy Busch, Planning & Zoning Assistant; Caroline Gregerson, City Administrator

1) Call to Order
The meeting was called to order by Chair Wallerich at 6:00 p.m. Commissioner Burke arrived a few minutes late.

2) Approval of Minutes

a) MInutes 10-10-23

Motion made by Scott Durand, seconded by Sara Carrels to approve the meeting minutes as drafted.

Vote: 6 - 0 Adopted - Unanimously

Other: Sharon Burke (ABSENT)

3) Changes or Additions to Agenda
It was suggested to add a dog park discussion to the agenda (Item 7b). There were no other changes or additions to the agenda.

4) Public Comment
There was no public comment.

5) Public Hearings
There were no public hearings.

6) Old Business
There was no old business.

7) New Business

a) Miscellaneous Subdivision and Zoning Ordinance Updates
City Planner Trisko referenced past Planning Commission discussion of potential subdivision and zoning ordinance revisions.

1) Parkland Dedication.
Calculation options were discussed, including a flat rate or a percentage of fair market value. A simple process was suggested. It was clarified that parkland dedication is not a State requirement. City Planner Trisko provided information gathered from the League of Minnesota Cities relating to the usage of parkland dedication fees, including supporting the cost of new park amenities in existing parks. City Administrator Gregerson requested clarification of the donation of land versus paying a parkland dedication fee, and City Planner Trisko reviewed the current ordinance language. The fee structure was discussed. Access to parks was discussed. Examples of recent development projects and development projects in other communities were discussed. The various options were reviewed. The roles of the Park Board and the City Council in the process were discussed, and the Park / Open Space Master Plan was referenced. The flat rate versus fair market calculation methods were further discussed. Commissioners expressed a preference for a flat rate, and $500 per lot was suggested. It was recommended that the parkland dedication requirements should only apply to residential developments. Commissioners also expressed agreement with building flexibility into the process.

2) Shoreland Ordinance.
City Planner Trisko provided background information. She suggested better defining some of the land uses within the Shoreland District and reviewed a table in this regard. She recommended adding density rules to the campground land use definition and converting from an IUP to a CUP requirement. She referenced a State statute that prohibits locating a campground in a flood zone. The definition of campground was discussed, and current campground densities were reviewed. City Planner Trisko provided suggestions for proposed density requirements. State licensing requirements were discussed. Commissioners expressed agreement with the proposed density requirements. City Planner Trisko suggested ways to comply with DNR standards for campground uses that would not require revisions to the Shoreland Ordinance.

3) Sign Code.
City Planner Trisko stated that the Planning Commission is being asked to review the Sign Code section that refers to City signs on City property. She discussed a request for temporary commercial speech signage on the outfield fences at the Athletic Field. She stated that the current Sign Code does not allow this type of signage. She reviewed potential revisions to the Sign Code and stated that the City would control the approval process. Chair Wallerich requested clarification of the types of signs and signage locations that would be allowed if new language is adopted, and additional information was provided in this regard. Commissioners expressed agreement with the proposed Sign Code revisions. Sign design and maintenance costs and responsibilities were discussed. City Clerk Busch provided information from other communities. City Administrator Gregerson suggested delaying implementation of the new sign program. Current sign regulations were discussed.

4) PUD Standards.
City Planner Trisko provided background information and suggested discussion of language that would encourage residential development, such as reducing the minimum PUD acreage from 5 acres to 2 acres in the R-1 and R-2 districts. She reviewed the density maximums in each district and provided examples from other communities. She reviewed suggested language in this regard, and Commissioners expressed agreement with the proposed revisions.

City Planner Trisko reviewed the four stages of the PUD approval process and discussed the purposes of each step. She stated that the process is being designed to be as open and developer-friendly as possible. She also discussed HOA and platting requirements. The Eagles Basin subdivision was discussed. Commissioners expressed agreement with the recommended language revisions. City Planner Trisko indicated that she will work with City staff to develop online resources outlining the process. City Administrator Gregerson relayed feedback from the Housing Task Force to develop processes that will encourage residential development.

5) Frontage Definitions.
City Planner Trisko referenced past discussion of a frontage issue. She suggested further discussion of frontage definitions, including minimum frontage requirements for each public lot. A requirement for physical frontage abutting a vehicle-accessible public street was discussed. Commissioners expressed agreement with the proposed language revisions.

6) Sight Visibility Triangle Requirements.
City Planner Trisko provided background information and recommended adding a sight visibility triangle definition and rules to the Zoning Ordinance. She reviewed proposed language, provided examples, and discussed the benefits of adding the new rules. Commissioners expressed agreement with the suggested language revisions.

7) Front Yard Setbacks.
City Planner Trisko referenced past discussion of front yard and side yard setback requirements and reviewed examples of nonconforming structures. She suggested potential language revisions. The prevalence of corner lots in Wabasha was noted. The proposed definitions and standards were clarified. City Administrator Gregerson spoke in support of incorporating flexibility into the process, and it was noted that some situations may be unique. Commissioners expressed agreement with the proposed language revisions, stating the need for structure and consistency but noting the option to request a variance from the standards. Corner lots were further discussed, and City Planner Trisko indicated that she will draft language to help define front and side yards.

8) Solar Garden Requirements.
City Planner Trisko recommended revisions to the solar garden regulations, and Commissioners expressed agreement with the proposed changes.

9) Off-Street Parking.
City Planner Trisko recommended revisions to the ordinance language, and Commissioners expressed agreement with the proposed changes.

City Planner Trisko reported that the proposed revisions will be further discussed during an upcoming meeting, with a public hearing to be scheduled after that. Chair Wallerich suggested further discussion during the January meeting, with the public hearing to be scheduled in February.

b) Dog Park Discussion
Commissioner Sulla discussed the location of a proposed dog park on City-owned property, and next steps were reviewed. It was noted that this site was identified in the Master Park Plan. It was suggested to forward a concept plan to the Park Board for review.

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 - Dec 12, 2023
It was noted that the December meeting may be canceled if there are no items requiring action.

11) Adjourn

Motion made by Jeff Sulla, seconded by Scott Durand to adjourn the meeting. The meeting adjourned at 7:44 p.m.

Vote: 7 - 0 Adopted - Unanimously

Respectfully submitted by:_____
Wendy Busch, City Clerk

_____
Adopted Date

Planning Commission **5) a)**

Meeting Date: 01/09/2024

SUBJECT: Bean Field Small Mining IUP

DEPARTMENT: Administration

TITLE:

Bean Field Small Mining IUP

PURPOSE:

Attached please find the staff memo and exhibits for the Kohner Bean Field Small Mining IUP prepared by Kristi Trisko.

Attachments

Staff Memo

Exhibits

Memorandum

Office of the City Planner

To: Wabasha Planning Commission
From: Kristi Trisko, Consultant Planner
Date: January 2, 2024
Subject: Wabasha Sand and Gravel – Bean Field IUP

MEETING DATE: January 9, 2024



I. REQUEST:

Applicant: Wabasha Sand and Gravel ReadyMix
Owner: Wabasha Sand and Gravel ReadMix – Shawn Kohner
Location: 2324 5th Grand Boulevard West, R27.00011.00

II. Staff Report / Details of the Project

An application for a small/limited mine has been submitted by Wabasha Sand and Gravel Readymix to mine 2.88 acres of their 4.02 acres site. (See attached Site Map)

Zoning/Land Use: Industrial
Employees: three (3) with three parking areas along access driveway
Current Use: Agricultural
Setbacks: 20 feet from property lines
Property Acreage: 4.02 acres, only 2.88 acres to be mined
Mining Hours: 7 am to 7 pm Monday through Friday, Saturday 8 am to 6 pm.
Mining Timeline: 3 years
Mining Equipment: Excavation and transportation, 2 loaders, 2 excavators, 1 skidsteer loader
Explosive/Chemicals: None
Traffic See route, 5th Grant along Army Corp property to Highway 61. –Moving less than 60 trucks per day. No MTG is needed
Water Usage: None
Mine Depth: Approximately 36 feet deep
Ground water: Elevation 654'= water. No mining below water table
Topsoil Removal: Placed in berms around the pit
Historic/Archeological Sites: None known
Access / Security: Posting "No Trespassing" signs, berming and posting and gate at entrance.
Final Use: Agricultural / Commercial / Industrial
Final fill: 25' above the existing ground level with 3:1 slopes

III. Planning Comments: Review of 158.081-158.091

Purpose:	Allow small / limited mines while minimizing soil erosion and land scaring while minimizing the impacts of these uses to the surrounding area.
Mined Material:	Construction sand and gravel only (standards met), no stockpiling
Small / Limited:	Less than 5 Acres (4.02-acre site, 2.88 acre sized mine, no processing on site, completed within 3 years. (standards met)
Shoreland/Floodplain:	None
Mining Agreement Needed:	To be completed prior to Letter to Proceed
Financial Guarantee:	Cash Escrow of for all mined acres: $2,000.00, and performance bond, cash escrow or letter of credit for cost of 125% of the Reclamation Plan

158.084 Required Information:

A, B, C: Contact information, legal, deed – standards met

D & E: Land Use description and comprehensive plan (industrial) – standards met

F: Soil Borings – three (3) minimum to determine soils and ground water. This data might be available with the existing well data at the USACE site. – standards not met and require discussion. Please work with Brian Malm to obtain the necessary groundwater levels and geologic conditions data for this immediate area.

G: Wetlands – surface water, none – standards met

H: Description/location of wells (see Appendix P – standards met)

I: Groundwater management: Wells – The nearest wells are 127872 (101' in depth) located across Highway 61 from the site, and 408764 (two wells (107' in depth) located just west of the nearest well.

- MnDNR Hydrogeology - ground water elevation between 651' and 700'. The lowest elevation proposed pit is 654'. "No mining below the water table is proposed at this time."

Without borings we can't be sure where the water table is and how these wells might be impacted by the mining operation

From Brian Malm, Borings are needed to verify the geology of the site and the material that is intended to be mined and more importantly, to verify the depth to the local groundwater table. This is important in considering what, if any, impact the mining operation may have on the local groundwater table. I wouldn't recommend eliminating the requirement for them to be provided – standards not met and require discussion

J: Depth, quantity, quality, and uses of mining. Mining for construction sand and gravel. Depth approximately 36 feet, proposed topsoil removal – 16,819 CY's and mineral exaction – 97,302 CY. – standards met

K: Existing conditions exhibit(s) – standards met, blue stakes must be called prior letter to proceed.

L: Reclamation Plan contours – standards met, please include a section showing the center of the property with final contours.

M: Phasing: To be completed all in one phase - Standards not met and require additional data to the narrative.

N: MPCE permit – will be provided prior to letter to proceed – standards will be met.

O: Site hydrology: Please provide a phasing plan that describes how surface drainage and erosion control will be addressed. – standards not met

P: Impacts to adjacent properties– standards not met, can be determined once all the necessary documentation is available for review.

Q: Potential Impacts in mining standards not met, can be determined once all the necessary documentation is available for review.

R: Site screening – Topsoil removal and storage: Topsoil removed and placed into berms within the 30' corridor area lying between the pit site and property lines. No landscaping or security fencing is proposed A gate will be put in place at the entrance. – standards met

S: How complaints will be managed – standards not met and require additional data to the narrative.

T: Hours of operation requested: Monday – Friday 6 am to 7 pm. Saturday's 8 am to 6 pm. Hours outlined in ordinance: (7 am to 7 pm Monday through Saturday, must be revised by City Council) – standards require discussion

U: EAW, not necessary – standards met

- Archaeological, history, and Cultural (SHPO finding) – staff summary of finding:

  - ✓ The property is not listed as a Local historic site. No Effect – When an undertaking has no effect of any kind (either harmful or beneficial) on historic properties. Due to the site location and its distance of (0.35 – 1 mile) from other identified archaeological site, the SHPO office will be contacted immediately if the work on the listed property encountered any evidence to the contrary.

- MnDNR – Ecological and Water Resources – timber rattlesnakes and rusty-patched bumble bee – how to manage - standards not met and require additional data to the narrative.
- No wetlands on-site to mitigate – standards met.

W: Reclamation Plan: final grade of proposed site in 2' contours - standards not met and require additional data to the narrative and exhibits.

- Description of future use: Agricultural / Commercial / Industrial - standards met
- No future structures for end plan - standards met
- Material to reclaim the site and placement of materials - standards not met and require additional data to the narrative.
- Re-Seeding - standards met
- Cost estimate of reclamation of site - standards met

IV. Neighborhood Notification:

All property owners within 350' feet of this property were notified more than ten days prior to the public hearing and published in the paper on Tuesday, December 26, 2023, stating that a public hearing would be held on January 9, 2024 for this interim use permit request.

V. Staff Recommendation:

Staff recommends that the Planning Commission review the application including the attached narrative and exhibits, take in comments from the public, and ask all questions they might have for the applicants and then continue the discussion and decision until all materials required for a complete application are submitted for a future meeting.

VI. Conditions:

1. Provide all submittal materials required in the Small/Limited Mining Ordinance before scheduling the next Planning Commission meeting including the report for the three (3) required soil borings.
2. Provide all required permits including the submittal of a site-specific Pollution Prevention Plan, which is required to be developed as part of the MPCA permit.

VII. Future Steps:

1. Drafted and signed Mining Operation Agreement
2. Submitted letter of credit for the reclamation plan
3. Letter to proceed once all approvals and plans are in place per the Small / Limited Mining Ordinance standards

Attachments: Narrative and exhibit packet.

Bean Pit Nonmetallic Mining Reclamation Plan

Location: Part of the E 1/2 of the NW ¼
Sec 30, T111N, R10W, City of Wabasha
Wabasha County, Minnesota

Owner & Proposer: **Shawn Kohner**

Prepared by:
Johnson & Scofield, Inc.
1203 Main Street
Red Wing, MN 55066

Table of Contents

Site Information 4
Description of Operation....4
Responsible Person 4
Location....4
List of Equipment....4
Estimated Time of Operation....4
Explosives and Blasting 4
List of Chemicals....4
Traffic and Weight Enforcement....4
Source and Disposition of Water .... 4&5
Topographic Maps....5
Depth of Excavations 5
Topsoil Removal and Storage....5
Biological Resources, Plant Communities and Wildlife 5
Man-made Features....6
Historical and Archeological Sites 6
Mine Monitoring....6
Post-mining Land Use....7
Reclamation Measures....7
Projected Cost of Reclamation....7
Criteria of Reclamation Plan....8
Certification of Reclamation Plan 8
Appendix "**A**" Certified Boundary Survey with Legal Description....9
Appendix "**B**" Planned Mining Operation Equipment List 11
Appendix "**C**" Site Detailed Soils Report....13
Appendix "**D**" Minnesota Endangered Resource Review Request....30
Appendix "**E**" Pre-Development Map....34
Appendix "**F**" Operations Map 36
Appendix "**G**" Post-Development Map (Reclamation)....39
Appendix "**H**" Bed Rock Geological & Karst Information 41
Appendix "**I**" Groundwater Elevation Map for Wabasha County....58
Appendix "**J**" Temporary and Permanent Seed Mixtures....61
Appendix "**K**" Set Back Waivers Letters....66
Appendix "**L**" MPCA Impaired Waters Map....70
Appendix "**M**" Transportation and Road Weight Restriction Maps 72
Appendix "**N**" City of Wabasha Zoning Map 76
Appendix "**O**" Historical and Archaeological Report 79
Appendix "**P**" Vicinity Wells....84
Vicinity Wetlands....

This Page Intentionally left Blank

SITE INFORMATION

Description of Operation

Responsible Person: The Owner is the responsible person with legal and operational responsibility for this proposed mining pit and its' operation and long term maintenance. Owner contact information is:

Mr. Shawn Kohner 4980
W.6th Street Winona, Mn
55987 Phone (507)
454-5093

Location: The Owner proposes to open a mining area to extract nonmetallic mineral aggregates. The proposed pit location is in the Northeast Quarter of Section 30, Township 111 North, Range 10 West, Wabasha County, Minnesota, which lies northeasterly of the centerline of the paved County Road 5th Grant Blvd., and westerly of the centerline of the Soo Line Railroad in the City of Wabasha, Wabasha County, Minnesota. Specifically, the area is in WABASHA County Parcel # R27.00011.0. This parcel is currently zoned "I – Industrial". The other contiguous parcels are currently zoned as "Commercial Land and Buildings" to the northeast, and "Federal Property" to the southeast (See attached Appendix **"N"**). See also Appendix **"K"** for contiguous property owner set back waivers. The total site area is 4.06 acres. The area to be mined is approximately 2.88 acres (See attached Appendix **"A"** for legal description and boundary survey of subject parcel).

Estimated Time of Operation: This Mining operation could last as long as 3 years. The general hours of operation are estimated to be from 7 a.m. to 7 p.m. Monday through Friday, and will be opened on Saturday from 8 a.m. to 6 p.m.

List of Equipment: This Mining operation will use traditional equipment for the excavation and transportation of nonmetallic mineral aggregate during daylight hours,therefore no artificial lighting equipment will be used. There will be an agregate entarance and parking area for a three person pit crew. See Appendix "**B**" for the list of planned operation equipment.

Explosives: This Mining operation will use no explosives. No explosives will be stored on site.

List of Chemicals: There are no plans to use any chemicals for dust suppression or mining purposes on this site.

Traffic and Weight Enforcement: All mined material will leave the site and be processed at the existing Wabasha Sand and Gravel site approximately one mile south of the proposed pit. No stockpiling will be on site.There will be lees than 60 heavy trucks a day, so no major traffic will be generated. The site will have access to U.S. Highway 61 from 5th Grant Blvd. 5th Grant Blvd. W. street is a bituminous paved road, and Hwy 61 has no spring weight restrictions (See attached Appendix **"M"**). The pit will use 5th Grant Blvd for its access, therefore the boutique business to the northeast of the subject property should not be affected by the additional traffic load created for hauling the mineral products.

Source and Disposition of Water: No water use is planned at this site, except for dust control purposes. Water will be hauled in and sprayed uopon ground surfaces as needed. All material washing activities will take place at the existing Wabasha Sand and Gravel site located at 1005 Shields Ave. A brief description of the washing process here follows. Raw mined material is dumped into a feed grisly and conveyed to the wash plant. Within the wash plant are vibrating grates causing separation into size groupings after removing most of the 200 (opening/inch) minus fines. Through the use of sieves, jigs and shakers, various products are produced. These products are then used to create the gradation mixes required by the Owners customers.

Topographic Map: Maps showing the existing site conditions and the projected conditions before and after reclamation activities are complete can be found in Appendix **"E"**,"**F**", & "**G**" of this plan identified as Existing Conditions, Proposed Operations, and Reclamation Topographic maps.

Depth of Excavations:
Proposed – The Owner proposes to open and operate, over a period of about a year approximately 2.88 acres of this property. The topsoil will be stripped at the commencement of mining operation and bermed around the proposed pit.

Within the pit, mineral aggregates will be removed commencing at a point not closer than 20 feet from the property line to a depth of approximately 30 feet. According to the MNDNR Hydrogeology of the Unconsolidated and Bedrock Aquifers plate the ground water level is at an elevation between 651' and 700'. The lowest elevation of the proposed pit is 654'. No mining below the water table is proposed at this time.

Topsoil Removal and Storage: All available topsoil will be removed and placed into berms. These berms will be constructed in a 30 foot corridor area lying between the pit site and the property lines. No grading will take place during this topsoil removal that would create slopes that could contribute to erosion and sediment runoff to surrounding surface waters.

All of the topsoil on this site is classified as silt loam. See Appendix **"C"** for a detailed soils report of this site.

The Owner gives assurance that 12 to 18 inches of topsoil will be salvaged and/or substituted and stored for final site reclamation. The Post-mining land use will continue to be agricultural and it is assumed that man-made structures will not be added to this site at some future time.

Biological Resources, Plants and Wildlife: The present use of this site is agricultural. The very small amount of tree and shrub excavation will be done pursuant to City of Wabasha Ordinance, excavated, transported off-site for reuse, and piled on-site for future burning. This site contains no protected or special plant communities or wildlife species. This statement is made from the Owners personal knowledge of the site and from an Endangered Resources Review Request report from a Natural Heritage Information System (NHIS) data request made to the Minnesota DNR (see Appendix **"D")**. There are no other known biological resources present on this site. Our plan to mitigate rattlesnakes during operations on the site are through the MNDNR recommended "Call a Rattlesnake Wrangler" program. A subsequent plan to mitigate the risk to the bumble bees will include avoiding striping operations during the nesting season and the safeguard of any fringe areas from unnecessary impacts.

Man-made Features: This site is surrounded by man-made features. Along the Southwesterly property line parallel with 5th Grant Boulevard West, is US Highway 61 and utilities within the right-of-way. Near the Southeasterly property line is an existing USACE dredge material fill site.

Across the Northeasterly property line is the 5th Grant Boutique, and the Soo Line Railroad.

Along the Northwesterly property line is vacant County of Wabasha owned lot.

Historical and Archeological Sites: There are no known Historical, Cultural, and Archeological features within one quarter mile of the proposed mining facility. See report in Appendix **"O"**.

Monitoring of the Mine: The Owner will be responsible for the over-all operation and management of the mine. This includes minimization of mining waste and management of mining waste disposal (primarily stripping waste material that will be used for final slope construction). All safety and security measures will be within accordance to MSHA Non-metallic Surface Mining Rules and Regulations.

It also includes disposal of wastes that are not mining wastes (temporary structures, equipment refuse, miscellaneous and temporary debris storage, etc.). Any non-mining waste will not be allowed to accumulate in significant quantities within the mine. These will be disposed of in accordance will local, state and federal laws through proper use of demolition landfills and recycling facilities. Equipment or materials that are unrelated to the mining operation (ie: junk-yard collection) will not be allowed to be stored on this mining site.

Any waste materials stored on the mining site will be Non-Toxic. Safety of these areas will be address primarily by creating stable 3:1 or flatter slopes when the storage areas are made. All entrances to the mine will be posted to warn of "NO TRESPASSING" by non-employees to discourage any public access.

Groundwater quality is always a concern. The primary threat to water quality at this mining operation will be leakage or spillage of diesel fuel, hydraulic, motor and other oils, anti-freeze and other equipment operational fluids. To minimize this type of contamination, the Owner will centralize the servicing and fueling of all mobile equipment away from this site at the existing Wabasha Sand and Gravel site mentioned above. Only emergency fuels and oils will be brought on-site by mobile transport trucks.

Surface water runoff quality will not be a major issue or concern due to the fact that all surface runoff will be contained within the mining site area. Silt fence shall be placed around the property perimeiter. Any erosion that occurs will be negated by the continuing mining operation. Any siltation or runoff deposition will be captured through the mining and material sorting process. Any erosion or sedimentation that does occur will take place below the existing ground surface elevation and will therefore have no possible way to flow into and contaminate existing surface waters in the surrounding area. Upon reclamation storm water will be contained in a small pond on the northerly side of the imported dredge material. Measures already described in this narrative are meant to mitigate the very low probability of any impact to nearby wells and adjacent properties. See Map in Appendix **"P"**.

POST- MINING LAND USE

The existing zoning for this site is Industrial, with an agricultural use. It is assumed that the post-mining land use will continue to be Agricultural. This will likely result in continued crop production, but future use could see man-made structures such as buildings, fences and associated infrastructure. Examples of future potential uses such as tree farming, plant nurseries and sales, or agricultural operations, are just a few possibilities. It is possible for a use change based upon current Industrial or new zoning.

RECLAMATION MEASURES

This site will be excavated to a depth approximately 30 feet below the existing ground level. Once mining operations have finished USACE dredge material will be imported. The height of fill will be approximately 25 feet above the existing ground level, and will match the existing USACE dredge material elevations to the east of the property. All slopes around the fill area of this site will be constructed to 4:1 (4-feet Horizontal to 1-foot Vertical). This final slope is not deemed to be potentially hazardous.

4:1 final slopes will be constructed along the entire proposed mound perimeters. A 6 -10 foot surge pile will be place on top of the dredge material for no less than one year or until normal consolidation is achieved. The surge pile shall be covered with a temporary seed mixture. After removal of the surge pile exposed areas of the mine will be covered with approximately 18 inches of salvaged or substitute topsoil to support re-vegetation, over the dredge material. A temporary cover crop of oats or rye will be planted to produce quick germination and site stabilization until the permanent seed mixture begins to grow. (See Appendix "**J**").

PROJECTED COST OF RECLAMATION

The costs for reclamation will consist of final site grading to produce 3:1 and other proposed slopes as shown on the Post-Reclamation Topographic map, the retrieval and spreading of overburden and topsoil on all exposed areas, and the planting of the nurse crop and required seed mixture as specified by the City of Wabasha. Costs will also include maintenance until site stabilization. With lengthy 3:1 slopes prevalent at this site, washouts will likely occur from significant rain events necessitating some minor re-spreading and or replacement of topsoil followed by re-planting. To hasten site stabilization, erosion control blankets may be installed in some of the more challenging areas of the site. The Owner will strive to find a balance between using this more expensive remedy and performing repeated repairs in the more problematic areas of the pit.

Estimate of Reclamation Costs (In 2021 dollars):

• Dozer and grading operations:	40 Hours @ $150/hr.	$6,000
• Topsoil Placement:	40 Hours @ $500/hr.	$20,000
• Landscaping	Lump Sum @	$10,000
• Repairs and Maintenance	Lump Sum @	$15,000
TOTAL ESTIMATED RECLAMATION COST		$51,000

CRITERIA OF RECLAMATION PLAN

The criteria for assessing when reclamation is complete and, therefore, when the financial assurance can be released shall be based upon the following quantifiable criteria:

1.) No slopes shall remain on the reclamation site that are greater than 3:1 which is equivalent to a slope angle of approximately 18.5 degrees. This can be easily field verified by use of transits or clinometers or by use of a fabricated template with a level attached to the horizontal arm.

2.) Re-vegetation and stabilization success shall be identified by comparison to control plots established either earlier in the same year or in previous years on areas that are relatively flat (less than 2% slope) and have standing vegetation of at least 6 inched in height. Re-vegetation shall be considered successful when vegetative cover density on the entire site is approximately 85% of the control plot density.

3.) Successful establishment of tree growth shall be recognized when, after 6 month from planting, 95% of planted trees are still in good health, showing no signs of distress (such as wilting or discoloration), and are properly supported.

CERTIFICATION OF RECLAMATION PLAN

Certification of this Reclamation Plan shall be accomplished in accordance with Wabasha City Chapter 158 Mineral and Extraction Activities.

The Owner (or his designee) shall submit to The City of Wabasha a request for inspection when reclamation work has been completed.

Appendix A

Certified Boundary Survey with Legal Description

This Page Intentionally left Blank

Certified Survey Map
&
Legal Description
PENDING

Appendix B

Planned Mining Operation Equipment List

Planned Mining Operation Equipment List

1. **2-Loader**
2. **2-Excavators**
3. **1-Skidsteer loader**

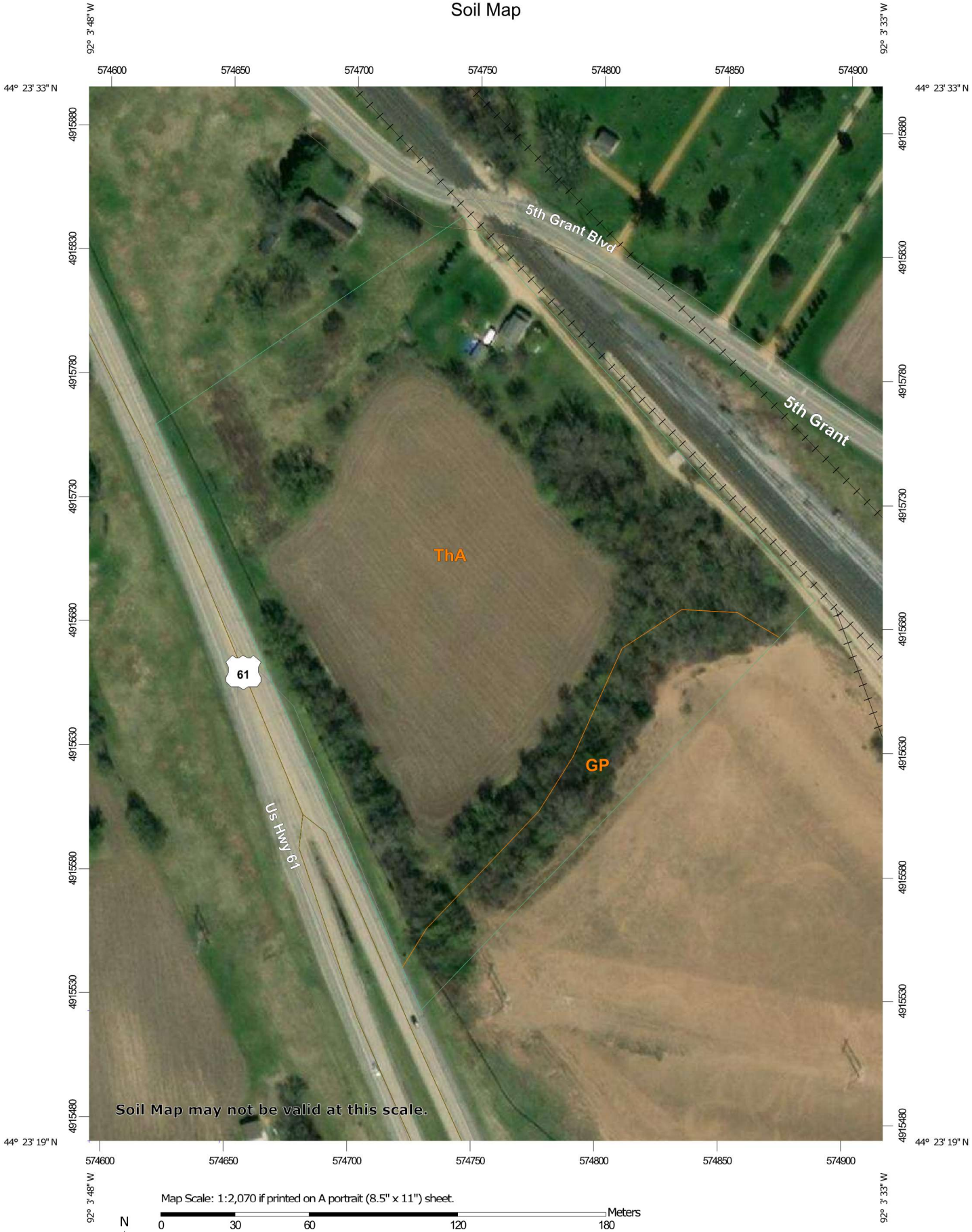
Appendix C

Site Detailed Soils Report

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:2,070 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

Appendix D

Minnesota Endangered Resource Review Request #ERDB 20220055

DEPARTMENT OF NATURAL RESOURCES

Minnesota Department of Natural Resources
Division of Ecological & Water Resources
500 Lafayette Road, Box 25
St. Paul, MN 55155-4025

November 29, 2021
Correspondence # ERDB 20220055

Charles Dillerud
Kohner Materials Company
4980 W. 6th Street
Winona, MN 55987

RE: Natural Heritage Review of the proposed Kohner Materials Bean Field Pit,
T111N R10W Section 30; Wabasha County

Dear Charles Dillerud,

As requested, the Minnesota Natural Heritage Information System has been queried to determine if any rare species or other significant natural features are known to occur within an approximate one-mile radius of the proposed project. Based on this query, rare features have been documented within the search area (for details, please visit the Rare Species Guide Website for more information on the biology, habitat use, and conservation measures of these rare species). Please note that the following rare features may be adversely affected by the proposed project:

- Timber rattlesnakes (*Crotalus horridus)*, a state-listed threatened species, have been reported from the vicinity of the proposed project and may be encountered on site. In Minnesota, the ideal habitat for this species is forested bluffs, south-facing rock outcrops, and bluff prairies, particularly in the Mississippi River Valley. Nearby forests, prairies, and agricultural lands are used as summer feeding grounds. Two necessary habitat components are open areas for thermoregulation, and dens for overwintering. The dens are often located on steep, south or west-facing hillsides with rock outcroppings and ledges. Timber rattlesnakes emerge from their dens in late April to early May and return to them in late September to early October. In the spring and fall, timber rattlesnakes are active during the day; while during the hottest months of summer, they are mostly active at night.

  Timber rattlesnake mortality in Minnesota is most commonly caused by poaching, vehicle collisions, and habitat destruction. The loss of a single adult, especially a female, can impact the population significantly. Minnesota's Endangered Species Statute (Minnesota Statutes, section

84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of threatened or endangered species without a permit. As such, crews working in the area should be advised that if they encounter any snakes, the snakes should not be disturbed. Be aware, there are also other species of snakes in the area that will mimic rattlesnakes. The use of erosion control blanket shall be limited to 'bio-netting' or 'natural netting' types, and specifically not products containing plastic mesh netting or other plastic components. Also be aware that hydro-mulch products may contain small synthetic (plastic) fibers to aid in its matrix strength. These loose fibers could potentially re-suspend and make their way into Public Waters. As such, please review mulch products and not allow any materials with synthetic (plastic) fiber additives in areas that drain to Public Waters. Contact the DNR Nongame Wildlife Specialist for your area if timber rattlesnakes are encountered on-site or if you have any questions regarding this species.

Federally Protected Species

- The project is documented within a rusty patched bumble bee (*Bombus affinis*), a federally-listed endangered species, *Low Potential Zone*. This species is not likely found in *Low Potential Zones*, but these zones are important for this species conservation. The rusty patched bumble bee typically occurs in grasslands and urban gardens with flowering plants from April through October. This species nests underground in abandoned rodent cavities or clumps of grasses. Additional information including plant guides, maps of areas for priority actions, and more guidance on this species is available on the USFWS rusty patched bumble bee website.

- To ensure compliance with federal law, conduct a federal regulatory review using the U.S. Fish and Wildlife Service's (USFWS) online Information for Planning and Consultation (IPaC) tool.

Environmental Review and Permitting

- Please include a copy of this letter in any state or local license or permit application. Please note that measures to avoid or minimize disturbance to the above rare features may be included as restrictions or conditions in any required permits or licenses.

The Natural Heritage Information System (NHIS), a collection of databases that contains information about Minnesota's rare natural features, is maintained by the Division of Ecological and Water Resources, Department of Natural Resources. The NHIS is continually updated as new information becomes available, and is the most complete source of data on Minnesota's rare or otherwise significant species, native plant communities, and other natural features. However, the NHIS is not an exhaustive inventory and thus does not represent all of the occurrences of rare features within the state. Therefore, ecologically significant features for which we have no records may exist within the project area. If additional information becomes available regarding rare features in the vicinity of the project, further review may be necessary.

For environmental review purposes, the results of this Natural Heritage Review are valid for one year; the results are only valid for the project location (noted above) and the project description provided on the NHIS Data Request Form. Please contact me if project details change or construction has not occurred within one year as additional review may be required.

The Natural Heritage Review does not constitute review or approval by the Department of Natural Resources as a whole. Instead, it identifies issues regarding known occurrences of rare features and potential effects to these rare features. For information on the environmental review process or other natural resource concerns, you may contact your DNR Regional Environmental Assessment Ecologist.

Thank you for consulting us on this matter, and for your interest in preserving Minnesota's rare natural resources. An invoice will be mailed to you under separate cover.

Sincerely,

Samantha Bump

Samantha Bump
Natural Heritage Review Specialist
Samantha.Bump@state.mn.us

Links: Rare Species Guide
http://www.dnr.state.mn.us/rsg/index.html
DNR Regional Environmental Assessment Ecologist Contact Info
http://www.dnr.state.mn.us/eco/ereview/erp_regioncontacts.html
USFWS IPaC Tool
https://ecos.fws.gov/ipac/
USFWS Rusty Patched Bumble Bee
https://www.fws.gov/midwest/endangered/insects/rpbb/guidance.html
Wildlife Friendly Erosion Control
http://files.dnr.state.mn.us/eco/nongame/wildlife-friendly-erosion-control.pdf

Cc: Melissa Collins and Leslie Parris

Appendix E

MAP A
Pre-Development Map
(Existing Conditions)

BEAN FIELD SITE

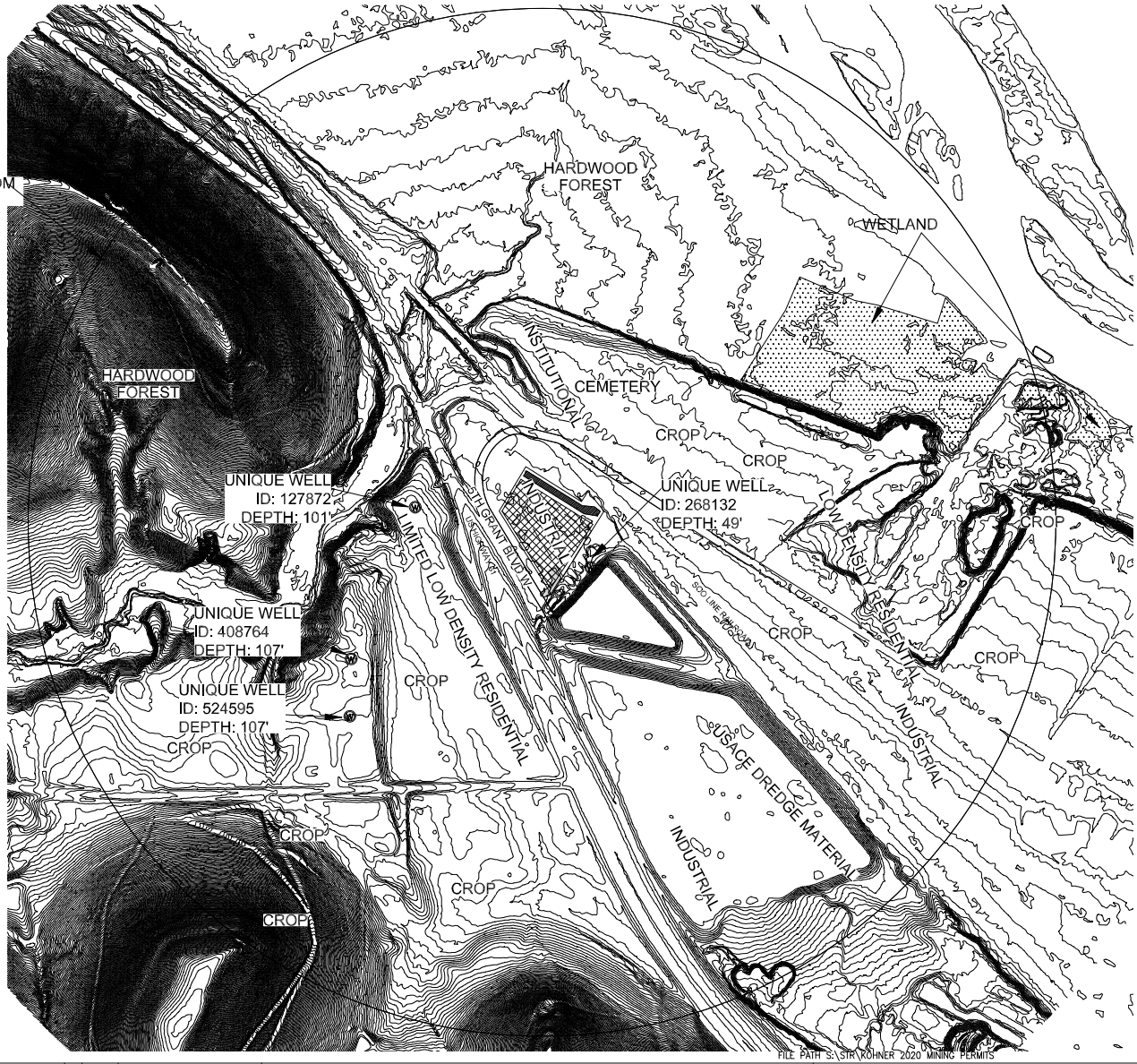
- PID: R27.00011.00
- CURRENT ZONING DISTRICT:
  I- INDUSTRIAL
- CURRENT ZONING OVERLAY DISTRICT:N/A
- A WETLAND STUDY WAS PERFORMED ON THIS SITE. NO WETLANDS WERE FOUND

1/2 MILE RADIUS FROM CENTER OF PIT

LEGEND

These standard symbols will be found in this plan set.

- DENOTES EXISTING PROPERTY LINE BASED ON GIS MAP
- DENOTES DELINEATED WETLAND BOUNDARIES
- DENOTES EXISTING INDEX CONTOUR
- DENOTES EXISTING CONTOUR
- DENOTES EXISTING WELL FROM MINNESOTA WELL INDEX
- DENOTES PROPOSED FUTURE MINING AREA
- DENOTES PROPOSED VEGETATED SCREENING AND BERM
- DENOTES PROPOSED AGGREGATE ENTRANCE AND EMPLOYEE PARKING AREA



FILE PATH S:\STR\KOHNER 2020 MINING PERMITS

JOHNSON & SCOFIELD INC.
Surveying & Engineering
1203 Main Street Red Wing, MN 55066
ph. 651.388.1558 fax 651.388.1559

DESIGNED JDP & SPV
DRAWN JDP
CHECKED SPV

REVISED	BY	DATE

LATEST REVISION: 1/03/2024
Prepared For:
KOHNER MATERIALS
C/O SHAWN KOHNER
4980 W 6TH STREET
WINONA, MN 55987
PHONE:(507) 454-5093

SITE OVERVIEW

WABASHA, MINNESOTA

SHEET 1 OF 8 SHEETS

Appendix F

Map B
Proposed Operations Map

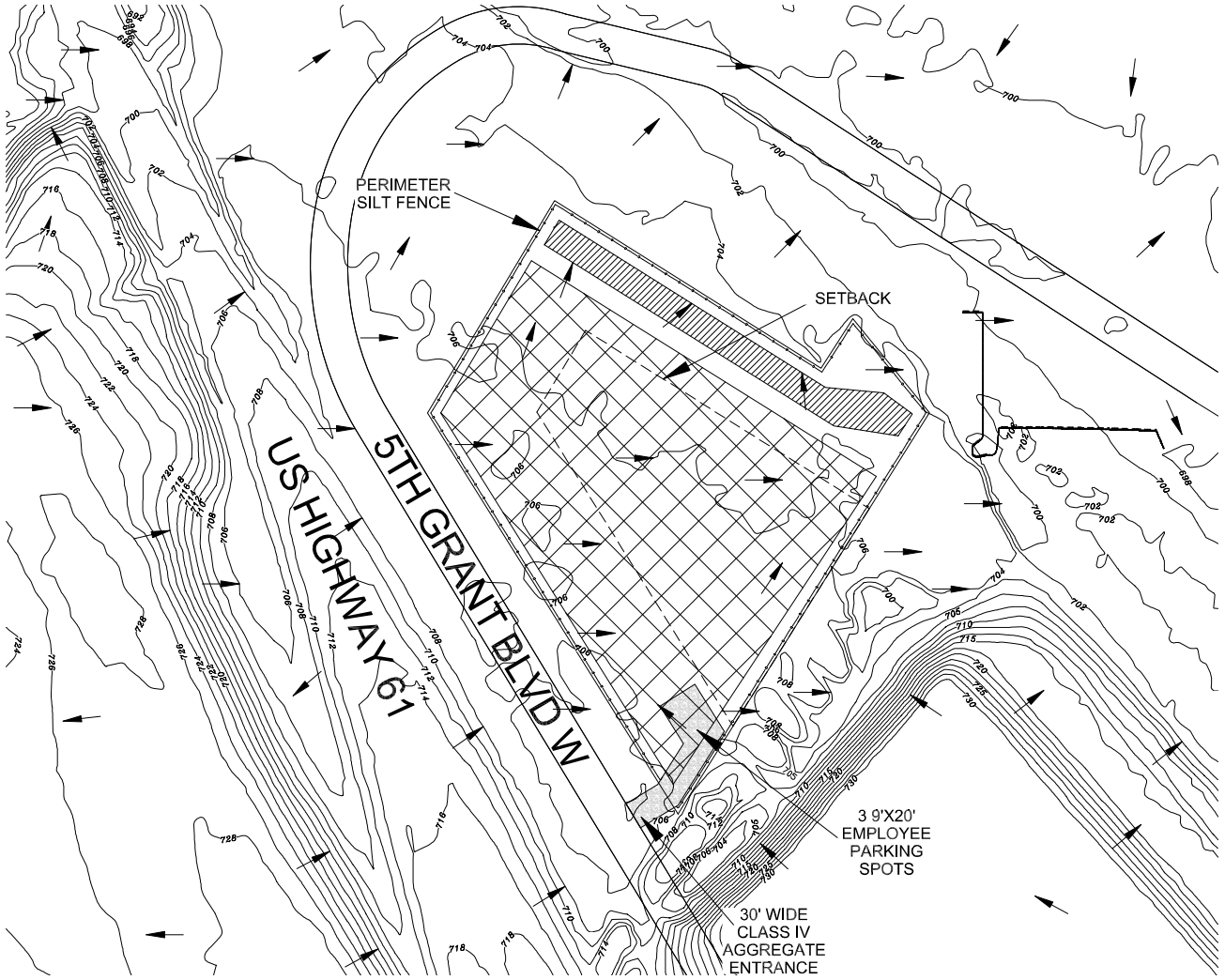
BEAN FIELD SITE

- PID: R27.00011.00
- CURRENT ZONING DISTRICT:
  I- INDUSTRIAL
- CURRENT ZONING OVERLAY DISTRICT:N/A
- NO STRUCTURES SHALL BE PLACED ON THIS SITE.
- NO MINED MATERIALS SHALL BE STORED OR PROCESSED ON THIS SITE.
- NO EXPLOSIVES SHALL BE USED OR STORED ON THIS SITE.

LEGEND

These standard symbols will be found in this plan set.

- DENOTES EXISTING PROPERTY LINE BASED ON GIS MAP
- DENOTES SETBACK
- DENOTES PERIMETER SILT FENCE
- DENOTES PROPOSED FUTURE MINING AREA
- DENOTES PROPOSED VEGETATED SCREENING AND BERM
- DENOTES PROPOSED AGGREGATE ENTRANCE AND EMPLOYEE PARKING AREA
- DENOTES EXISTING SURFACE FLOW DIRECTION



NORTH

0 100' 200' 300'

FILE PATH S:\STR\KOHNER 2020 MINING PERMITS

JOHNSON & SCOFIELD INC.
Surveying & Engineering
1203 Main Street Red Wing, MN 55066
ph. 651.388.1558 fax 651.388.1559

DESIGNED JDP & SPV
DRAWN JDP
CHECKED SPV

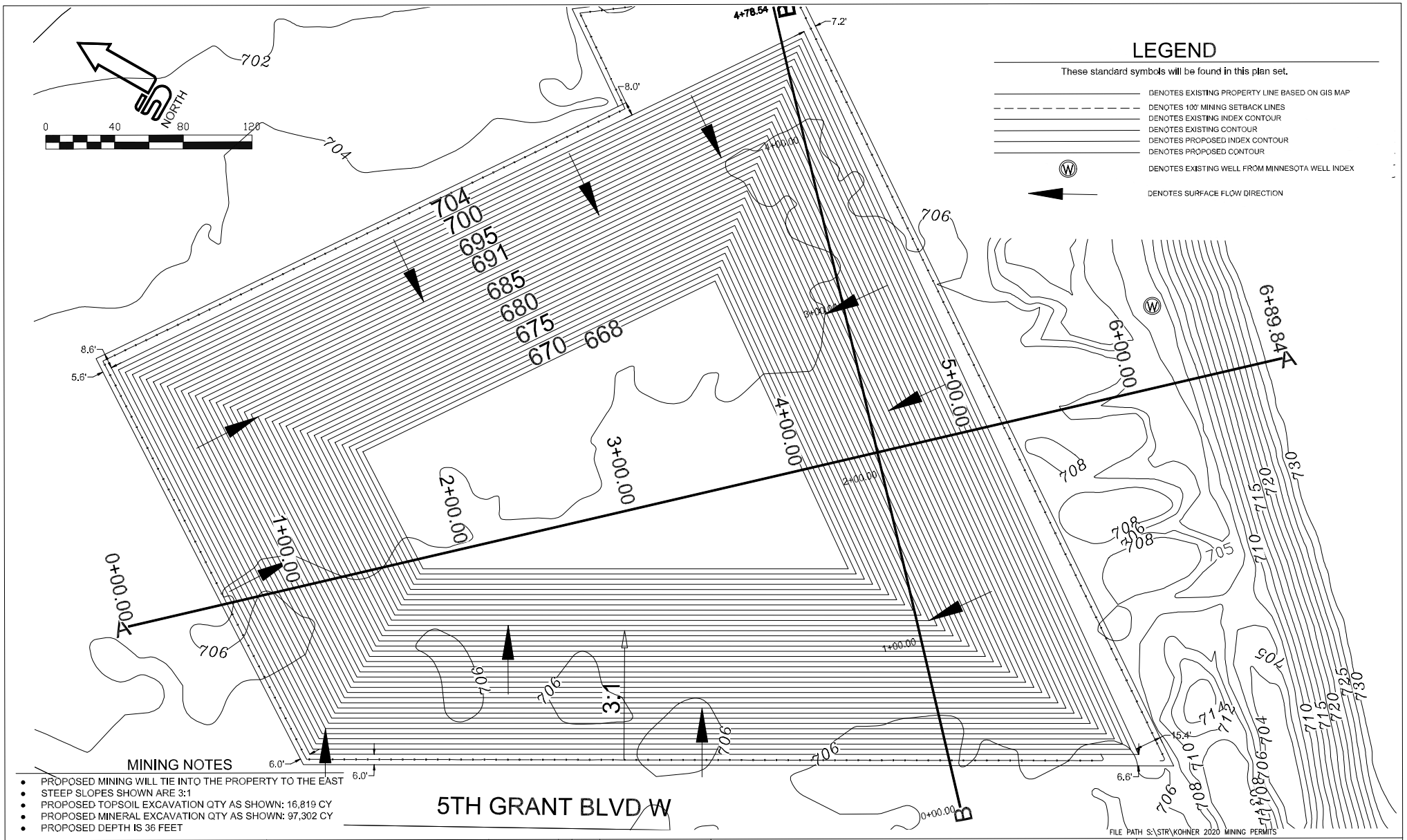
REVISED	BY	DATE

LATEST REVISION: 1/03/2024
Prepared For:
KOHNER MATERIALS
C/O SHAWN KOHNER
4980 W 6TH STREET
WINONA, MN 55987
PHONE:(507) 454-5093

SITE PLAN

WABASHA, MINNESOTA

SHEET 4 OF 8 SHEETS



JOHNSON & SCOFIELD INC.
Surveying & Engineering
1203 Main Street Red Wing, MN 55066
ph. 651.388.1558 fax 651.388.1559

DESIGNED JDP & SPV
DRAWN JDP
CHECKED SPV

REVISED	BY	DATE

LATEST REVISION: 1/03/2024
Prepared For:
KOHNER MATERIALS
C/O SHAWN KOHNER
4980 W 6TH STREET
WINONA, MN 55987
PHONE:(507) 454-5093

OPERATIONS PLAN

WABASHA, MINNESOTA

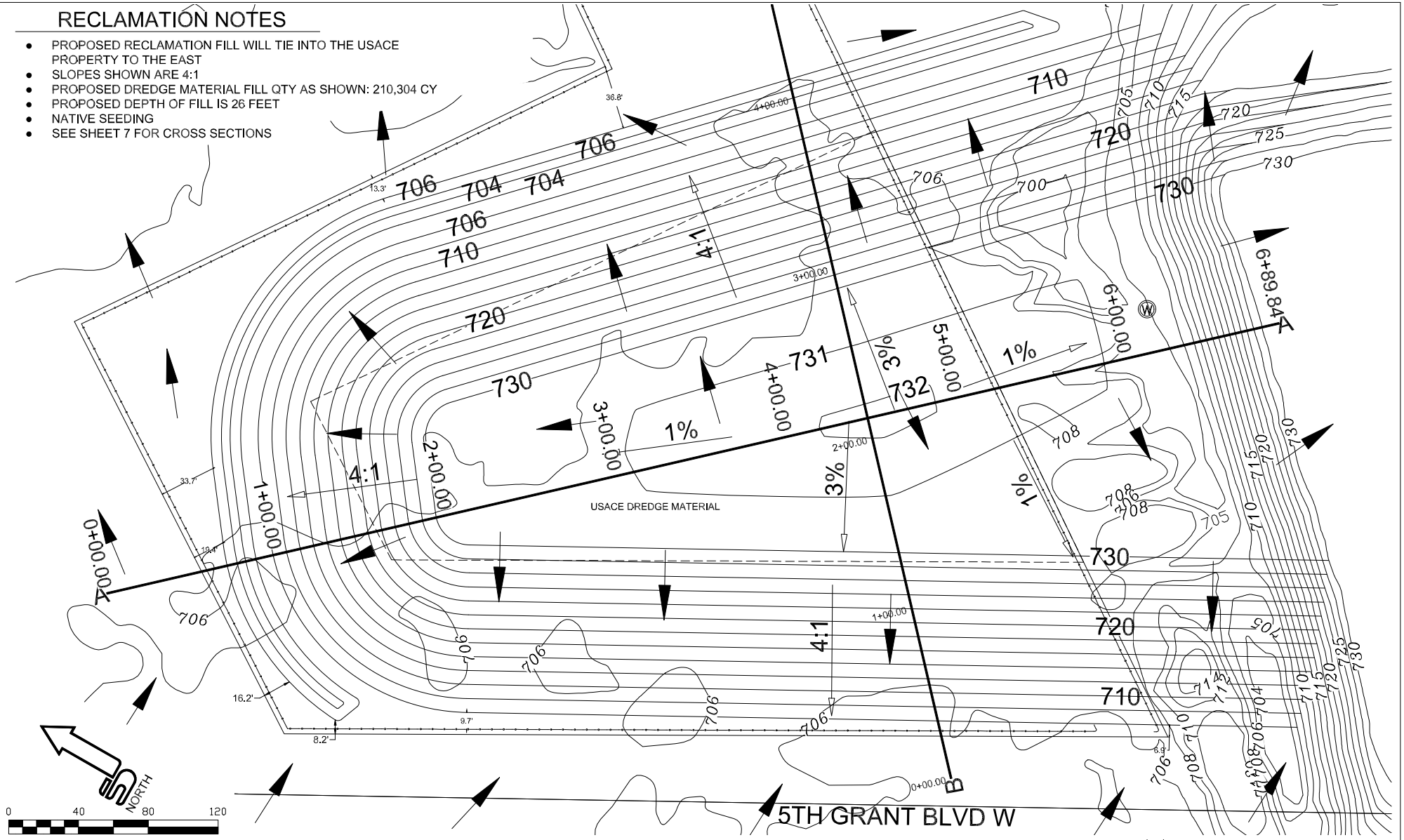
SHEET 5 OF 8 SHEETS

Appendix G

Map C
Post-Development Map
(Reclamation Plan)

RECLAMATION NOTES

- PROPOSED RECLAMATION FILL WILL TIE INTO THE USACE PROPERTY TO THE EAST
- SLOPES SHOWN ARE 4:1
- PROPOSED DREDGE MATERIAL FILL QTY AS SHOWN: 210,304 CY
- PROPOSED DEPTH OF FILL IS 26 FEET
- NATIVE SEEDING
- SEE SHEET 7 FOR CROSS SECTIONS



FILE PATH S:\STR\KOHNER 2020 MINING PERMITS

JOHNSON & SCOFIELD INC.
Surveying & Engineering
1203 Main Street Red Wing, MN 55066
ph. 651.388.1558 fax 651.388.1559

DESIGNED JDP & SPV
DRAWN JDP
CHECKED SPV

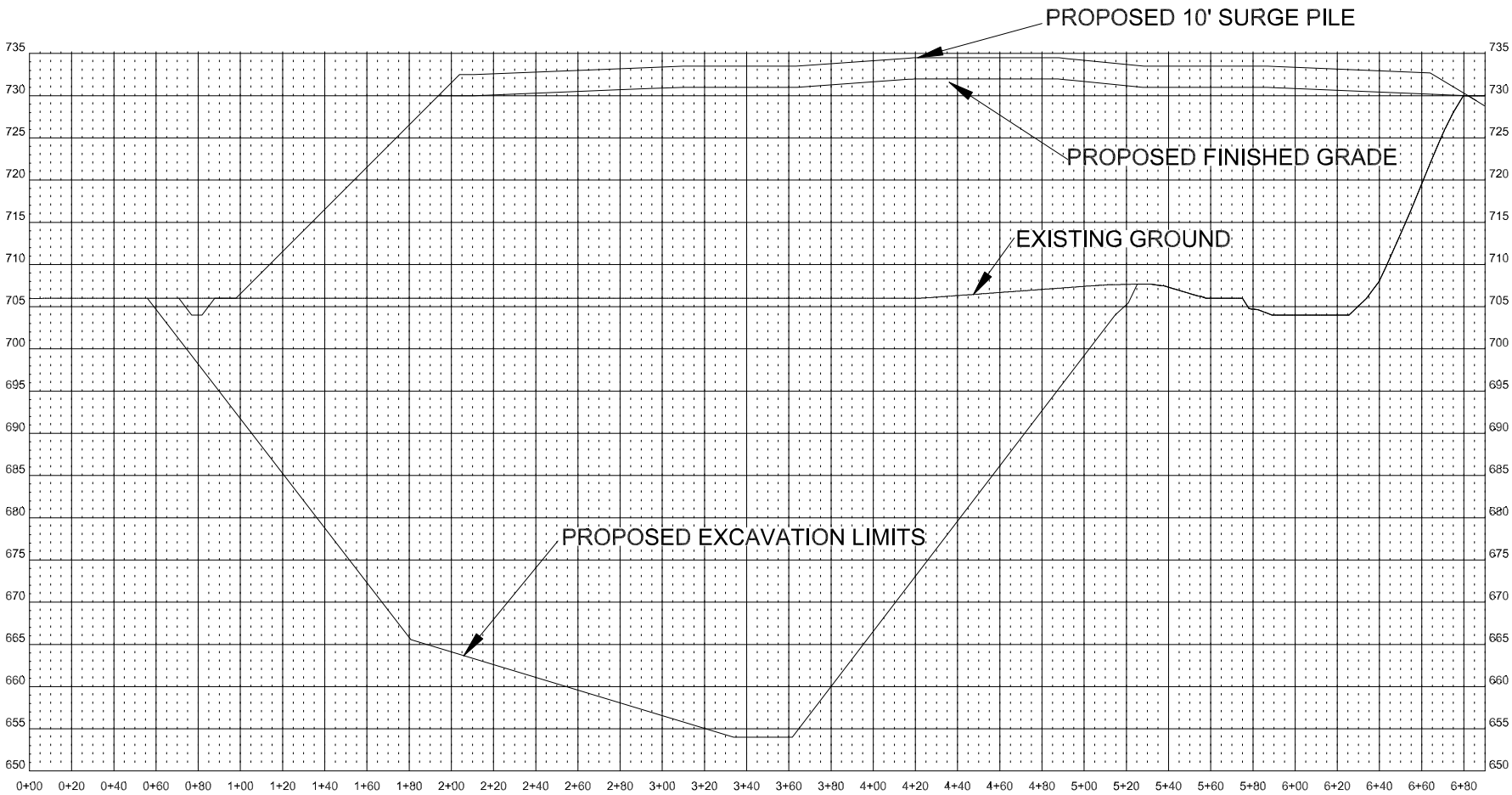
REVISED	BY	DATE

LATEST REVISION: 1/03/2024
Prepared For:
KOHNER MATERIALS
C/O SHAWN KOHNER
4980 W 6TH STREET
WINONA, MN 55987
PHONE:(507) 454-5093

RECLAMATION PLAN

WABASHA, MINNESOTA

SHEET 6 OF 8 SHEETS



CROS SECTION A-A

FILE PATH S:\STR\KOHNER 2020 MINING PERMITS

JOHNSON & SCOFIELD INC.
Surveying & Engineering
1203 Main Street Red Wing, MN 55066
ph. 651.388.1558 fax 651.388.1559

DESIGNED JDP & SPV
DRAWN JDP
CHECKED SPV

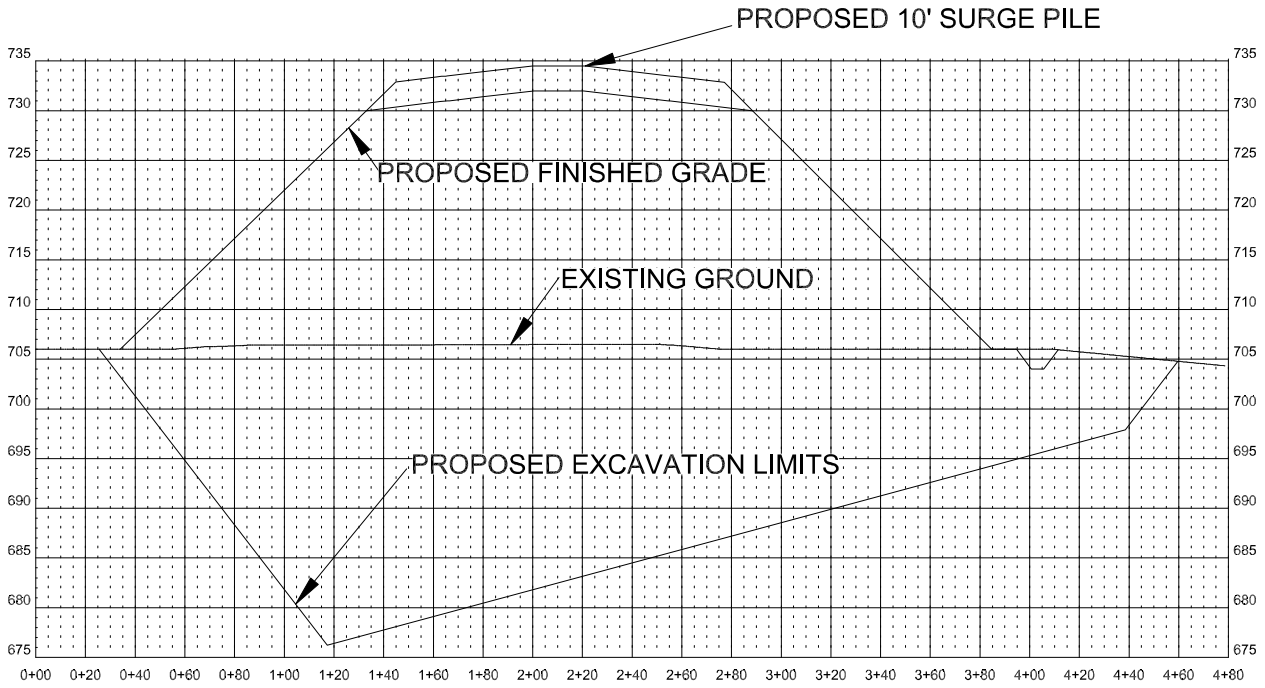
REVISED	BY	DATE

LATEST REVISION: 1/03/2024
Prepared For:
KOHNER MATERIALS
C/O SHAWN KOHNER
4980 W 6TH STREET
WINONA, MN 55987
PHONE:(507) 454-5093

CROSS SECTION A-A

WABASHA, MINNESOTA

SHEET 7 OF 8 SHEETS



CROSS SECTION B-B

FILE PATH S:\STR\KOHNER 2020 MINING PERMITS

JOHNSON & SCOFIELD INC.
Surveying & Engineering
1203 Main Street Red Wing, MN 55066
ph. 651.388.1558 fax 651.388.1559

DESIGNED JDP & SPV
DRAWN JDP
CHECKED SPV

REVISED	BY	DATE

LATEST REVISION: 1/03/2024
Prepared For:
KOHNER MATERIALS
C/O SHAWN KOHNER
4980 W 6TH STREET
WINONA, MN 55987
PHONE:(507) 454-5093

CROSS SECTION B-B

WABASHA, MINNESOTA

SHEET 8 OF 8 SHEETS

Appendix K

Set Back Waivers

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
180 FIFTH STREET EAST, SUITE 700
ST. PAUL, MN 55101-1678

JULY 28, 2021

Real Estate Division

Kohner Materials Company
ATTN: Mr. Shawn Kohner
4980 West 6th Street
Winona, Minnesota 55987

Mr. Kohner:

Thank you for your letter dated March 16, 2021, in which your company is seeking the consent of the U.S. Army Corps of Engineers to conduct mining operations within 100' of the property line that separates Wabasha County PID 27.00011.00 and PID 27.00014.00.

This office has reviewed your request and analyzed the potential impacts to our current operations. We have found no reason to deny your request and do not object to the described mining operations.

In speaking with Mr. Paul Machajewski regarding your long-term mining operations and tentative plans for PID 27.00011.00, I am of the understanding that Kohner Materials Company may want to eventually divest its real property interest in the parcel after the underground minerals have been extracted. If my understanding is correct, I would be very interested in discussing a possible fee-title conveyance, subject to your right to continue mining operations until such time as all minerals have been extracted.

In the interim, I know that you and Mr. Machajewski have discussed a proposed underground pipeline route across your parcel. As the Real Estate Contracting Officer for the St. Paul District, I would like to formalize an agreement between the two parties. In the near future, Ms. Stephanie Dupey, from my office, will be in contact with you to discuss possible terms for an underground pipeline easement.

In closing, I trust this letter will provide you the necessary approval statement you need from this agency to secure any City or County-issued permit(s) or approval(s) to move forward with your mining operations. If you have any questions, please do not hesitate to contact me directly at (651) 290-5253.

Sincerely,

Kevin Sommerland
Chief, Real Estate Division
USACE, St. Paul District

WABASHA COUNTY
HIGHWAY DEPARTMENT
821 Hiawatha Drive West
Wabasha, Minnesota 55981
Phone: 651-565-3366 Fax: 651-565-4696

March 18, 2021

Shawn Kohner
Kohner Materials Group
4980 W. 6th St.
Winona, MN 55987

Dear Mr. Kohner

In reply to your letter of request for written consent for mining operations setback;
Wabasha County does not object to the proposed mining operations as shown on your Site Plans (revision dated 3/11/2021), which are proposed to be conducted closer to the right of way and boundary of Wabasha County property than otherwise allowed under Wabasha City Code 158.027 Setbacks.

If you need further clarification or if there are changes to your Site Plans, please contact me.

Regards,

Dietrich Flesch
Wabasha County Engineer
dflesch@co.wabasha.mn.us
651-565-3366 ext. 2

June 23, 2021

Shawn Kohner

Kohner Materials

4980 W. 6th Street

Winona, MN 55987

Dear Shawn Kohner,

In reply to your request for written consent for a mining operation setback waiver, 5th Grant Boutique does not object to the proposed mining operations as shown on your Site Plan, which is proposed to be conducted closer to the boundary or property line of the 5th Grant Boutique property than otherwise allowed under Wabasha City Code 158.027 Setbacks.

Sincerely,

7/15/21

Authorized signatory of 5th Grant Boutique

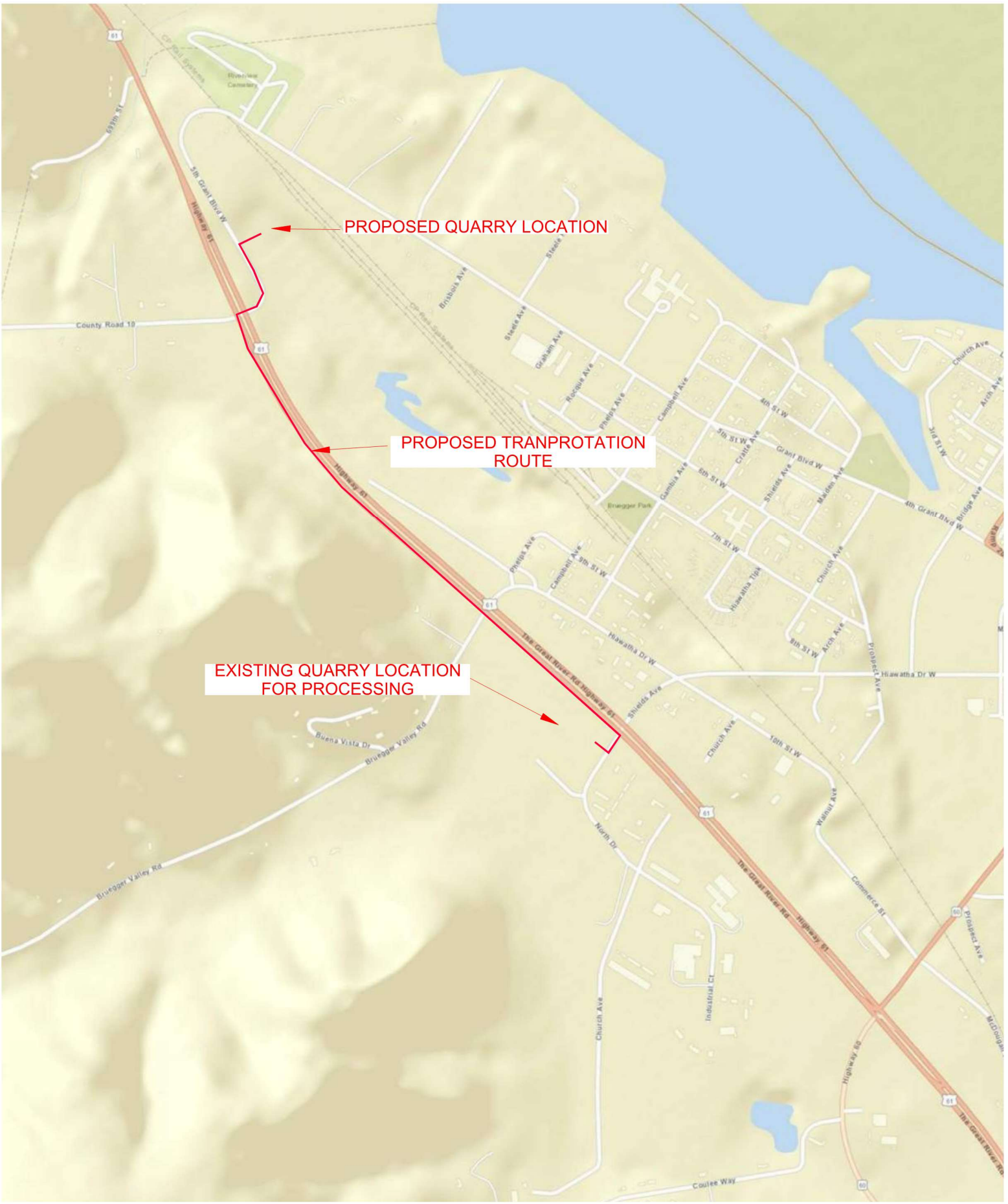
2311 5th Grant Blvd W.

Wabasha, MN 55981

Chad Maurer

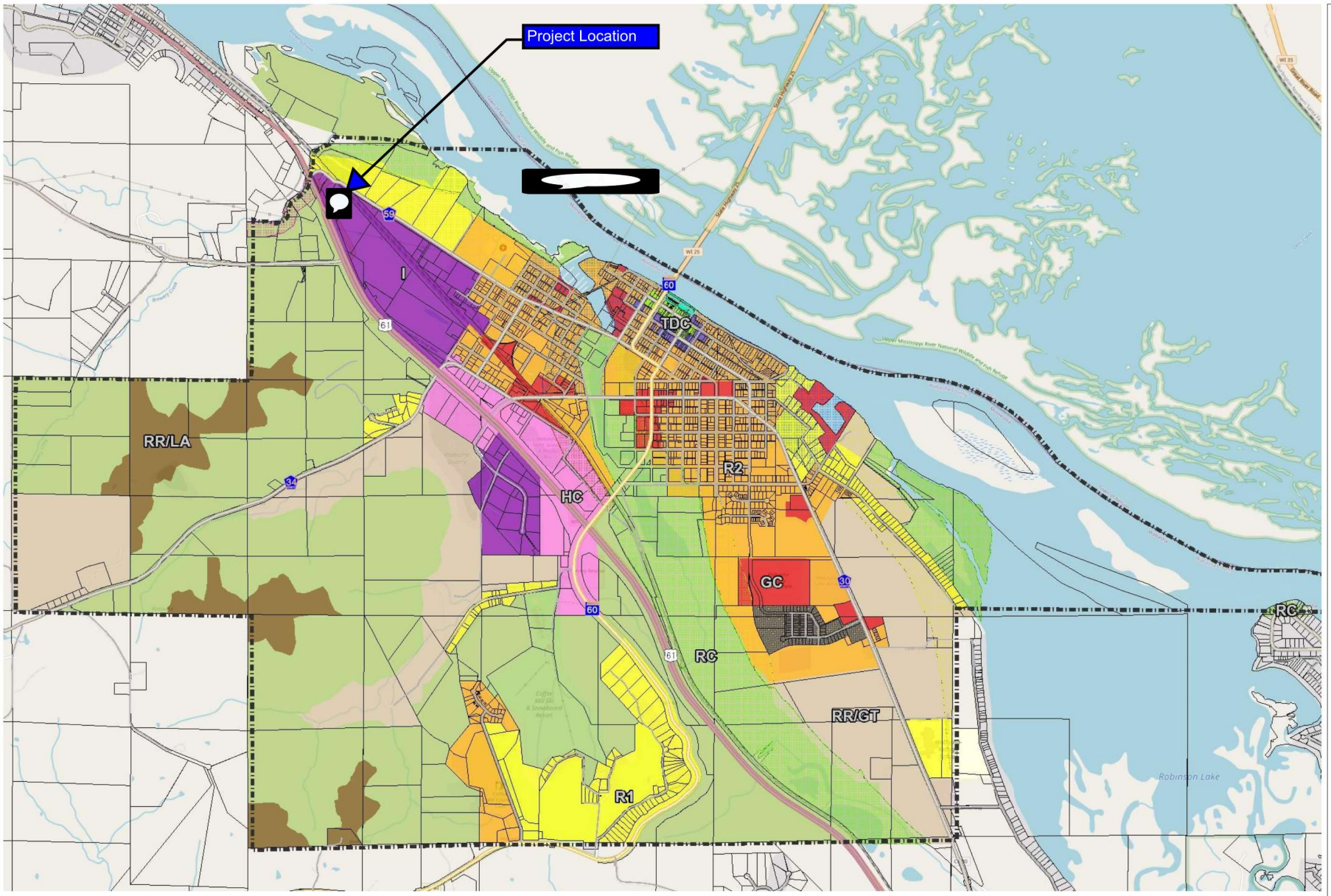
Appendix M

Transportation Route
Road Restrictions Map
Wabasha County


PROPOSED QUARRY LOCATION
PROPOSED TRANPROTATION ROUTE
EXISTING QUARRY LOCATION FOR PROCESSING
County Road 19
Highway 61
The Great River Rd
Bruegger Valley Rd
Buena Vista Dr
Bruegger Park
Hiawatha Dr W
Grant Blvd W
4th Grant Blvd W
5th St W
6th St W
7th St W
8th St W
9th St W
10th St W
Church Ave
Shields Ave
Phelps Ave
Campbell Ave
Steele Ave
Graham Ave
Roque Ave
Brisbois Ave
Cretin Ave
Gamble Ave
Malden Ave
Bridge Ave
Prospect Ave
Walnut Ave
Commerce St
North Dr
Industrial Ct
Coulee Way
Highway 60
Riverview Cemetery

Appendix N

Zoning Map
City of Wabasha



CITY OF WABASHA

Legend

- City Limits
- Roads
  - Local Roads
  - Interstate
  - US Highway
  - State Highway
  - County Roads
- Parcels (06/01/2019)
- Zoning Overlay
  - PUD Overlay District Eagle Basin
  - PUD Overlay District Downtown
  - Historic Preservation District
  - Shoreland S1
  - Shoreland S2
  - Shoreland S3
  - Shoreland S4
  - Shoreland Brewery Creek
- Zoning
  - RC - Residential Conservancy
  - RR/LA - Rural/Residental/Limited/Aricultur e
  - RR/GT - Rural Residential Growth/Transitional
  - R1 - Low Density Residential
  - R2 - Medium Density Residential
  - Traditional Downtown Commercial
  - GC - General Commercial
  - HC - Highway Commercial
  - I- Industrial

Map Name

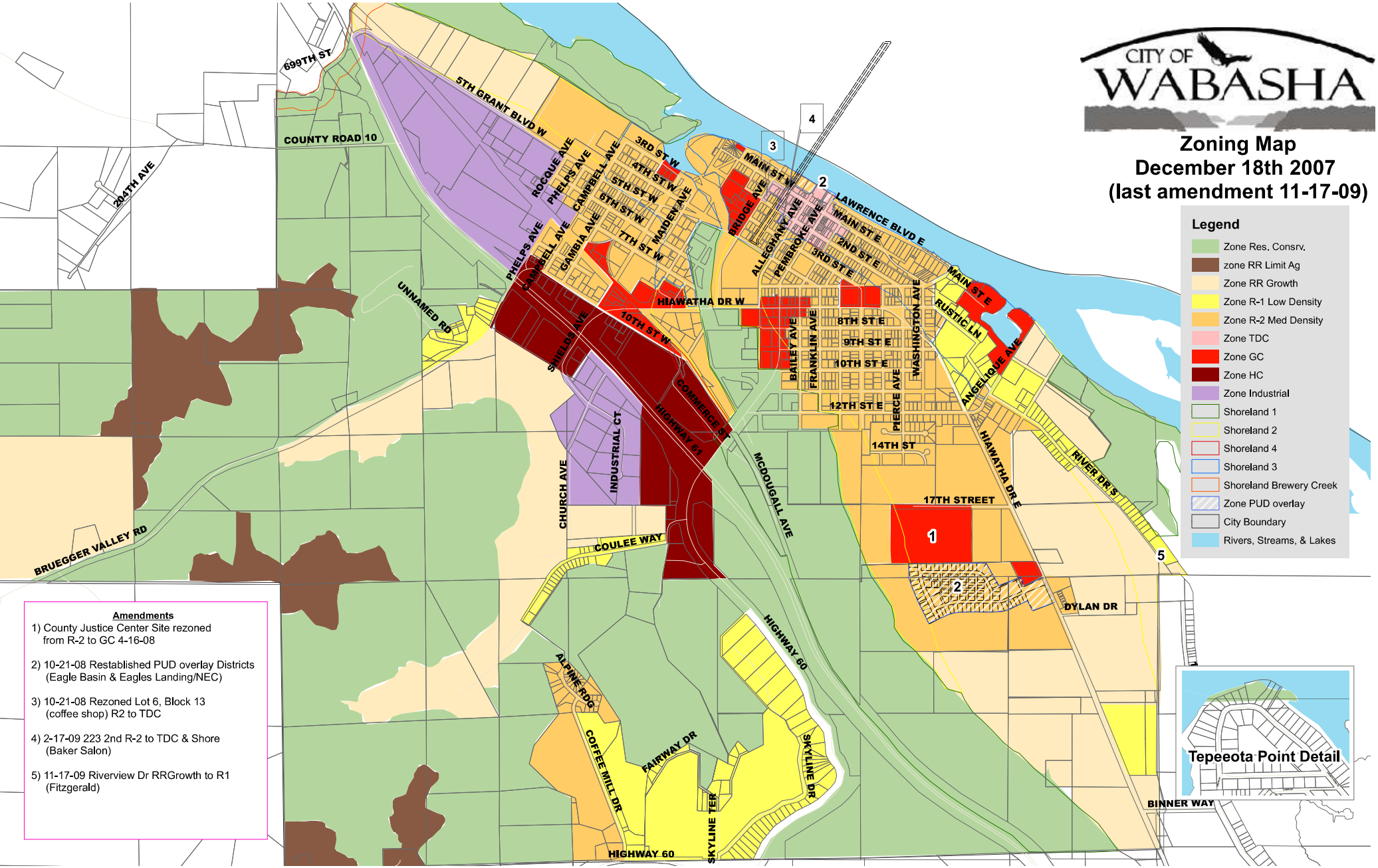
0 2,000 Feet

© Bolton & Menk, Inc - Web GIS 1/19/2022 3:14 PM

BOLTON & MENK
Real People. Real Solutions.

Disclaimer:

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Wabasha is not responsible for any inaccuracies herein contained.


CITY OF WABASHA
Zoning Map
December 18th 2007
(last amendment 11-17-09)
Legend
Zone Res. Consrv.
zone RR Limit Ag
Zone RR Growth
Zone R-1 Low Density
Zone R-2 Med Density
Zone TDC
Zone GC
Zone HC
Zone Industrial
Shoreland 1
Shoreland 2
Shoreland 4
Shoreland 3
Shoreland Brewery Creek
Zone PUD overlay
City Boundary
Rivers, Streams, & Lakes
Amendments
1) County Justice Center Site rezoned from R-2 to GC 4-16-08
2) 10-21-08 Restablished PUD overlay Districts (Eagle Basin & Eagles Landing/NEC)
3) 10-21-08 Rezoned Lot 6, Block 13 (coffee shop) R2 to TDC
4) 2-17-09 223 2nd R-2 to TDC & Shore (Baker Salon)
5) 11-17-09 Riverview Dr RRGrowth to R1 (Fitzgerald)
Tepeeota Point Detail
699TH ST
COUNTY ROAD 10
204TH AVE
5TH GRANT BLVD W
ROCQUE AVE
PHELPS AVE
CAMPBELL AVE
GAMBIA AVE
MAIDEN AVE
3RD ST W
4TH ST W
5TH ST W
6TH ST W
7TH ST W
UNNAMED RD
HIAWATHA DR W
10TH ST W
SHIELDS AVE
COMMERCE ST
HIGHWAY 61
INDUSTRIAL CT
CHURCH AVE
BRUEGGER VALLEY RD
COULEE WAY
MAIN ST W
BRIDGE AVE
ALLEGHANY AVE
PEMBROKE AVE
LAWRENCE BLVD E
MAIN ST E
2ND ST E
3RD ST E
BAILEY AVE
FRANKLIN AVE
WASHINGTON AVE
8TH ST E
9TH ST E
10TH ST E
12TH ST E
PIERCE AVE
14TH ST
RUSTIC LN
ANGELIQUE AVE
HIAWATHA DR E
RIVER DR S
17TH STREET
MCDOUGALL AVE
DYLAN DR
HIGHWAY 60
ALPINE RDG
COFFEE MILL DR
FAIRWAY DR
SKYLINE TER
SKYLINE DR
BINNER WAY
1
2
3
4
5

Appendix O

Historical and Archaeological Report

Archaeopaths Consulting
2136 Temple Court
St. Paul, MN 55104
(847) 331-6557
davepeterson26@hotmail.com

November 30, 2020

SHPO and OSA Records Search Report for a Property In Wabasha County, Minnesota

by David L. Peterson, Ph.D.

On November 19, 2020, David Peterson conducted a record search with the Minnesota State Historic Preservation Office (SHPO), and on November 25 and 29, he made an additional search of the Minnesota Office of the State Archaeologist (OSA) database. The searches were undertaken to identify historic properties and archaeological sites within and near the area of a proposed gravel pit in the City of Wabasha (Pepin Township), Wabasha County, Minnesota (the property). The search was performed by agreement with the Red Wing office of Johnson & Scofield Inc. Land Surveying & Engineering.

Location

The property (**Figure 1**) is an approximately 4-acre parcel located southwest of the Chicago Milwaukee St. Paul and Pacific railway and 5th Grant Boulevard, and east of Highway 61 on the northwestern outskirts of the City of Wabasha. The property has been cultivated each year, including 2020, with various crop rotations.

Legal: NE-NW of Section 30, T110N, R10W
UTM (WGS84 Zone 15 T): 574746.26 m E, 4915693.64 m N

Environmental and Cultural Setting

The property and the rest of Wabasha County are situated in the Southeast Riverine archaeological region of southeastern Minnesota (Anfinson 1990; Minnesota Department of Transportation 2002). This region is dissected by streams and contains no natural lakes except those like Lake Pepin and Robinson Lake that occur in valley bottoms. Besides the Mississippi there are three major rivers, the Cannon, the Zumbro, and the Root, which extend west into the region from the Mississippi. The area is host to extensive rock outcrops and secondary lithic deposits, some with chert nodules of high quality for stone tool manufacture. While largely covered in open prairie, in the Late Holocene the river lowlands were lined by elm, ash, and cottonwood forests, while Big Woods forests occurred in the Mississippi River uplands. Oak groves known as "oak barrens" dotted the prairie interior. Prehistoric game included deer, elk, and bison in the uplands, and mussels, fish, and waterfowl in the bottoms. Among edible plants were water lilies and the prairie turnip, while oak woods were a rich source of acorns.

File Search

The SHPO historical and archaeological site database (Krumie personal communication), and the OSA database (Minnesota Office of the State Archaeologist Portal) consulted by Peterson show the presence of no historic structures or archaeological sites on the property. However, there are 4 archaeological sites (including a group of 80 Native American burial mounds), 3 historic structures, and historic Highway 61 recorded within a 1-mile radius of the property (**Tables 1** and **2,** and **Figure 1**).

The most immediate concern is the historic Riverview Cemetery on the opposite side of 5th Grant Boulevard from the proposed development. This 1860s cemetery is recorded to have an ornamental iron fence and groundskeeper's cottage dating to about 1894. However, as shown in **Figure 1**, its location opposite the railway from the area of potential effect (APE) seems to indicate it would not be harmed by the development. Historic Highway 61 borders the APE to the southeast but there are already several industrial sites including railway structures and other gravel pits in the vicinity, including the gravel pit about a quarter-mile to the southwest between Highway 61 and the railway. That pit is currently filled with dredge sand to grade and no active mining is taking place on that site. However, the Corp of Engineers removed about 500,000 cubic yards of material in the south in 2019 to make room for an additional dredge sand. Gravel mining is an established historic use of the area.

If proper care is taken in construction, the new gravel pit will not physically harm the cemetery or highway. Given the other nearby gravel pit, the new development should not impact the viewscape associated with the cemetery or historic highway either.

There are four archaeological sites in the vicinity, but they are far enough away from the property that the project is unlikely to have direct impact on any of them. Two are lithic scatters where stone tools were manufactured in the past (21-WB-0076 and -0077), from .35 to .5 miles east of the development area. The Wabasha I site (21-WB-0031) is a group of 5 Native American burial mounds about 1 mile to the southeast in western Wabasha. Finally, the Wabasha II site (21-WB-0032) is a group of approximately 80 burial mounds that begins about .5 miles to the east along the riverfront. These are important to this project because they indicate the possibility of other prehistoric burials or associated sites in the general area.

Table 1. Location of Historic Properties in the Vicinity

Site Number	Location	Description
WB-WBC-036	About .75 miles southeast of the property in the SW-NW-SW of Section 29 and SE-NE-SE of Section 30, T111N, R10W	Historic - Chicago Milwaukee St. Paul Roundhouse
WB-WBC-037	About .75 miles southeast of the property in the SE-NE-SE of Section 30, T111N, R10W	Historic - Chicago Milwaukee St. Paul Service Building
WB-WBC-038	Across 5th Grant Boulevard from the property in the NE-NW of Section 30, T111N, R10W	Historic - Riverview Cemetery Fence and Cottage, established in the 1860s with an 1894 ornamental iron fence and caretaker's cottage

Site Number	Location	Description
WB-ROD-001	Southwest of the property in Section 29, T110N, R10W (as noted in **Figure 1**)	Historic - Trunk Hwy 61 - City of Wabasha

Table 2. Location of Archaeological Sites in the Vicinity

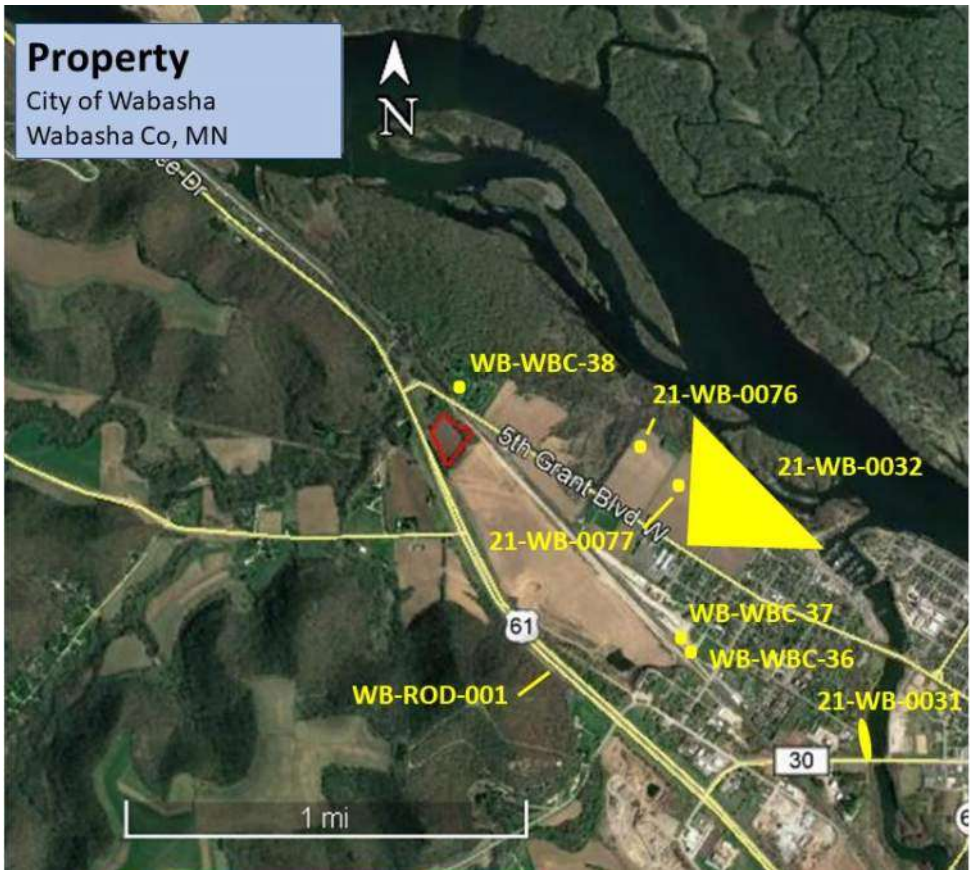
Site Number	Location	Description
21-WB-0031	About 1 mile southeast of the property in the SE-SE-SW of Section 29, and NE-NE-NW of Section 32, T111N, R10W	Archaeological - Wabasha I - 5 Native American burial mounds
21-WB-0032	About .5 miles east of the property in the SW-NW of Section 29, T111N, R10W	Archaeological - Wabasha II - remains of 80 Native American burial mounds
21-WB-0076	About .35 miles east of the property in the NE-NW-SE-NE of Section 30, T111N, R10W	Archaeological - lithic scatter
21-WB-0077	Almost .5 miles east of the property in the W-SW-NW of Section 29, T111N, R10W	Archaeological – lithic scatter

Concluding Remarks

With care, activities carried out in the immediate area of the property are unlikely to impact any known historical or archaeological sites on or within a one-mile radius of the property. However, because of the property's proximity to a cemetery, historic railway structures, and sensitive archaeological sites (burial mounds), the SHPO may wish to comment on impacts to the historic properties or may request a ground survey for possible unrecorded archaeological sites. If so, surface inspection may be sufficient given the ongoing cultivation of the property including 2020.

There are dozens of recorded historic standing structures to the southeast of the proposed development area in and near the city of Wabasha. These are probably far enough away that the proposed gravel pit would not have any adverse effect. The greatest concern is the Riverview Cemetery to the northeast on the other side of 5th Grant Boulevard. While historic Euroamerican and prehistoric Native American burials are not currently known on the southwest side of the boulevard, the Wabasha riverfront has been a popular area for burials in the recent and distant past. Burial sites have special protection in the State of Minnesota under the Private Cemeteries Act. If a burial or archaeological site is encountered during this project, the Office of the State Archaeologist (OSA) should be contacted immediately, either directly or through the SHPO.

Figure 1. Location of the property in Wabasha County (outlined in red at the center), showing archaeological and historic sites within a 1-mile radius as described in this report.



References

Anfinson, S. 1990. "Archaeological Regions in Minnesota and the Woodland Period." In *The Woodland Tradition in the Western Great Lakes: Papers Presented to Elden Johnson*, edited by G. E. Gibbon, pp. 135-166. University of Minnesota Publications in Anthropology No. 4. Department of Anthropology, University of Minnesota, Minneapolis.

Krumrie, J. personal communication 11/19/2020. Email message to David Peterson.

Minnesota Office of the State Archaeologist Portal, https://osa.gisdata.mn.gov/OSAportal, last accessed 11/29/2020 (available to credentialed archaeologists by permission of the Office of the State Archaeologist)

Minnesota Department of Transportation 2002. Mn/Model Final Report Phases 1-3. Chapter 3: Minnesota Environment and Native American Culture History, by Guy E. Gibbon, Craig M. Johnson, and Elizabeth Hobbs. Last accessed 11/29/2020: http://www.dot.state.mn.us/mnmodel/P3FinalReport/chapter3.html#ch343

Appendix P

Vicinity Wells

LEGEND

These standard symbols will be found in this plan set.

DENOTES 1 1 /2 MILES RADIUS FROM CENTER OF PIT

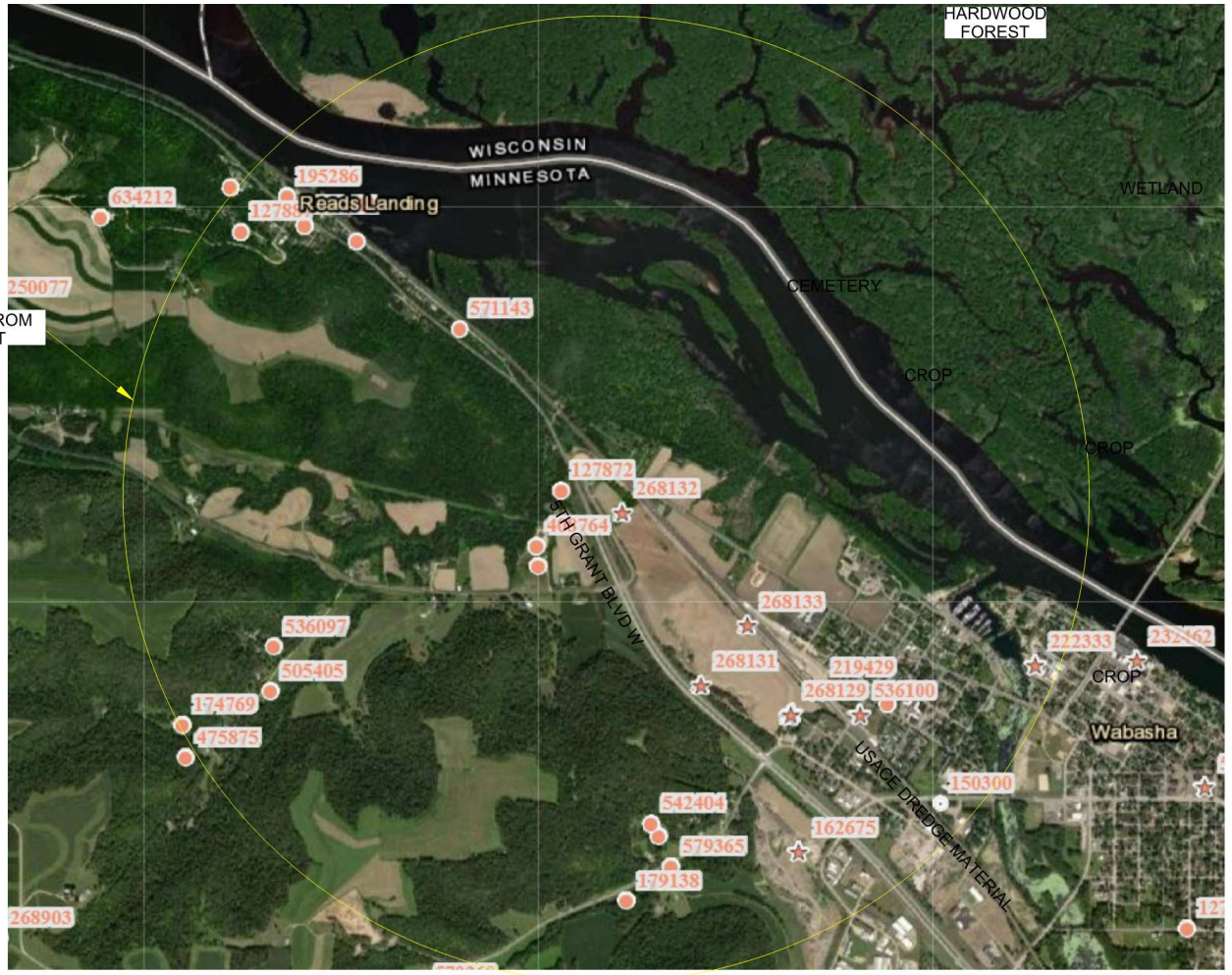
DENOTES EXISTING DOMESTIC WELL FROM MINNESOTA WELL INDEX

DENOTES EXISTING OTHER WELL FROM MINNESOTA WELL INDEX

DENOTES EXISTING SEALED WELL FROM MINNESOTA WELL INDEX

WELL TABLE

UNIQUE WELL ID	DEPTH
162655	175'
195286	86'
127887	153'
505411	105'
571143	150'
127872	101'
268132	49'
408764	107'
524595	107'
536097	160'
505405	125'
174769	126'
179138	161'
579365	138'
542404	210'
162675	320'
150300	200'
222333	446'
536100	55'
219429	513'
268131	52'
268133	47'



$1\frac{1}{2}$ MILE RADIUS FROM CENTER OF PIT

NORTH

0 2000′ 4000′ 6000′

FILE PATH S:\STR\KOHNER 2020 MINING PERMITS

JOHNSON & SCOFIELD INC.
Surveying & Engineering
1203 Main Street Red Wing, MN 55066
ph. 651.388.558 fax 651.388.1559

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED JDP & SPV
DRAWN JDP
CHECKED SPV

REVISED	BY	DATE

LATEST REVISION: 3/11/21
Prepared For:
KOHNER MATERIALS
C/O SHAWN KOHNER
4980 W 6TH STREET
WINONA, MN 55987
PHONE:(507) 454-5093

MINING PERMITTING (BEAN FIELD)
WABASHA, MINNESOTA

AREA WELL LOCATIONS

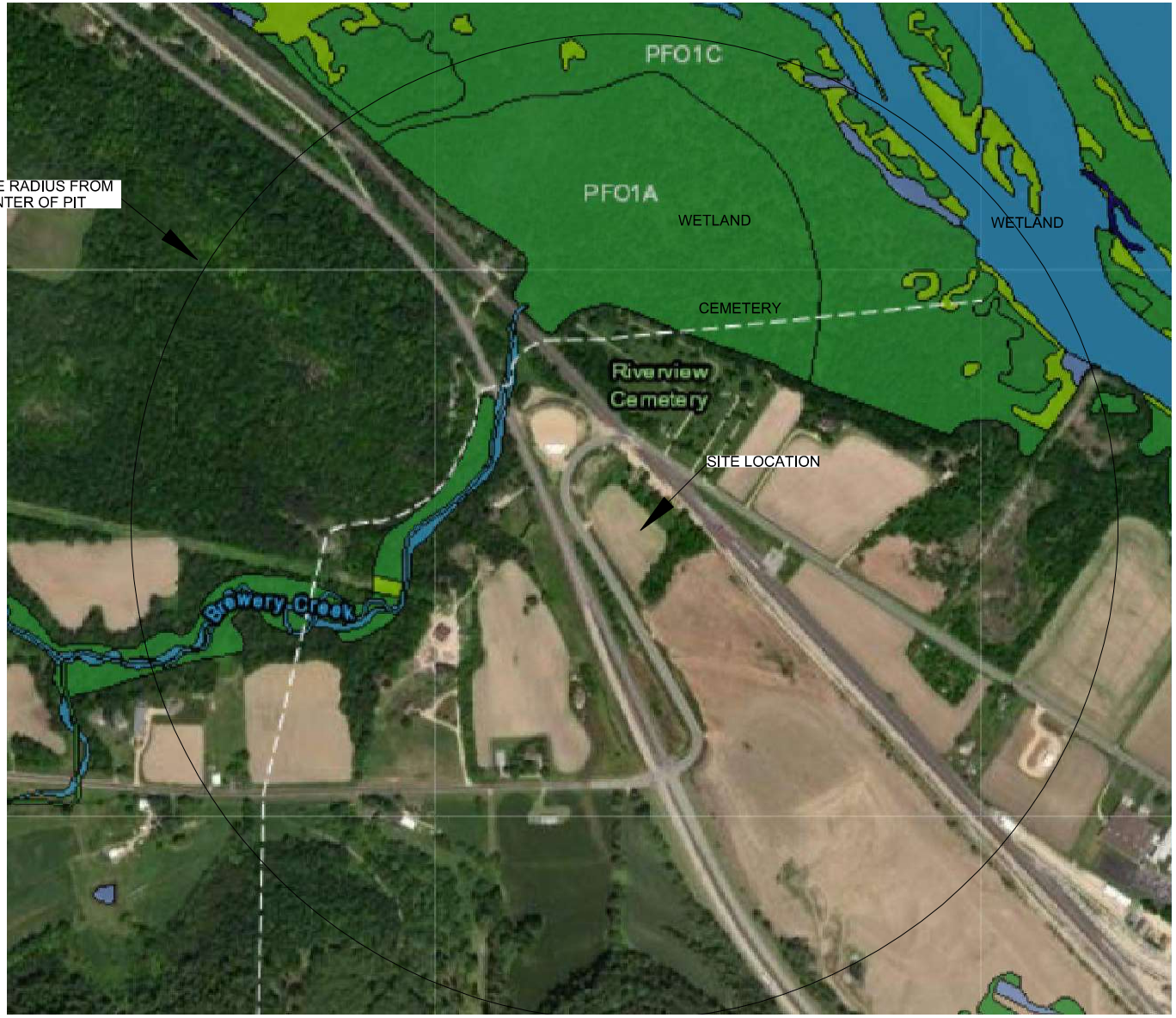
SHEET 1 OF 1 SHEETS

Appendix Q

Vicinity Wetlands

BEAN FIELD SITE

- PID: R27.00011.00
- CURRENT ZONING DISTRICT:
  I- INDUSTRIAL
- CURRENT ZONING OVERLAY DISTRICT:N/A
- A WETLAND STUDY WAS PERFORMED ON THIS SITE. NO WETLANDS WERE FOUND



NORTH

0 600′ 1200′ 1800′

FILE PATH S:\STR\KOHNER 2020 MINING PERMITS

JOHNSON & SCOFIELD INC.
Surveying & Engineering
1203 Main Street Red Wing, MN 55066
ph. 651.388.1558 fax 651.388.1559

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED JDP & SPV
DRAWN JDP
CHECKED SPV

REVISED	BY	DATE

LATEST REVISION: 6/26/2023
Prepared For:
KOHNER MATERIALS
C/O SHAWN KOHNER
4980 W 6TH STREET
WINONA, MN 55987
PHONE:(507) 454-5093

MINING PERMITTING (BEAN FIELD)

WABASHA, MINNESOTA

WETLANDS MAP

Planning Commission **6) a)**

Meeting Date: 01/09/2024

SUBJECT: Ordinance Changes

DEPARTMENT: Administration

TITLE:

Ordinance Changes

PURPOSE:

Please see the attached staff memo

Attachments

Staff Memo

Memorandum

Office of the City Planner

To: Wabasha Planning Commission
From: Kristi Trisko
Date: January 2, 2024
Subject: Miscellaneous Subdivision and Zoning Ordinance Updates

---

MEETING DATE: January 9, 2024

Completed – ready for final review:

1. Campground Standard - Use Chart and Definition
2. Frontage (Lot) – definition
3. Parkland Dedication – parkland fee
4. PUD – acreage and financial condition recommendations
5. Off Street Parking – additional dust free, size details
6. Sign Regulations – city-owned signs
7. Sight Visibility Triangles
8. Solar Garden – array elevations
9. Yard definitions, Graphics and two front yards (average or no closer than existing)

If there are any comments or concerns with these revisions let's discuss them during this meeting. I hope to schedule a public hearing for all revisions during our February Planning and Zoning Meeting.

1. **Camping Standards:** Amended text in RED

162.060 Use Chart.

Use	RC	RRLA	RRGT	R-1	R-2	TDC	GC	HC	I
Campground	**C**	C	**C**	**C**	C		C		

162.061 Use Definitions.

CAMPGROUND. An open-air recreation area where temporary shelters are allowed and intended to provide transient occupancy and associated buildings and accessory structures and offices used in the operation of the facility. ~~No campground shall be located in an area subject to flooding.~~ The maximum campground density is 25 camping sites per acre and 15 recreational vehicles per acre. ** Please refer to Minnesota Administrative Rules 4630.0200 and the Minnesota Department of Health for additional recreational camping standards.*

2. **Frontage Definition:** Potential Amended Definition New text in RED.

FRONTAGE. The smallest dimension of a lot, parcel or plot of land abutting a public street that is accessible by a vehicle measured along the street line.

3. **Parkland Dedication:** Potential Amended Definition New text in RED.

§ 161.43 PARKLAND DEDICATION.

(3) Is adjacent or readily accessible to an existing park, recreational facility, trail or open space facilities; the requirement of dedication of land imposed by division (B) above may be satisfied by a payment of cash by the subdivider to the city, or a suitable provision in a development agreement between the subdivider and the city governing the development of the land in question. The payment shall be made prior to the execution of the final plat by the appropriate city officials at the rate of 500 dollars per new residential lot created in the subdivision. The City Council shall have the authority to make the final determination of the fee for purposes of park dedication and may elect to accept a combination of land dedication for park use and a cash payment.

4. **PUD's:** Potential amendments and additions in RED.

§ 162.071 PUD PLANNED UNIT DEVELOPMENT.

(B) Scope.

(1) PUDs will be considered within any of the underlying zoning districts where indicated as permitted or conditional.

(2) The PUD Overlay Zone shall only be considered when the proposed project property meets the following minimum size standards:

GC	No minimum
HC and I	10 acres
R-1 and R-2 Districts	2 acres

a. Minimum lot area. A residential PUD parcel located in an R-1 or R-2 zoning district of less than two (2) acres may be approved if the applicant can demonstrate that a project of superior design can be achieved to meet one or more of the identified objectives listed in Section 162.071 A and is in compliance with the Comprehensive Plan goals and policies. The Planning Commission shall authorize submittal of a PUD for a parcel of less than two acres prior to submittal of a PUD Concept Plan application.

(D) Procedure for processing a planned unit development application. There are four stages to the PUD process: pre-application meeting; concept plan; preliminary PUD plan; and final PUD plan, as described below..

(3) Preliminary PUD plan. Following the concept plan review by the Planning Commission, the applicant may submit an application for a preliminary PUD and plat approval concurrently (if applicable), with all supporting data and documentation as referenced in the application. If there is no construction of public right-of-way or significant construction within a public right-of-way and no construction of public utilities, the Final PUD Plan can be reviewed and approved concurrently with the Preliminary PUD Plan by the Planning Commission and City Council.

(I) Phasing and guarantee of performance.

(5) PUD's must be platted as a CIC Plat (Common Interest Community Plat) unless determined by the city, that no privately maintained common areas or private infrastructure is included in the PUD.

5. Off-Street Parking: Amended text in RED

§ 162.108 OFF-STREET PARKING REQUIREMENTS.

(B) Parking spaces shall be a minimum of nine (9) by seventeen (17) feet in size for spaces arranged in a perpendicular lot layout or approved by the City Engineer for other layouts.

(G) Parking lots with more than 5 parking stalls shall be graded, drained, and have a dust free surface.

(H) There shall be no off-street parking space within five feet of any street right-of-way

(I) Required off-street parking space in any district shall not be utilized for the open storage of goods or for the storage of vehicles which are inoperable or for sale or rent.

(J) When a required off-street parking space for five cars or more is located adjacent to a residentially zoned lot, a six foot screened solid fence or ten foot wide landscape buffer approved by the zoning administrator shall be erected along the residential district property line.

6. **Sign Code:** Athletic Field commercial signage

§ 153.29 SIGNS ON CITY PROPERTY.

(A) Locations.

(1) Veterans Park and Heritage Park are traditional public forums on city property and, therefore, will be available for the placement of portable signage only, when the proposed signage meets the standards in division (B) below.

(B) Signage allowed.

(1) Along with permanent city park identification signage the city will allow portable temporary signage for civic, non-profit or charitable events, and non-commercial speech. Limited commercial speech signage will be allowed only at the City Athletic Field. All signage will be on a first come first serve basis.

(2) Location, type and design of signage allowed is dictated by the standards of the district for each property along with those requirements listed below in division (B)(4) below.

a. All temporary commercial speech signage at the City Athletic Field will be designed and subcontracted by the City of Wabasha. Customized commercial logos and text can be incorporated into City approved temporary signs.

(4) Signage requirements.

(a) The total number of signs on public property will not be limited to zoning district sign standards.

(b) Each sign must include a legible posting date.

(c) The sign and attaching material must be removed within 45 days of the posting date or if the sign is posted for an event no longer than ten days after the event. Commercial signage at the Athletic Field will not be required to be removed within 45 days.

7. **Sight Visibility Triangles:** New text in RED

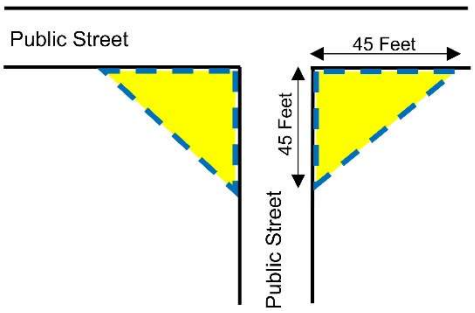
§ 162.013 DEFINITIONS. (Recommended Addition to Zoning Ordinance)

SIGHT VISIBILITY TRIANGLE. A triangular shaped area of land abutting public or private streets that are required to be kept free of obstructions that could impede the vision of a pedestrian or the driver of a motor vehicle exiting or entering onto a public or private road.

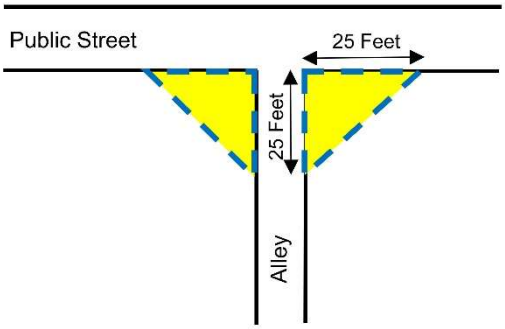
§ 162.015 BUILIDNG SIGHT VISIBILITY.

(1) On all corner lots at street and alley intersections there shall be no fence, landscape wall, hedge, or building constructed higher than three feet, nor any obstruction to vision other than a post or column, approved sign, or tree not exceeding one (1) foot in diameter between a height of three (3) feet and eight (8) feet inside the sight visibility triangle area.
(2) The sight visibility triangle is measured from the corner of pavement where two public or private streets meet.
(3) A 45-foot sight visibility triangle is required at the intersection of all public streets.
(4) A 25-foot sight visibility triangle is required between all alleys and public streets.
(5) Sight visibility triangles are required in all zoning districts except TDC.

Public Street SVT Graphic



Public Street/ALLEY SVT Graphic

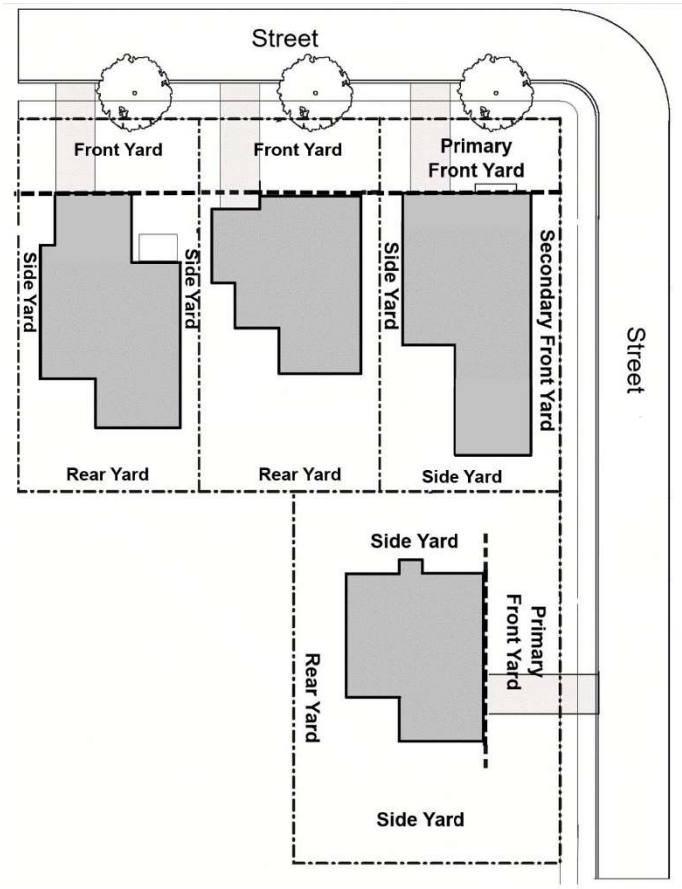


8. **Solar Garden/Farms:** New text in RED

§ 162.106 SOLAR STRUCTURES AND SOLAR GARDENS/FARMS.

Solar structures must be placed at a same elevation to each other in the same row. A topographic exhibit showing the proposed solar array heights must be submitted for review. Additional section exhibits may be required to determine appropriate solar array heights adjacent to existing structures or properties.

9. Yard Definitions: New text in RED



YARD or ***YARDS.*** An open space on the same lot with a building, unoccupied and unobstructed from the ground upward, except as otherwise provided herein.

YARD, CORNER LOT: A front yard of the required depth shall be provided in accordance with the prevailing yard pattern of the block as determined by city staff. The secondary front yard cannot build closer than existing structures within the block or 15 feet whichever is less.

YARD, FRONT. A yard extending the full width of the lot between the front lot line and the nearest part of the main building which abuts a public or private street.

YARD, REAR. A yard extending the full width of the lot, being the minimum horizontal distance between the rear lot line and the nearest part of the main building.

YARD, SIDE. A yard extending from the front yard to the rear yard, being the minimum horizontal distance between a building and side lot line. In corner yard lots, yards remaining after two front yards shall be considered side yards.

§ 162.012 EXCEPTION ON SETBACK REQUIREMENTS.

Where structures exist on adjoining lots or within a distance of 100 feet, the required front yard for the lot shall be set at the average yard (setback) of the improved lots and no variance is needed to conform.

Planning Commission **7) a)**

Meeting Date: 01/09/2024

SUBJECT: Eagles Basin PUD Concept Outlot B

DEPARTMENT: Administration

TITLE:

Eagles Basin PUD Concept Outlot B

PURPOSE:

Attachments

Concept Memo

Memorandum

Office of the City Planner

To: Wabasha Planning Commission
From: Kristi Trisko, Consultant Planner
Date: January 2, 2024
Subject: Eagles Basin Amended PUD – Outlot B

MEETING DATE: January 9, 2024

I. REQUEST:

Applicant: Bigelow Homes, LLC
Owner: SE MN MULTI-COUNTY HRA
Location: Approximately 1145 21st Street East, R27.01476.00

II. Staff Report

An application for an amendment for Outlot B within the Eagles Basin PUD has been submitted by Bigelow Homes, LLC to develop 12 townhomes with one (1) shared common open space lot on the eastern end of Eagles Basin. Outlot B is approximately 1.82 acres and Bigelow has submitted their Concept Plan for your review.



Zoning: PUD, Recorded Declaration of Restrictive Covenants for Eagles Basin Addition, recorded 11/19/2013 specified that Outlot B was to develop as "twinhomes as allowed by City ordinance".

Land Use: Low Density Residential

Setbacks: Front yard setbacks along 21st Street is 31.99 feet. 20 feet for townhomes along the private roadway. 30' between townhomes and over 25 feet for rear yards. (See attached concept layout)

Applicant Request: To allow for the development of 12 townhome units on Outlot B with a private road connecting to Aire Avenue.

III. Details of the Concept Plan:

Property Acreage: 1.82 acres or 79,282 square feet

Units per Acre:	6.6
Open Space:	49,990 Sq. Ft. or (59.3%), 50% required
Common Space:	32,662 (41.2%), 25% required
Parking Stalls:	2 spaces per garage per unit
Townhomes:	1,559 square feet per unit (see attached plans) Garage, patio, and porch planned for each unit. Building Height – approximately 25', per the R-2 standards

Bike Path: The existing bike path will remain along with access to the water tower from Aire Avenue.

Utilities: All public facilities will be constructed per City Standards and will be detailed in the Preliminary PUD to be submitted for review after the Concept Plan is reviewed and approved by the Planning Commission.

Emergency Turnaround: 60' hammerhead turnaround at the end of the private street

IV. Planning Comments; Review of 162.071

Purpose- the proposed concept plan will add townhomes to the PUD development thereby, adding variety in type or residential units for Eagles Basin, does improve the efficiency of infrastructure by increasing the units per acre to 6.6, and does integrate compatible mixed land uses . Three (3) purposes are met.

Scope – As part of an existing PUD, the concept plan meets the scope and allowed uses within the PUD ordinance.

Process – The applicants met with staff for a pre-development meeting in early December and are now submitting their Concept Plan. Following the process for a PUD. If the Concept Plan is approved, they can move forward with the Preliminary PUD and Plat.

PUD Standards –

- Height – buldings do not exceed 35 feet (standards met)
- Open Space – 50% of the total acreage, 25% common open space must be open (standards met)
- No shoreland within Outlot B (standards met)
- Setbacks and Parking Standards – (standards met
- Erosion Control and Storm Water Management Plans (will be defined in the Preliminary PUD)
- Townhomes will be connected to publicly-owned water and sewer systems. (standards met)
- Phasing – all townhomes will be built at the same time. (standards met)

- Common Interest Community – Shared open space – The townhomes will be platted in a CIC plat providing the necessary oversight for the common area, (LOT 13) 0 (standard met)

Summary- All standards within Section 162.071 are being met with the Concept PUD layout and narrative. Future Preliminary PUD standards for infrastructure and plat must continue to follow these standards.

V. Engineering Comments:

- Aire Avenue right-of-way should be partial vacated with enough R/W retained to accommodate the existing trail and allow access to radio tower property. Suggest maintaining 15 or 20' of right-of-way, minimum.

- Sanitary sewer and water mains will need to be public and utility easements will be needed for them. Sewer and water main should follow road alignment wherever possible.
- Water quality treatment and volume control requirements of the MPCA NPDES CSW permit will need to be addressed. Existing Eagles Basin subdivision pond may have capacity to handle runoff from PUD, but this will need to be verified. Analysis of the existing pond system will be required.

VII. Staff Recommendation:

Staff recommends that the Planning Commission review the application, narrative, and attached exhibits and approve the Concept PUD plan or provide recommendations with specific changes that should be made prior to the submittal of the Preliminary PUD Plan for the applicant.

When/if the Concept PUD is approved the applicant can submit the Preliminary PUD Plan and Preliminary Plat where all public utilities are designed and shown.

Attachments: Narrative Letter, Concept Plan Layout, Architectural Plans for Townhomes.

G-Cubed

ENGINEERING
SURVEYING
PLANNING

December 12, 2023

Kristi Trisko - Senior Planner
Bolton & Menk, Inc.
2900 43rd Street NW Ste. 100
Rochester, MN 55901

Re: **Concept Plan - Eagle Basin Townhomes**

Dear Mrs. Trisko,

On behalf of Bigelow Homes LLC, please process this application for a PUD amendment for a January 9th, 2024 Planning Commission hearing. Bigelow Homes is proposing to construct 6 buildings on Outlot B, EAGES BASIN. Each building creates two townhome units for a total of 12 for sale lots. A 13th lot is created for common space which includes the private drive, emergency vehicle turnaround and underground utilities providing services to the new lots. This 13th lot will be owned by the Home Owners Association which will be created for long term maintenance of the private roadway as well as the lawn and landscaping that will fall both in the lots/building envelopes and the common space provided in Lot 13. The attached Concept Plan includes proposed sanitary sewer, watermain and storm connections needed for the development. Building setbacks and spacing are dimensioned which meet and/or exceed minimum standards. The Site Summary table in the lower left corner provides City requirements and calculations showing compliance.

Also attached are the building plans and elevations. Each unit is two stories, up to three bedrooms and includes an attached two car garage. The building plans include all dimensions and have a height of 24' 5 1/16" (up to 35' allowed).

Deviations from the City standards appear to be limited to the construction of the private road and lot widths/areas. The private roadway is required to allow this development to proceed and follows the intent of the development from when Outlot B was originally planned and platted. Development of the site with a public road would not allow for this building product to be constructed. The City of Wabasha and its residents will benefit from this type of building product. The Home Owners Association and MN Statutes pertaining to HOA's will ensure that the private road maintenance will be funded by the HOA dues and will not become a burden on the City. The lot dimensions allow for equal sized lots with widths of 37 feet and depths of 80 feet. The open space and common space within Lot 13 exceed the City Standards of 50% and 25%, respectively.

Engineering Comments:
Public sanitary sewer and watermain were stubbed into the property at the time of construction of 21st Street. These public utilities will be extended as depicted on the Concept Plan with the watermain looping as was originally intended. Storm sewer can be captured within the site and routed to the public basins located to the southeast through the existing public storm system in 21st Street. There does not appear to be an existing Storm Water Management Plan on file for the basins but the asbuilt

plans depict wet and dry basins. We will perform modeling for capture and conveyance of runoff from the site to the basins and reverse engineer the basins to verify that they provide adequate Water Quality Volume and rate control to meet current City and MPCA minimum requirements. If one or both parameters are not achieved, onsite treatment and detention is viable but less desired. Any infrastructure that will be public will be provided easements through the platting procedure.

During the December 5th pre-application meeting, the vacation or partial vacation of Aire Avenue was discussed with the caveat that enough right of way needs to be retained by the City for access to the radio tower property and the existing trail. As we compiled the site calculations on the Concept Plan, we did not come to a clear conclusion that the vacation process is beneficial to the developer or the City. The development can proceed without added land and the private roadway with the City right of way can be permitted with a maintenance agreement.

Please review this request and schedule for the next available Planning Commission. If vacation of Aire Ave is required, please accept this letter as the owner petition for vacation. Our wishes are for the Concept Plan (and potential Vacation Petition) to be heard at the January 9th Planning Commission. Based on support for the project, we would continue with plan development and review with a target of submitting a combined Preliminary Plat and Final Plat which would be reviewed by the Planning Commission and City Council in either March or April, dependent on our ability to meet any conditions of approval of the Concept Plan.

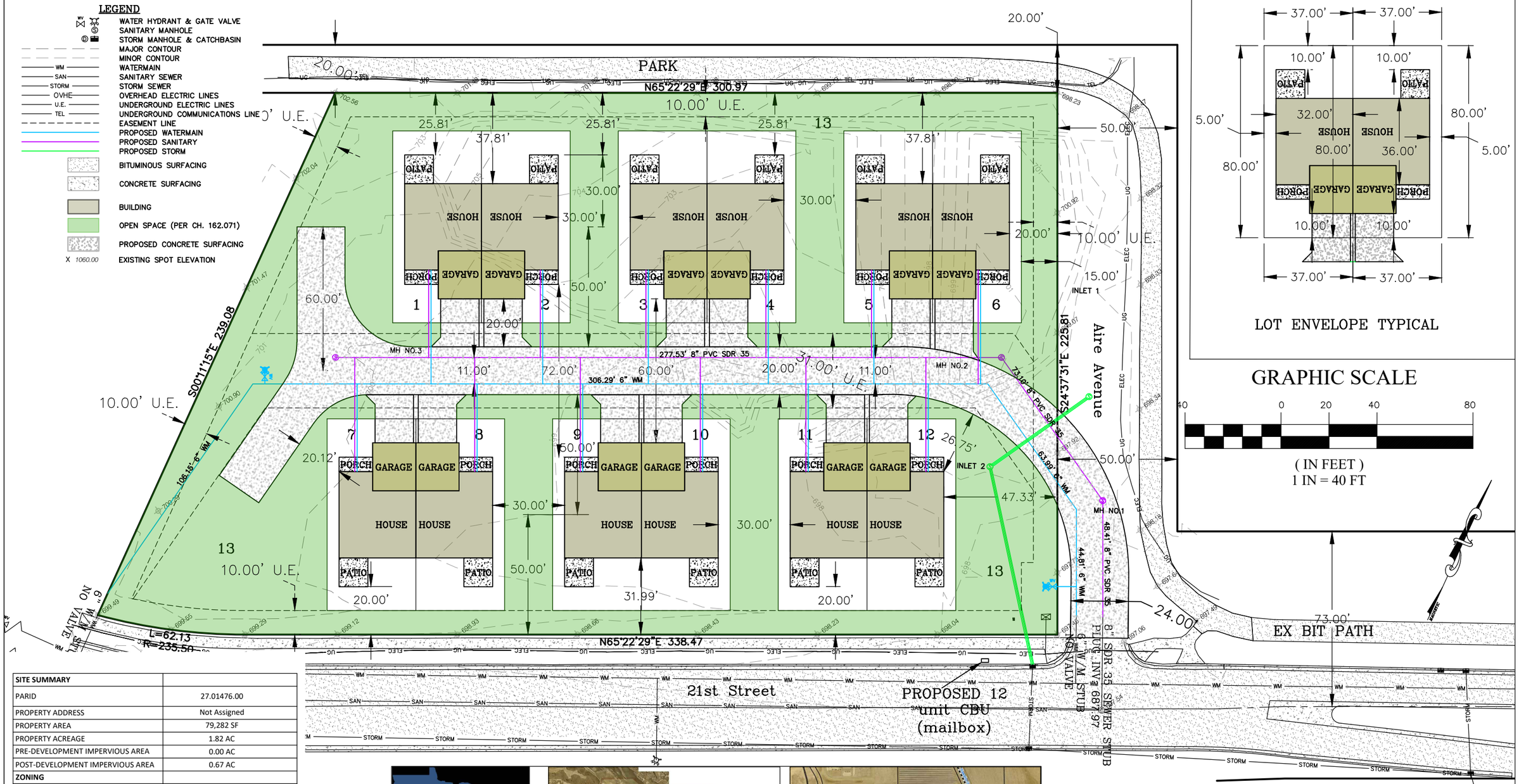
Sincerely,

Mark Welch, PE

Cc: Bigelow Homes, LLC

LEGEND

- WATER HYDRANT & GATE VALVE
- SANITARY MANHOLE
- STORM MANHOLE & CATCHBASIN
- MAJOR CONTOUR
- MINOR CONTOUR
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- OVERHEAD ELECTRIC LINES
- UNDERGROUND ELECTRIC LINES
- UNDERGROUND COMMUNICATIONS LINE
- EASEMENT LINE
- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM
- BITUMINOUS SURFACING
- CONCRETE SURFACING
- BUILDING
- OPEN SPACE (PER CH. 162.071)
- PROPOSED CONCRETE SURFACING
- X 1060.00 EXISTING SPOT ELEVATION



LOT ENVELOPE TYPICAL

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 IN = 40 FT

SITE SUMMARY	
PARID	27.01476.00
PROPERTY ADDRESS	Not Assigned
PROPERTY AREA	79,282 SF
PROPERTY ACREAGE	1.82 AC
PRE-DEVELOPMENT IMPERVIOUS AREA	0.00 AC
POST-DEVELOPMENT IMPERVIOUS AREA	0.67 AC
ZONING	
ZONING CLASSIFICATION	R2 - Low Density Small Lot - PUD
BUILDING USAGE	Dwelling, Twin-home
BUILDING AREA	18,708 SF (1,559 per Unit)
PARKING CALCULATIONS	
Minimum Parking: 1 per Dwelling Unit	12 Dwelling Units with 2 spaces in attached garage for each unit
SPACING	
OPEN SPACE: MINIMUM 50%	49,990 (59.3%)
COMMON SPACE: MINIMUM 25%	32,662 (41.2%)



VICINITY MAP (NOT TO SCALE)

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.

MARK R WELCH
DATE 12-12-2023 REG. NO. 42736

DATE: 11-28-2023
Prepared For:
BIGELOW HOMES
4057 28TH STREET NW
ROCHESTER, MN 55901

FILE NO.: 23-229

G-Cubed
14070 Hwy 52 S.E.
Chatfield, MN 55923
ENGINEERING
SURVEYING
PLANNING
Ph. 507-867-1666
Fax 507-867-1665
www.ggg.to

DESIGNED MRW
DRAWN ASH
CHECKED MRW

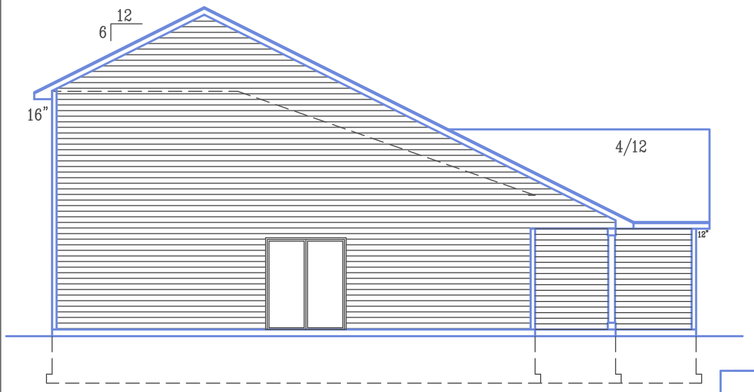
REVISED	BY	DATE
CONCEPT	ASH	12/12/2023

CITY OF WABASHA

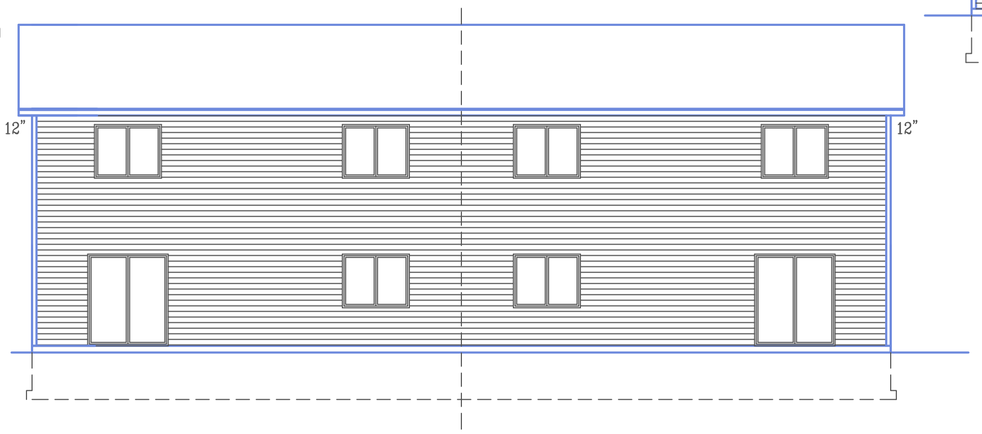
EAGLE BASIN TOWNHOMES
PUD CONCEPT PLAN

BENCHMARK:

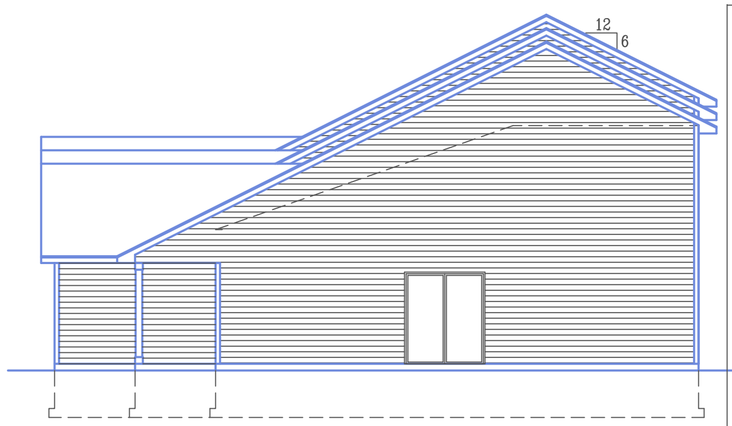
SHEET 1
OF 1 SHEETS



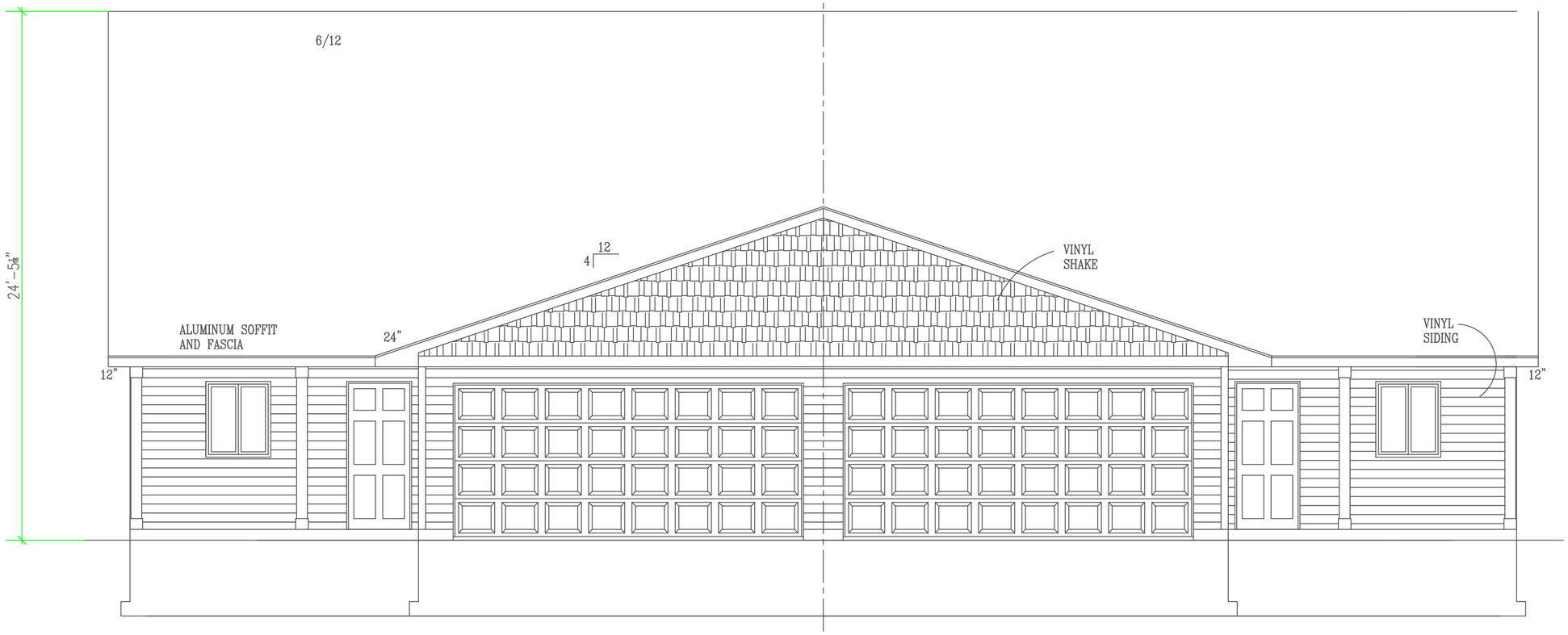
SIDE ELEVATION
SCALE 1/8"='1-0"



REAR ELEVATION
SCALE 1/8"='1-0"



SIDE ELEVATION
SCALE 1/8"='1-0"



FRONT ELEVATION
SCALE 1/4"='1-0"

BIGELOW HOMES
4057 28TH STREET NW #100
ROCHESTER, MN 55901

THESE DRAWINGS HAVE BEEN PREPARED USING INFORMATION PROVIDED BY THE CUSTOMER/CONTRACTOR WHO IS SOLELY RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DRAWINGS ARE NOT A SUBSTITUTE FOR PERMIT DRAWINGS PREPARED BY A CONTRACTOR OR ARCHITECT AND MAY NOT MEET NORMAL CONSTRUCTION STANDARDS AND LOCAL CODES AND PRACTICES. BEFORE STARTING CONSTRUCTION, THE CUSTOMER SHOULD CONSULT A CONTRACTOR OR ARCHITECT TO DETERMINE IF THE DRAWINGS NEED TO BE CHANGED TO SATISFY: 1.] STATE OR LOCAL BUILDING CODES OR REGULATIONS: 2.] PROJECTS STRUCTURAL REQUIREMENTS: 3.] EXISTING CONDITIONS SPECIFIC TO PROJECT OR PROJECT SITE. CONSULT LOCAL BUILDING OFFICIALS TO DETERMINE IF A BUILDING PERMIT IS REQUIRED. WE ASSUME NO RESPONSIBILITY FOR CLAIMS OR DAMAGES ARISING FROM ERRORS, OMISSIONS, DEFICIENCIES, IMPROPER CONSTRUCTION, OR DEFECTS OF THE DRAWINGS.

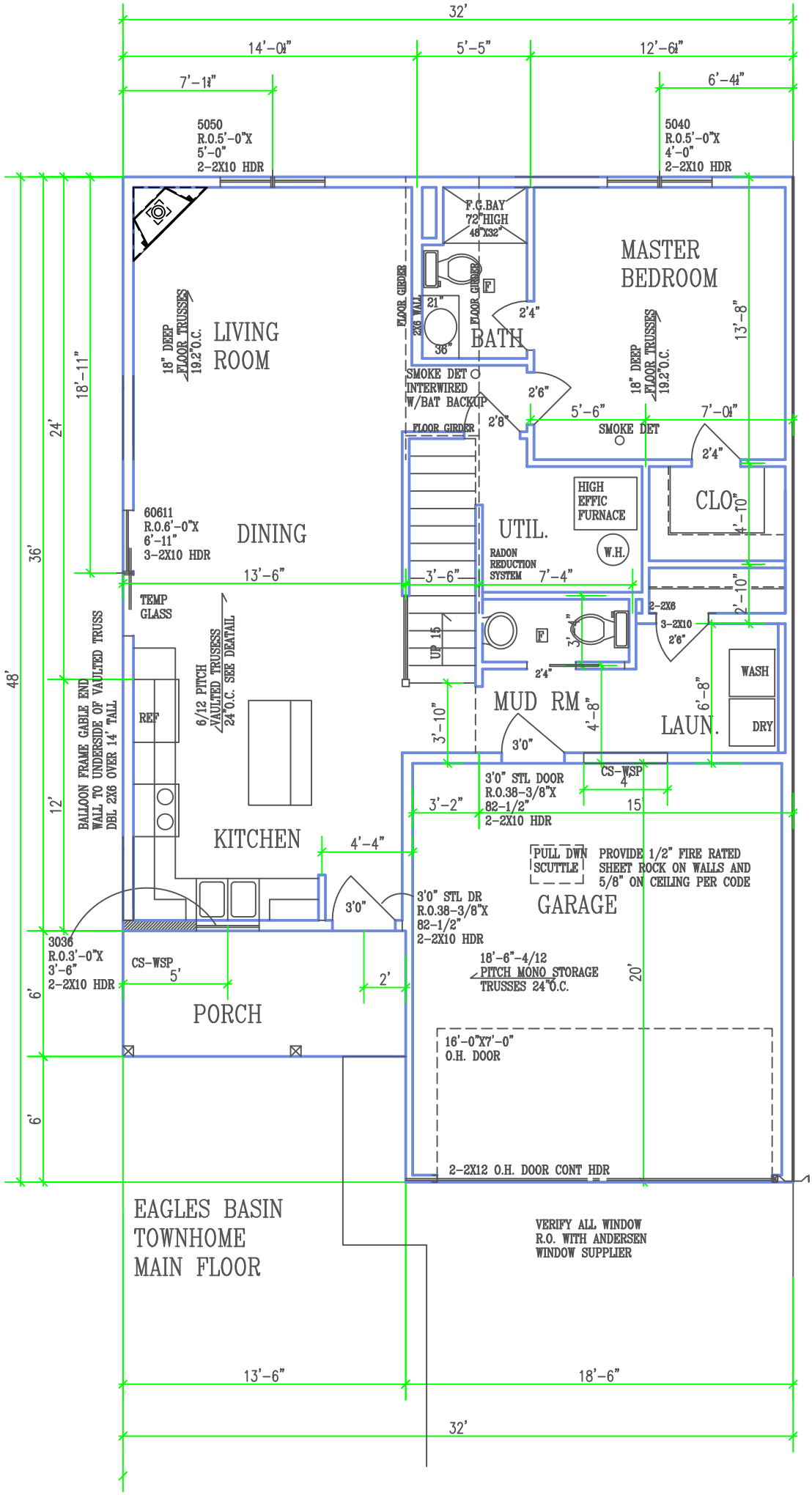
ACKNOWLEDGED BY: CUSTOMER/CONTRACTOR SIGNATURE _____ DATE _____

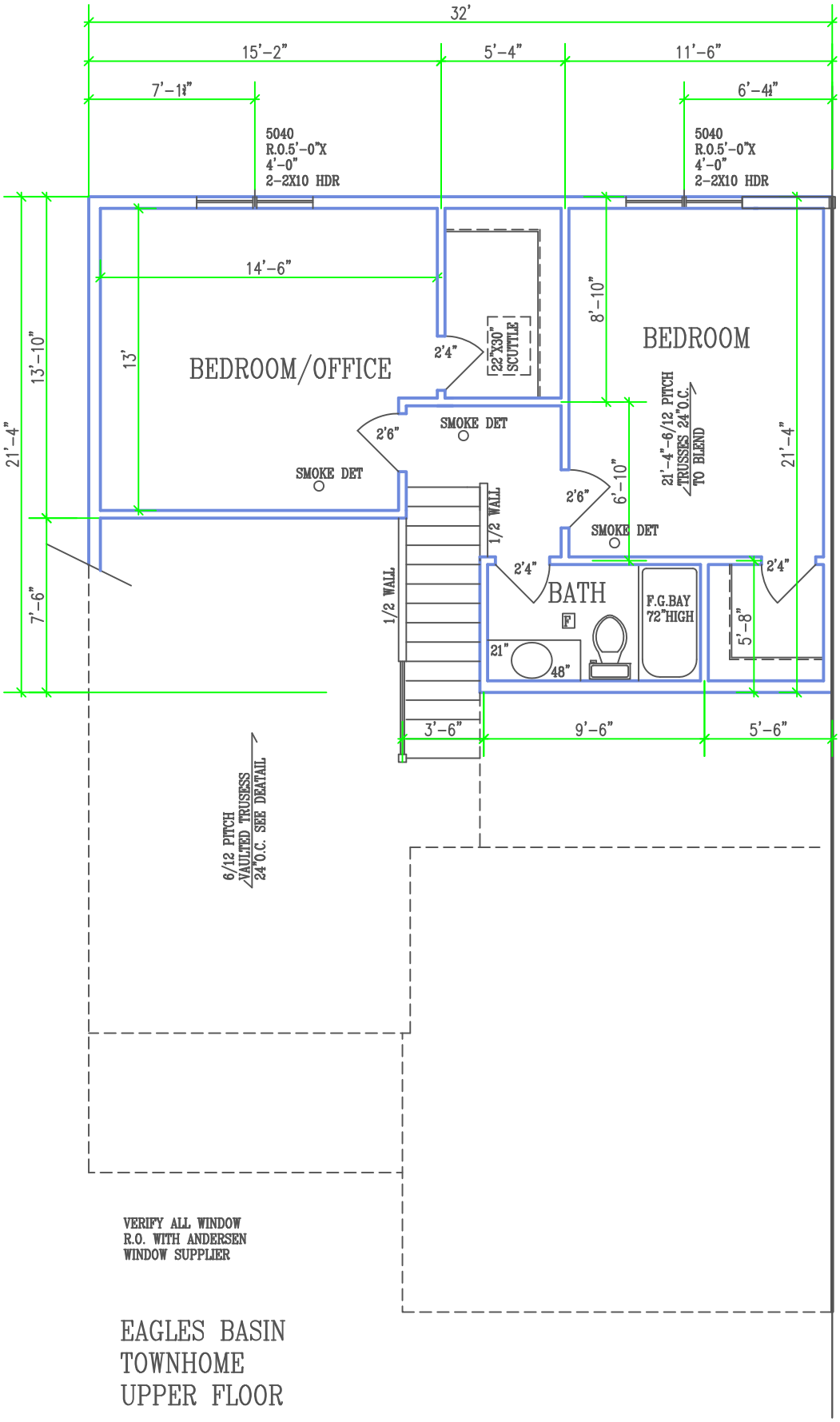
CONTRACTOR: BIGELOW HOMES

OWNER: EAGLE BASIN TOWNHOME

DRAWN BY:	M.J.P.
DATE:	08.25.21
SQ. FT.	1007.00
SCALE:	NOTED
SHEET:	A03

BIGELOW HOMES


32'
14'-0½"
5'-5"
12'-6½"
7'-1½"
6'-4½"
5050
R.O.5'-0"X
5'-0"
2-2X10 HDR
5040
R.O.5'-0"X
4'-0"
2-2X10 HDR
F.G.BAY
72"HIGH
48"X32"
MASTER
BEDROOM
LIVING
ROOM
18" DEEP
FLOOR TRUSSES
19.2"O.C.
FLOOR GIRDER
2X6 WALL
21"
36"
BATH
2'4"
13'-8"
SMOKE DET
INTERWIRED
W/BAT BACKUP
2'6"
2'8"
5'-6"
7'-0½"
SMOKE DET
2'4"
CLO.
4'-10"
HIGH
EFFIC
FURNACE
W.H.
UTIL.
RADON
REDUCTION
SYSTEM
7'-4"
60611
R.O.6'-0"X
6'-11"
3-2X10 HDR
DINING
13'-6"
3'-6"
TEMP
GLASS
2-2X6
3-2X10
2'6"
2'-10"
UP 15
3'-3"
2'4"
WASH
DRY
MUD RM
LAUN.
6'-8"
4'-8"
3'-10"
3'0"
6/12 PITCH
VAULTED TRUSSES
24"O.C. SEE DEATAIL
REF
BALLOON FRAME GABLE END
WALL TO UNDERSIDE OF VAULTED TRUSS
DBL 2X6 OVER 14' TALL
3'0" STL DOOR
R.O.38-3/8"X
82-1/2"
2-2X10 HDR
CS-WSP
4'
15'
3'-2"
KITCHEN
4'-4"
PULL DWN
SCUTTLE
PROVIDE 1/2" FIRE RATED
SHEET ROCK ON WALLS AND
5/8" ON CEILING PER CODE
GARAGE
3'0"
3'0" STL DR
R.O.38-3/8"X
82-1/2"
2-2X10 HDR
3036
R.O.3'-0"X
3'-6"
2-2X10 HDR
CS-WSP
5'
2'
18'-6"-4/12
PITCH MONO STORAGE
TRUSSES 24"O.C.
20'
PORCH
16'-0"X7'-0"
O.H. DOOR
2-2X12 O.H. DOOR CONT HDR
48'
36'
24'
18'-11"
12'
6'
6'
EAGLES BASIN
TOWNHOME
MAIN FLOOR
VERIFY ALL WINDOW
R.O. WITH ANDERSEN
WINDOW SUPPLIER
13'-6"
18'-6"
32'


32'
15'-2"
5'-4"
11'-6"
7'-1¼"
6'-4¼"
5040
R.O.5'-0"X
4'-0"
2-2X10 HDR
5040
R.O.5'-0"X
4'-0"
2-2X10 HDR
14'-6"
13'-10"
21'-4"
13'
7'-6"
BEDROOM/OFFICE
2'4"
22"X30"
SCUTTLE
8'-10"
BEDROOM
2'6"
SMOKE DET
SMOKE DET
21'-4"-6/12 PITCH
TRUSSES 24"O.C.
TO BLEND
21'-4"
2'6"
6'-10"
SMOKE DET
1/2 WALL
1/2 WALL
2'4"
BATH
F
F.G.BAY
72"HIGH
2'4"
5'-8"
21"
48"
3'-6"
9'-6"
5'-6"
6/12 PITCH
VAULTED TRUSESS
24"O.C. SEE DEATAIL
VERIFY ALL WINDOW
R.O. WITH ANDERSEN
WINDOW SUPPLIER
EAGLES BASIN
TOWNHOME
UPPER FLOOR