

WABASHA PLANNING COMMISSION

Join Via Zoom:

<https://us02web.zoom.us/j/88188195826>. Commissioner Sharon Burke will join virtually from 830 Milligan Ave,
Wabasha MN 55981.

April 9, 2024 6:00 PM

MEETING AGENDA

- 1) Call to Order
- 2) Approval of Minutes-
 - a) Minutes February 13, 2024
- 3) Changes or Additions to Agenda
- 4) Public Comment
- 5) Public Hearings
 - a) Eagles Basin PUD
 - b) 2nd Street Development CUP
- 6) Old Business
- 7) New Business
- 8) Board of Adjustment Business
- 9) Other Business
- 10) Next Regular Meeting Date - May 14, 2024
- 11) Adjourn

Planning Commission

2) a)

Meeting Date: 04/09/2024

SUBJECT: Minutes February 13, 2024

DEPARTMENT: Administration

TITLE:

Minutes February 13, 2024

PURPOSE:

Attachments

Minutes 2-13-24

DRAFT

WABASHA PLANNING COMMISSION

February 13, 2024 6:00 PM

MEETING MINUTES

Commission Members:

Tim Wallerich, Chair
Scott Durand
Ozzie Goodman
Richard Heffner

Sara Carrels, Vice Chair
Sharon Burke
Jeff Sulla

Present: Commissioner Scott Durand; Chair Tim Wallerich; Commissioner Sharon Burke; Commissioner Sara Carrels; Commissioner Jeff Sulla; Commissioner Richard Heffner; Commissioner Ozzie Goodman

Also Present: Kristi Trisko, Contracted City Planner; Wendy Busch, City Clerk

- 1) Call to Order
Chair Wallerich called the meeting to order at 6:00 p.m.
- 2) Approval of Minutes
 - a) January 9, 2024, Planning Commission Minutes

Motion made by Commissioner Scott Durand, seconded by Commissioner Jeff Sulla to approve the meeting minutes as drafted.

Vote: 7 - 0 Adopted - Unanimously

- 3) Changes or Additions to Agenda
There were no changes or additions to the agenda.

4) Public Comment

There was no public comment relating to items not listed on the agenda.

5) Public Hearings

a) Ordinance Modifications

Chair Wallerich referenced past discussion of ordinance changes. City Planner Trisko noted that no additional changes have been made to the proposed language.

Commissioner Sulla asked about the campground language. City Planner Trisko provided additional information. It was recommended to add the words "and/or" to clarify this language.

Commissioner Burke asked how vehicle accessibility would be defined. City Planner Trisko commented that this may be up to interpretation and would be determined on a case-by-case basis.

Commissioner Burke requested clarification of setbacks relating to second front yards on corner lots. City Clerk Busch and City Planner Trisko clarified that this distance would be measured from the lot line.

Commissioner Burke referenced signage on City property and asked how to ensure the lack of clutter, providing the example of Veterans Park. The definition of signage was clarified along with the types of signage allowed in City parks. Right-of-way signage was discussed. Commissioner Burke requested clarification of temporary commercial speech signage at the Athletic Field. City Clerk Busch provided background information.

Commissioner Burke asked about landscaping requirements for solar gardens, and the existing ordinance requirements were reviewed.

Chair Wallerich opened the public hearing for this item at 6:09 p.m. No one spoke during the public hearing. Chair Wallerich closed the public hearing at 6:09 p.m.

Motion made by Commissioner Sara Carrels, seconded by Commissioner Jeff Sulla to recommend that the City Council approve the proposed ordinance modifications, as presented.

Vote: 7 - 0 Adopted - Unanimously

6) Old Business

a) IUP Request

Kristi Trisko provided background information regarding the IUP application for a small, limited mining operation. She referenced the staff memo and the ordinance language. She reviewed the water table calculations and referenced a condition relating to testing requirements. She discussed the financial guarantees and the mining agreement.

City Planner Trisko stated her understanding that the mining operation, if approved, would begin in 2025 or 2026. She reviewed the timeline for the proposed small, limited mining operation. A representative of the applicant provided additional information in this regard.

Commissioner Burke asked about signage. City Planner Trisko indicated that "no trespassing" signage would face Grant Boulevard near the entrance and not Highway 61. Commissioner Burke expressed concerns about the view from the Great River Road. It was noted that this is an industrial

zone. City Planner Trisko further reviewed the site plan and pointed out the location of an 8-foot berm.

Motion made by Commissioner Sara Carrels, seconded by Commissioner Richard Heffner to approve the IUP request as submitted, including an additional condition that mining operations will begin by 2026.

Vote: 7 - 0 Adopted - Unanimously

7) New Business
There was no new business.

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 - March 12, 2024
The March and April meeting agendas were discussed. City Planner Trisko discussed a pending application.

Other future discussion topics were reviewed, including barge terminal zoning. Permitted uses were discussed.

Remote meeting attendance was discussed.

11) Adjourn

Motion made by Commissioner Jeff Sulla, seconded by Commissioner Richard Heffner to adjourn the meeting. The meeting adjourned at 6:25 p.m.

Vote: 7 - 0 Adopted - Unanimously

Respectfully submitted by: _____
Wendy Busch, City Clerk

Adopted Date

Planning Commission

5) a)

Meeting Date: 04/09/2024

SUBJECT: Eagles Basin PUD

DEPARTMENT: Administration

TITLE:

Eagles Basin PUD

PURPOSE:

Please see attached staff report.

Attachments

Staff Memo



TO: PLANNING COMMISSION
FROM: KRISTI TRSKO, PLANNING CONSULTANT
SUBJECT: EAGLES BASIN TOWNHOMES – 13 LOTS, 12 TOWNHOMES AND 1 SHARED LOT
DATE: 4/2/24

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

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.



Details of the Preliminary 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
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 20-foot wide private road connecting to Aire Avenue/21st Street East.
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 are detailed in the Preliminary PUD and have been reviewed by Brian Malm, City Engineer.

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

Planning Comments: Review of Section 162.071 of the Zoning Ordinance

Purpose- the Preliminary PUD 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 the Concept Plan was reviewed by staff and Planning Commission on January 9, 2024. Bigelow Homes, LLC has submitted their Preliminary and Final PUD and Plat following the scheduled and notified public hearing and recommendation by the Planning Commission to City Council, staff will prepare the Development Agreement and hearing for the street vacation of a portion of Aire Avenue to be reviewed by City Council on May 7, 2024.

PUD Standards –

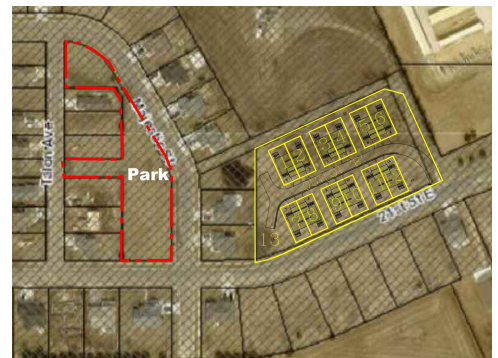
- Height – buildings do not exceed 35 feet (standards met)
- Open Space – 50% of the total acreage, 25% common open space must be open (standards met)
- No shoreland within Outlot B (standards met)
- Setbacks and Parking Standards – (standards met)
- Erosion Control and Storm Water Management Plans (will 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 (Eagles Basin Townhomes) 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 Preliminary and Final PUD layout and narrative.

Street and Utility Commission Review: The Utility Commission met on April 1, 2024 and had no comments for the PUD Plat and Plans. The Street Commission met on April 2, 2024 and had the following comments for the PUD Plat and Plans;

- A “No parking sign” should be posted on-site so that the 20-foot driveway and turnaround are free for emergency personnel and private thru-traffic.

Park Commission Review / Parkland Dedication Fee: The Park Commission reviewed the Eagles Basin Townhome PUD and approved the fee of \$500.00 per residential unit. The Parkland Dedication Fee will be included in the Development Agreement. Total fee will be \$500.00 x 12 = **\$6,000.00.**



Emergency Departments - Wabasha Ambulance - Ryan Marking, no concerns;
Wabasha Police Department – Joe Stark, no concerns;
Wabasha Fire Department – Darren Sheeley – no concerns

Engineering Comments:

- Aire Avenue right-of-way is proposed to be partially vacated leaving enough R-O-W to accommodate the existing trail and allow access to radio tower property.
- Sewer and water main are provided and follow road alignment wherever possible. See attached reviewed plans.
- The developer’s engineer has verified that the existing pond provides the required water quality treatment required by the MPCA construction stormwater permit.
- A signed development agreement must be in place before construction can begin on the site or individual building permits are submitted.

Conditions:

1. A “No parking sign” must be posted on-site so that the 20-foot driveway and turnaround are free for emergency personnel and private traffic.

Staff Recommendation:

Following the public hearing, staff recommends that the Planning Commission review the submitted preliminary and final PUD plans and Eagles Basin Townhome Plat and recommend that the PUD Plans and Final Plat be forwarded to City Council for their review and decision.

Next Steps: Following the recommendation by the Planning Commission to City Council, staff will prepare the Development Agreement and public hearing for the street vacation to be reviewed by City Council on May 7, 2024.

Attachments: Preliminary Plans, Final Plat, Eagles Basin PUD Standards and Exhibit.



ENGINEERING
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PLANNING

February 8, 2024

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

Re: Eagles Basin Townhomes – Preliminary/Final PUD, Final Plat Submittal

Dear Mrs. Trisko,

On behalf of Bigelow Homes LLC, please process this application for a Preliminary & Final PUD and Final Plat to allow for development of Eagles Basin Townhomes across Outlot B, EAGLES BASIN. The Preliminary & Final PUD reflect the PUD Concept Plan as submitted and reviewed by the Planning Commission on January 9th. Six (6) twin homes are proposed for a total of twelve (12) for sale lots. Lot 13 covers the common space which includes the private drive, emergency vehicle turnaround and underground utilities providing services to the new lots.

The building plans are attached which depict side, front and rear elevations with floor plans. 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 adheres to the original PUD and the development follows the intent from when Outlot B was originally planned and platted. 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.

Public sanitary sewer and watermain were stubbed into the property at the time of construction of 21st Street. The extension of these public utilities through the site will be contained within a public utility easement with the watermain looping as originally intended. Two storm inlets are proposed onsite which will capture and convey stormwater to the public storm network within 21st Street. The proposed onsite storm infrastructure is private and thus operation, maintenance, repair and replacement will be the responsibility of the established HOA.

We reverse engineered the existing multi-cell stormwater treatment facility serving the EAGLES BASIN development and confirmed the rate of release and Water Quality Volume are in compliance with current NPDES criterion with the development of Eagles Basin Townhomes. On-site stormwater treatment is not required. Our findings and calculations including proposed storm sewer sizing and inlet stage-storage data are further detailed in the Eagles Basin Townhomes – Drainage Report prepared for this project.

The Final Plat reflects the Preliminary & Final PUD with Lots 1 through 12 covering the buildings and Lot 13 covering the common space. The Final Plat also reflects the partial vacation of Aire Avenue, with 32 feet vacated and 18 feet retained for the majority of the 50-foot corridor. The northern end of the vacation area is doglegged to ensure the existing trail is retained by the City. By rule, the vacated Aire Avenue area is conveyed to the adjacent lot in the platted EAGLES BASIN subdivision, which in this case is Outlot B. Prior to Final Plat approval and recording, a vacation resolution will need to be approved and recorded. Said vacation resolution could include a statement that vacated Aire Avenue right of way shall be replatted as part of the Eagles Basin Townhomes subdivision. We have prepared an exhibit that includes the legal description and depiction of the area to be vacated and have it attached for reference in the resolution.

Construction and grading plans with a plan-integrated SWPPP covering the project are also attached for review.

Please review this request and schedule for the next available Planning Commission meeting. Let us know if there is any additional information you require for processing.

Best regards,

Jason Kappers
Design Engineer

Attachments: Aire Avenue Vacation Exhibit
Preliminary/Final PUD
Final Plat
Construction & Grading Plans, SWPPP
Drainage Report
Building Plans

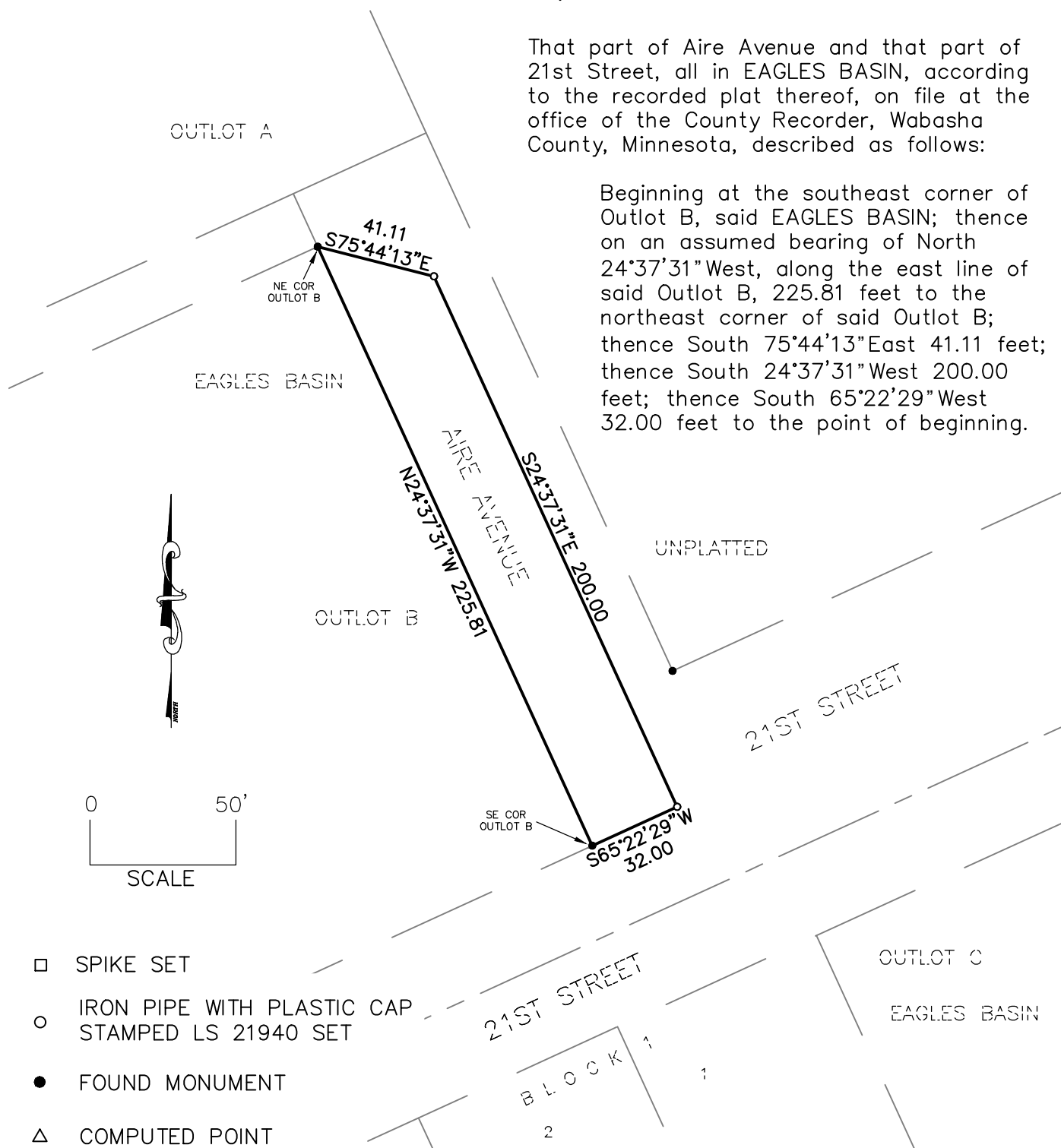
CC: Bigelow Homes, LLC – Developer
Mark Welch, PE – G-Cubed, Inc.
Geoff Griffin, PE – G-Cubed, Inc.
Andrew Buck – G-Cubed, Inc.

VACATION EXHIBIT

SECTION 4
T. 110 N., R. 10 W.

That part of Aire Avenue and that part of 21st Street, all in EAGLES BASIN, according to the recorded plat thereof, on file at the office of the County Recorder, Wabasha County, Minnesota, described as follows:

Beginning at the southeast corner of Outlot B, said EAGLES BASIN; thence on an assumed bearing of North $24^{\circ}37'31''$ West, along the east line of said Outlot B, 225.81 feet to the northeast corner of said Outlot B; thence South $75^{\circ}44'13''$ East 41.11 feet; thence South $24^{\circ}37'31''$ West 200.00 feet; thence South $65^{\circ}22'29''$ West 32.00 feet to the point of beginning.



- SPIKE SET
- IRON PIPE WITH PLASTIC CAP
STAMPED LS 21940 SET
- FOUND MONUMENT
- △ COMPUTED POINT

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

Geoffrey G. Griffin

Geoffrey G. Griffin

DATE 2/8/2024 REG. NO. 21940

G³

G-Cubed

14070 Hwy 52 S.E.
Chatfield, MN 55923

ENGINEERING
SURVEYING
PLANNING

Ph. 507-867-1666
Fax 507-867-1665
www.ggg.to

DATE OF SURVEY: 2-8-2024

Prepared For:

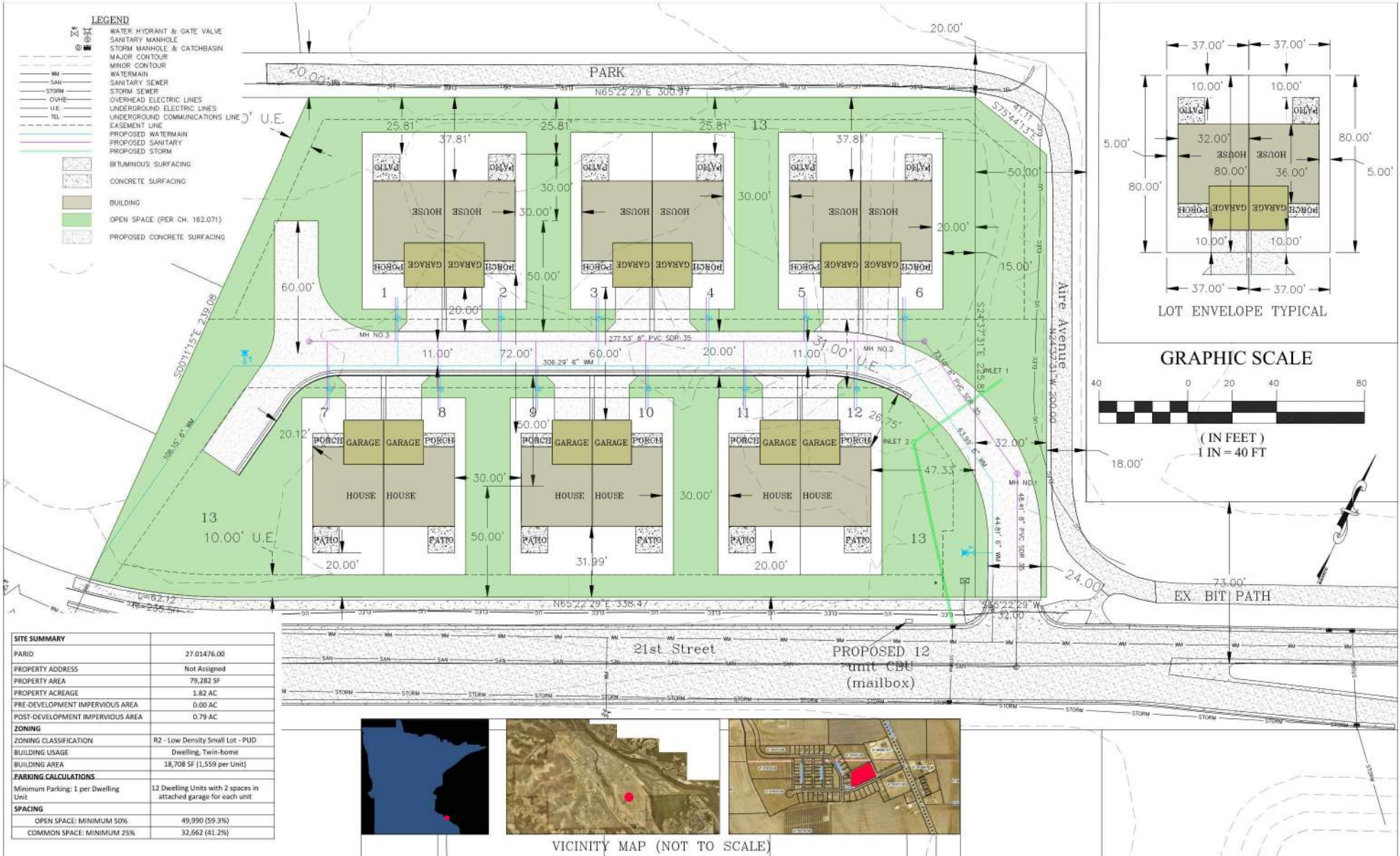
BIGELOW HOMES LLC

4057 28TH STREET NW

ROCHESTER, MN 55901

SHEET 1 OF 1 | FILE NO: 23-229

Final Site Plan



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	0.79 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)

"OFFICIAL PLAT"

EAGLES BASIN TOWNHOMES

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Bigelow Homes LLC, a Minnesota limited liability company, owner, of the following described property located in the City of Wabasha, County of Wabasha, State of Minnesota.

Outlot B, EAGLES BASIN, according to the recorded plat thereof on file and of record in the office of the County Recorder, Wabasha County, Minnesota.

AND

That part of Aire Avenue and that part of 21st Street, all in EAGLES BASIN, according to the recorded plat thereof, on file at the office of the County Recorder, Wabasha County, Minnesota, described as follows:

Beginning at the southeast corner of Outlot B, said EAGLES BASIN; thence on an assumed bearing of North 24°37'31" West, along the east line of said Outlot B, 225.81 feet to the northeast corner of said Outlot B; thence South 75°44'13" East 41.11 feet; thence South 24°37'31" West 200.00 feet; thence South 65°22'29" West 32.00 feet to the point of beginning.

Has caused the same to be surveyed and plotted as EAGLES BASIN TOWNHOMES and does hereby dedicate to the public for the public use the utility easements as created by this plat.

In witness whereof said Bigelow Homes LLC, a Minnesota limited liability company, have hereunto set their hands this ____ day of _____, 202__.

Tony Bigelow, Chief Manager

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on _____ by said Bigelow Homes LLC.

Notary Public, _____ County, Minnesota (Sign)

My Commission expires: _____ (Print)

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

Dated this ____ day of _____, 202__.

Geoffrey G Griffin, Licensed Land Surveyor
Minnesota License Number 21940

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this _____ by Geoffrey G Griffin, Licensed Land Surveyor, Minnesota License Number 21940.

Notary Public, _____ County, Minnesota (Sign)

My commission expires: _____ (Print)

CITY COUNCIL, CITY OF WABASHA, MINNESOTA

This Plat of EAGLES BASIN TOWNHOMES was approved and accepted by the City Council of the City of Wabasha, Minnesota at a regular meeting thereof held this ____ day of _____, 202__, as said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03.

By _____ City Clerk

COUNTY SURVEYOR, WABASHA COUNTY, MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 202__.

Marcus S. Johnson, Wabasha County Surveyor
Minnesota License No. 47460

COUNTY AUDITOR/TREASURER, WABASHA COUNTY, MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 202__, on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 202__.

Wabasha County Auditor/Treasurer

COUNTY RECORDER, WABASHA COUNTY, STATE OF MINNESOTA

I hereby certify that this plat of EAGLES BASIN TOWNHOMES was filed in the office of the County Recorder for public record on this ____ day of _____, 202__, at ____ o'clock ____ M., and was duly filed as Document No. _____.

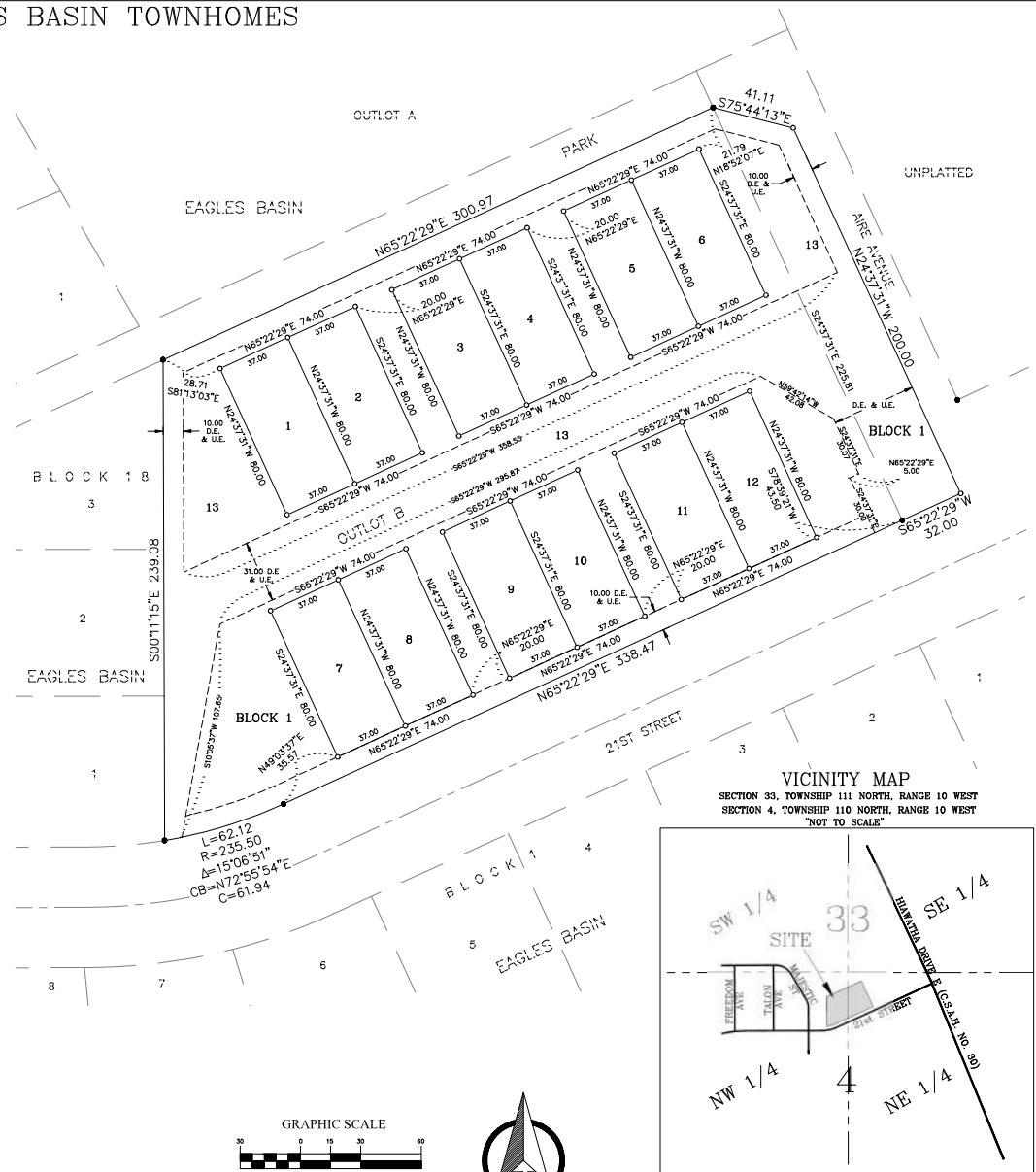
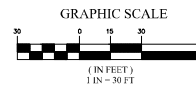
Wabasha County Recorder

By _____ Deputy

LEGEND

- SET 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940
- FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED

10' --- DRAINAGE AND UTILITY EASEMENTS ARE 10 FEET IN WIDTH ADJACENT TO LOT LINES UNLESS OTHERWISE SHOWN.



VICINITY MAP
SECTION 33, TOWNSHIP 111 NORTH, RANGE 10 WEST
SECTION 4, TOWNSHIP 110 NORTH, RANGE 10 WEST
"NOT TO SCALE"

WARNING

BEFORE DIGGING CALL GOPHER
STATE ONE CALL FOR LOCATIONS.
DIAL - 1-800-252-1166
REQUIRED BY LAW

CONSTRUCTION PLANS FOR PUBLIC IMPROVEMENTS TO SERVE EAGLES BASIN TOWNHOMES

APPROVED BY _____ DATE _____
CITY ENGINEER

SHEET INDEX	
SHEET 1	TITLE SHEET, SHEET INDEX, & VICINITY MAP
SHEET 2	GENERAL NOTES, LEGEND, TYPICAL SECTIONS, SERVICE & UTILITY SCHEDULES
SHEET 3	STREET PLAN & PROFILE FOR PRIVATE ROAD
SHEET 4	OFFSTREET PLAN & PROFILE FOR STORM
SHEET 5-6	CITY STANDARD PLATES
SHEET 7-8	SWPPP

SHEET G1-G2 GRADING PLAN



VICINITY MAP
T. 110 N., R. 10 W., SEC. 4
"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. Nelson
DATE: 3/27/2024 REG. NO.: 42736

DATE: 1/25/2024
Prepared For:
BIGELOW HOMES
4057 28TH STREET NW
ROCHESTER, MN 55901
FILE NO.: 23-229 GP & CP

G-Cubed
14070 Hwy 52 S.E.
Chattfield, MN 55923

ENGINEERING
SURVEYING
PLANNING
Ph: 507-965-1565
Fax: 507-965-1565
www.gcp10

DESIGNED: JWK
DRAWN: ADB
CHECKED: MRW

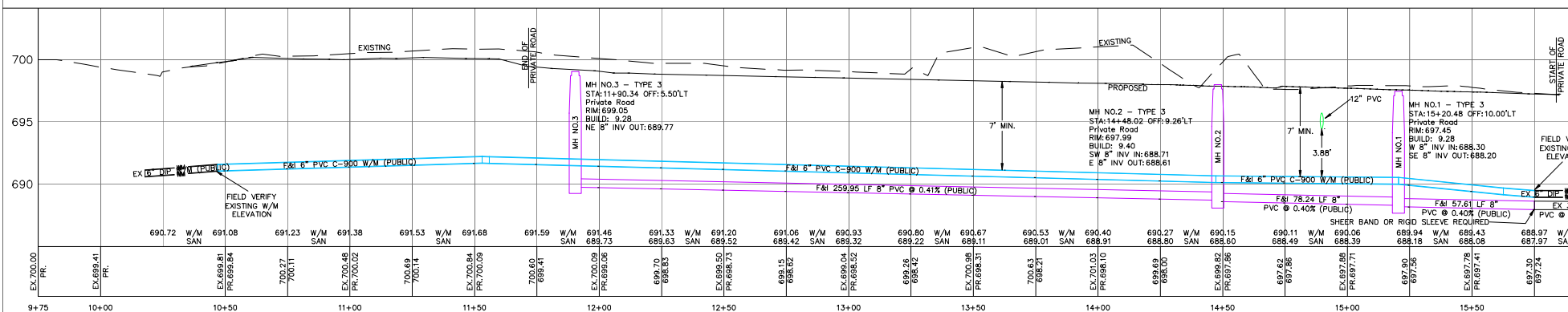
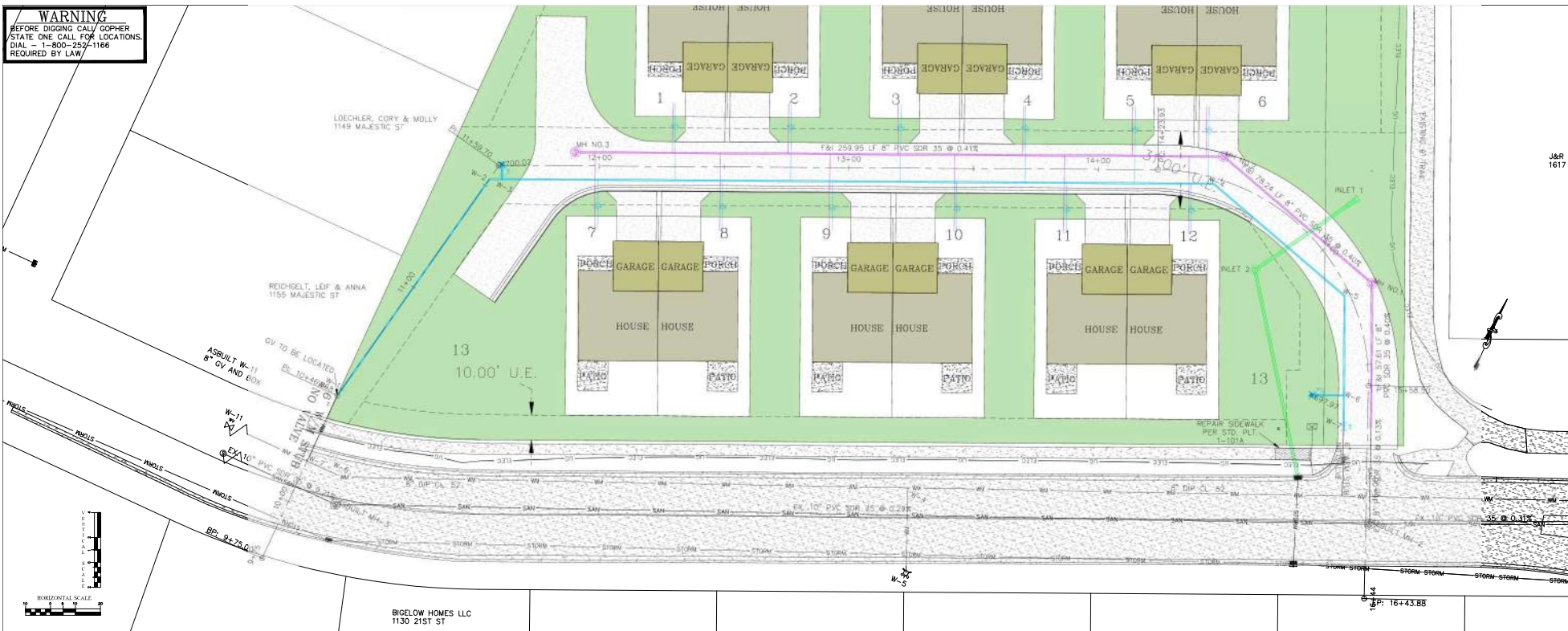
REVISED	BY	DATE
PRELIMINARY	ADB	2/8/2024
BID QUANTITIES	ADB	3/5/2024
RESUBMITTAL	ADB	3/27/2024

CITY OF WABASHA
WABASHA COUNTY

EAGLES BASIN TOWNHOMES
TITLE SHEET

SHEET 1
OF 10 SHEETS

WARNING
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BIGELOW HOMES
4057 28TH STREET NW
ROCHESTER, MN 55901

G-Cubed
14070 Hwy 52 S.E.
Chattfield, MN 55923

ENGINEERING SURVEYING PLANNING
Ph: 507-867-3666
Fax: 507-867-1665
www.gcc79

DESIGNED: JWK
DRAWN: ADB
CHECKED: MRW

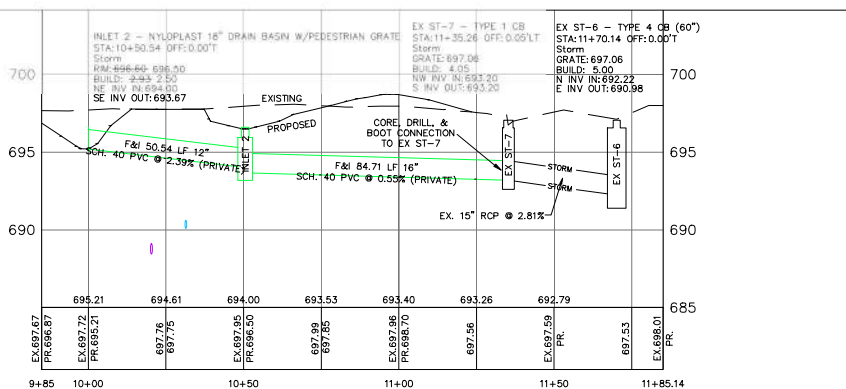
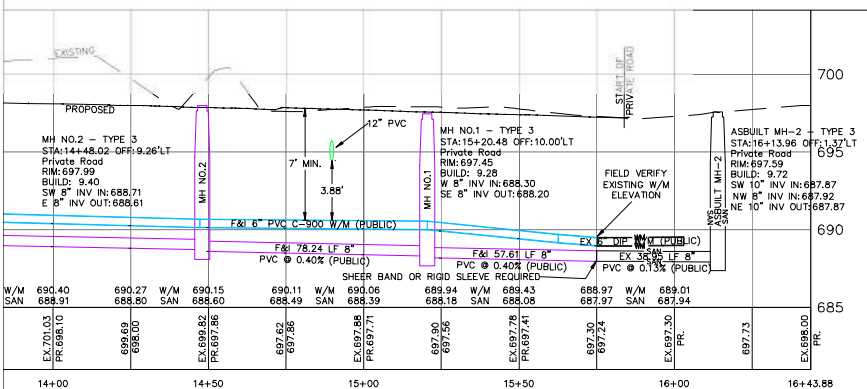
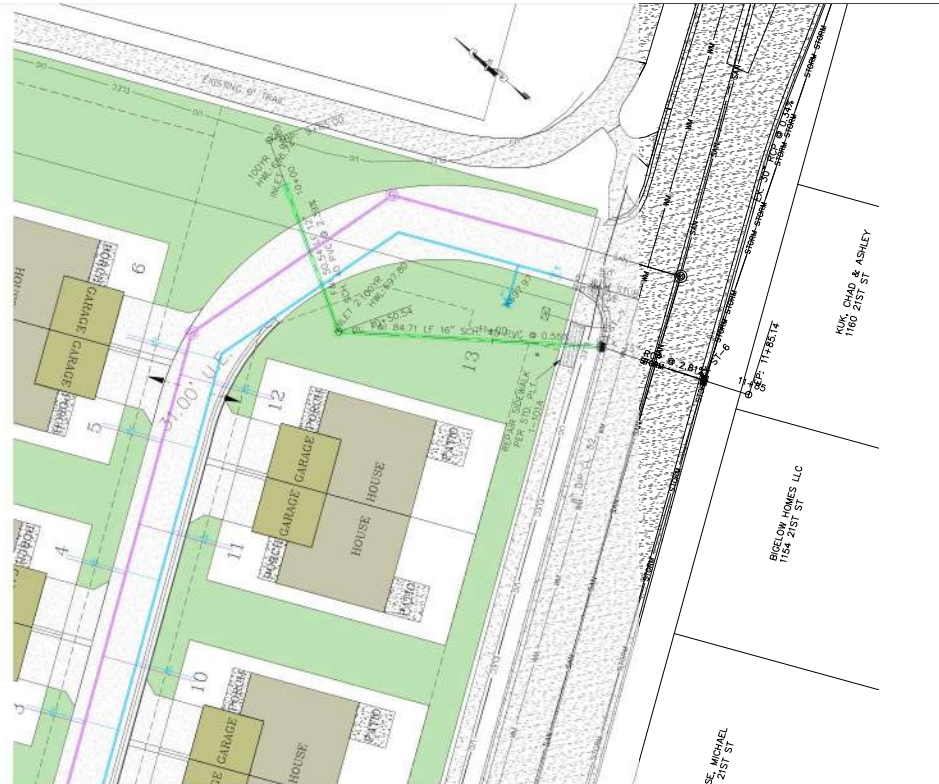
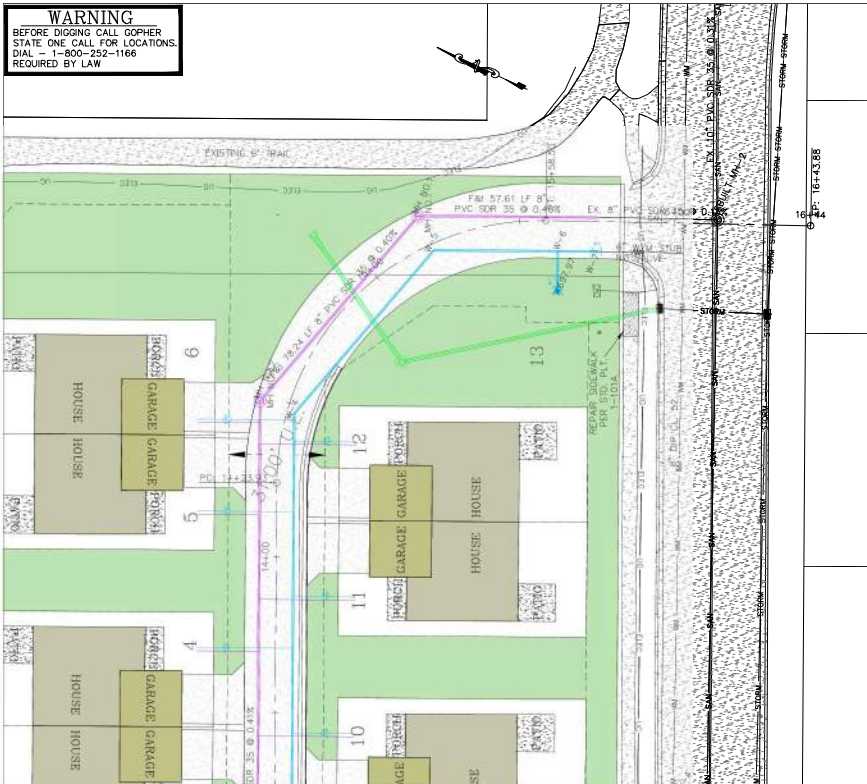
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RESUBMITTAL	ADB	3/27/2024

CITY OF WABASHA
WABASHA COUNTY

EAGLES BASIN TOWNHOMES
PRIVATE ROAD PLAN & PROFILE

SHEET 3
OF 10 SHEETS

WARNING
BEFORE DIGGING CALL GORMER
STATE ONE CALL FOR LOCATIONS.
DIAL - 1-800-252-1166
REQUIRED BY LAW



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.
M. J. J. J. MARK R. WELSH
DATE: 3/27/2024 REG. NO. 42736

DATE: 1/25/2024
Prepared For:
BIGELOW HOMES
4057 28TH STREET NW
ROCHESTER, MN 55901
FILE NO.: 23-229 GP & CP

G-Cubed
14070 Hwy 52 S.E.
Chattfield, MN 55923

ENGINEERING SURVEYING PLANNING
Ph: 507-867-3666
Fax: 507-867-1665
www.gcc79

DESIGNED: **JWK**
DRAWN: **ADB**
CHECKED: **MRW**

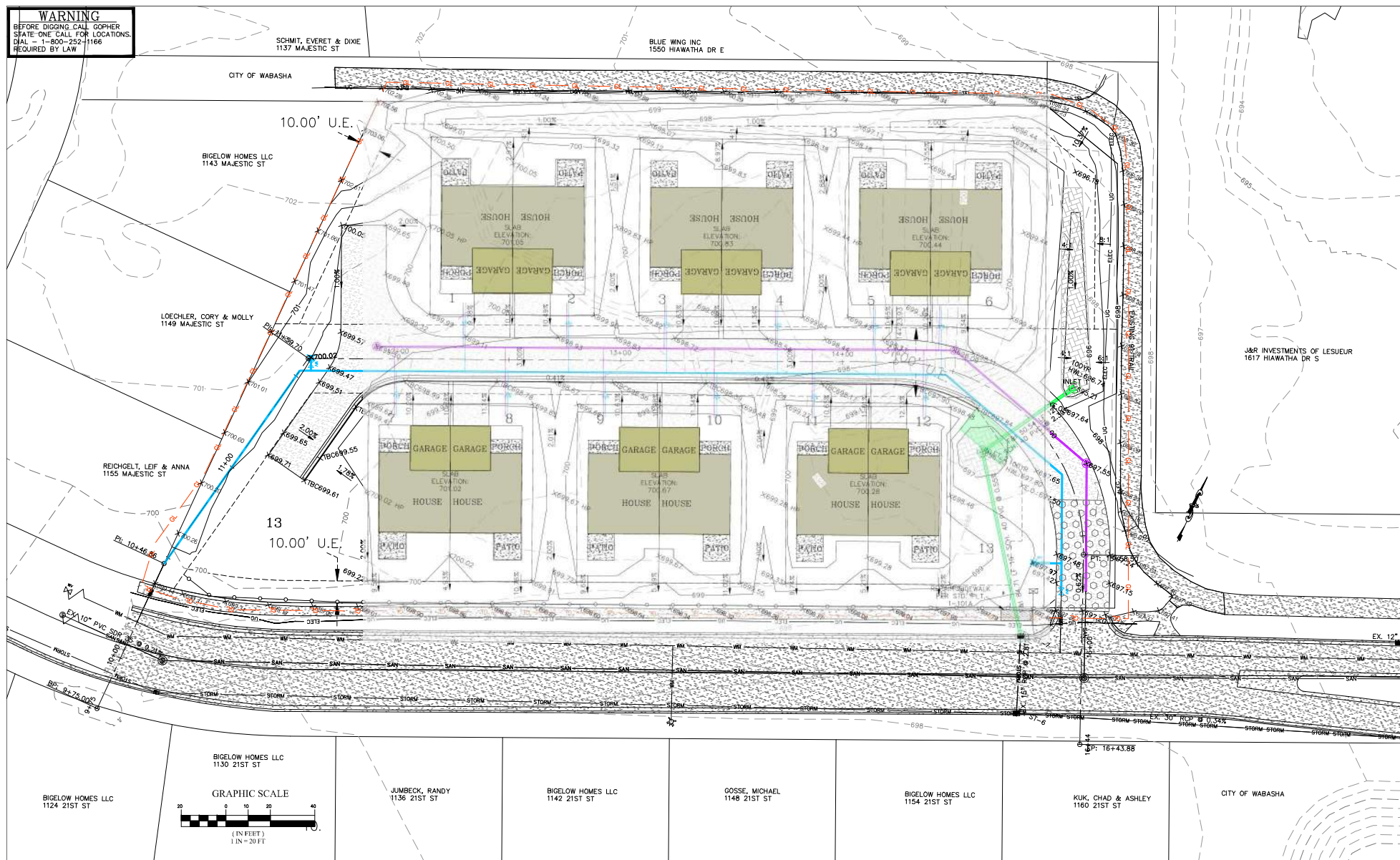
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PRELIMINARY	ADB	2/8/2024
BID QUANTITIES	ADB	3/5/2024
RESUBMITTAL	ADB	3/27/2024

**CITY OF WABASHA
WABASHA COUNTY**

**EAGLES BASIN TOWNHOMES
OFFSTREET STORM PLAN & PROFILE**

**SHEET 4
OF 10 SHEETS**

WARNING
BEFORE DIGGING CALL GOPHER
STATE-ONE CALL FOR LOCATIONS.
DIAL - 1-800-252-1166
REQUIRED BY LAW



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 MARK R WELCH
DATE 3/27/2024 REG. NO. 42736

DATE: 1/25/2024
Prepared For:
BIGELOW HOME
4057 28TH STREET
ROCHESTER, MN 55905

G³ **G-Cubed**
14070 Hwy 52 S.E.
Chotfield, MN 55022

**ENGINEERING
SURVEYING
PLANNING**
Ph. 507-867-1666
Fax 507-867-1665
www.pgg.to

DESIGNED	JWK
DRAWN	ADB
CHECKED	MRW

REVISED	BY	DATE
PRELIMINARY	ADB	2/8/2024
BID QUANTITIES	ADB	3/5/2024
RESUBMITTAL	ADB	3/27/2024

CITY OF WABASHA
WABASHA COUNTY

EAGLES BASIN TOWNHOMES GRADING & EROSION CONTROL PLAN

SHEET G1
OF 10 SHEETS

EAGLES BASIN ADDITION PUD STANDARDS

To Whom it May Concern:

Dated this ____ day of _____, 2024

Bigelow Homes, LLC, as fee owner of such number of lots, as identified in the Eagles Basin Addition Outlot 'B' PUD Amendment Exhibit attached herein, found in that part of the Northwest Quarter and that part of the Northeast Quarter all in Section 4, Township 110 North, Range 10 West, Wabasha County, Minnesota, described as follows:

Block 1, Lots, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13

All in EAGLES BASIN TOWNHOMES, Wabasha County Minnesota.

Hereby establishes the standards to which the lots constituting said plat shall adhere, and thereby specifies that such standards shall constitute covenants to run with the land as provided by law, and shall be binding on all parties and all persons claiming under them and for the benefit of and the limitation on all future owners in said plat, these standards are restrictions being designed for insuring the use of this plat of property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property and to maintain the desired tone of the area, and thereby to secure to such lot owners the full benefit and enjoyment of their home, with no greater restrictions on the free and undisturbed use of the lot other than is necessary to insure the same advantages to other lot owners.

1. There shall only be one (1) residential dwelling unit allowed on each individual Lot, specifically, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 1, EAGLES BASIN TOWNHOMES, totaling twelve (12) individual units.
2. Lot 13, Block 1, EAGLES BASIN TOWNHOMES shall be dedicated common space with each Lot constituting 1/12th shared ownership. The established Eagles Basin Townhomes HOA sets forth the ownership obligations with regards to the common space.

3. The owner of each lot shall use reasonable efforts to ensure that Lot 13, Block 1, EAGLES BASIN TOWNHOMES is kept open and unblocked and that access to the other lots is not obstructed or impaired.
4. Building construction within said plat shall substantially adhere to the 'Eagle Basin Townhome' blueprint attached herein.
5. All residential dwelling units within said plat shall take access from the private drive serving the development. No curb cuts or direct access to any of the dwellings is permitted from 21st Street with the exception of the private drive serving the development.
6. Driveway serving a dwelling unit shall be concreted and extend no wider than necessary to provide access to the garage; recommended 16 feet maximum width.
7. Lot envelope setbacks applicable to Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 1, EAGLES BASIN TOWNHOMES are as follows:
 - a. Front yard: 10 feet
 - b. Side yard: 0 feet
 - c. Rear yard: 10 feet

The above standards shall operate as covenants running with the land for the benefit of any and all persons who may hereafter own property in EAGLES BASIN TOWNHOMES. All such persons are specifically given the right to enforce these restrictions through any proceedings at law or in equity, against any person or persons violating or threatening to violate such restrictions and to recover any damage suffered by them for any violation thereof.

[REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have caused this EAGLES BASIN ADDITION
PUD STANDARDS to be executed the day and year first above written.

Bigelow Homes, LLC.

By: _____

Its: _____

STATE OF MINNESOTA)
) SS
COUNTY OF WABASHA)

The foregoing instrument was acknowledged before me this _____ day of
_____, 202__, by _____, the _____ of Bigelow
Homes, LLC., a Minnesota limited liability corporation, on behalf of the corporation.

Notary Public

Southeastern Minnesota Multi-County
Housing and Redevelopment Authority

By: _____

Its: _____

STATE OF MINNESOTA)
) SS
COUNTY OF WABASHA)

The foregoing instrument was acknowledged before me this _____ day of _____, 202__, by _____, the _____ of the Southeastern Minnesota Multi-County Housing and Redevelopment Authority, a public body, corporate and politic, under the laws of the State of Minnesota, on behalf of the Authority.

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

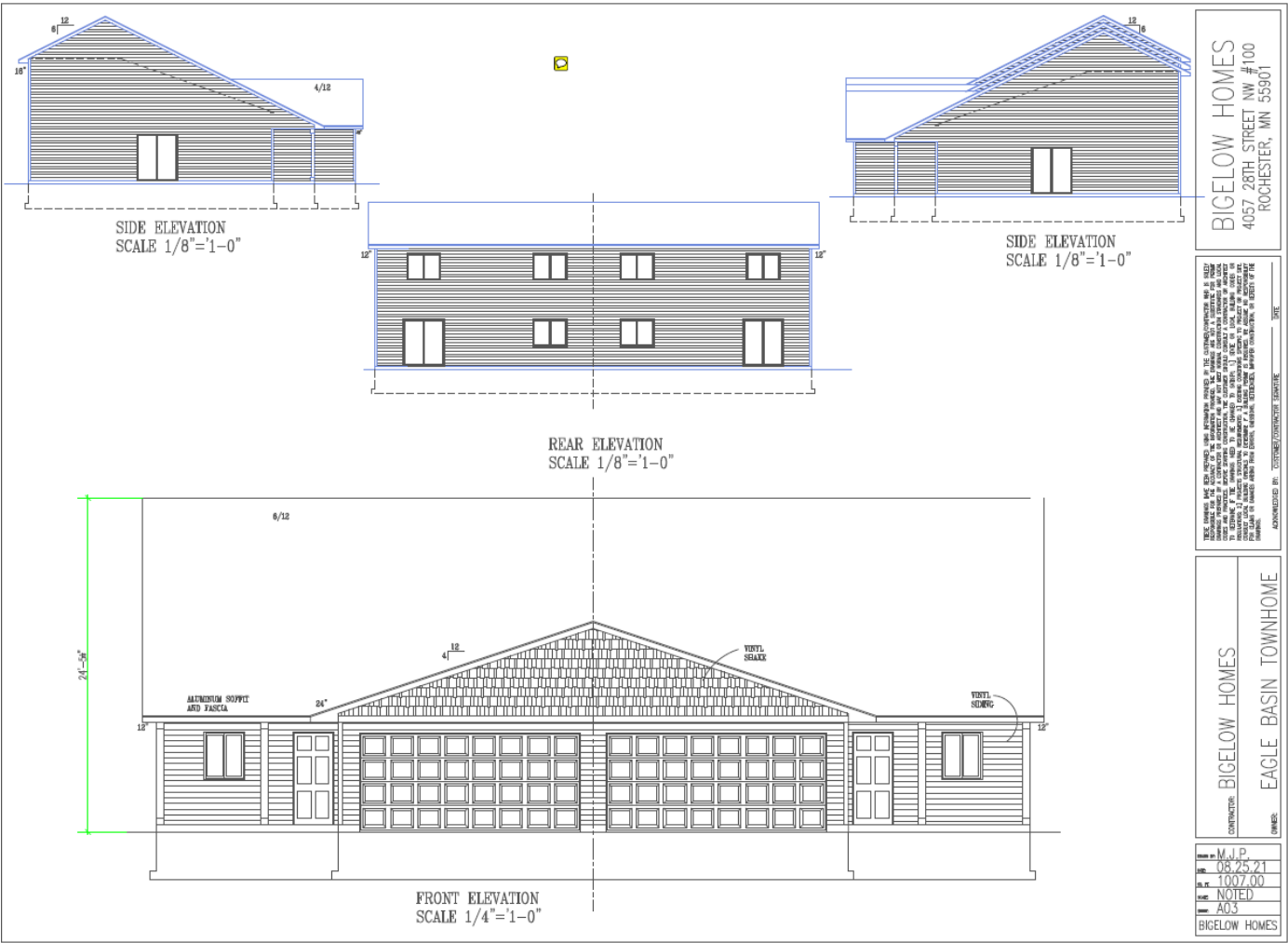
Bigelow Homes, LLC
4057 28th St NW # 100
Rochester, MN 55901

EAGLES BASIN ADDITION OUTLOT 'B' PUD AMENDMENT EXHIBIT

EAGLES BASIN ADDITION - OUTLOT 'B' PUD AMENDMENT EXHIBIT
'NOT TO SCALE'



EAGLE BASIN TOWNHOME BLUEPRINT



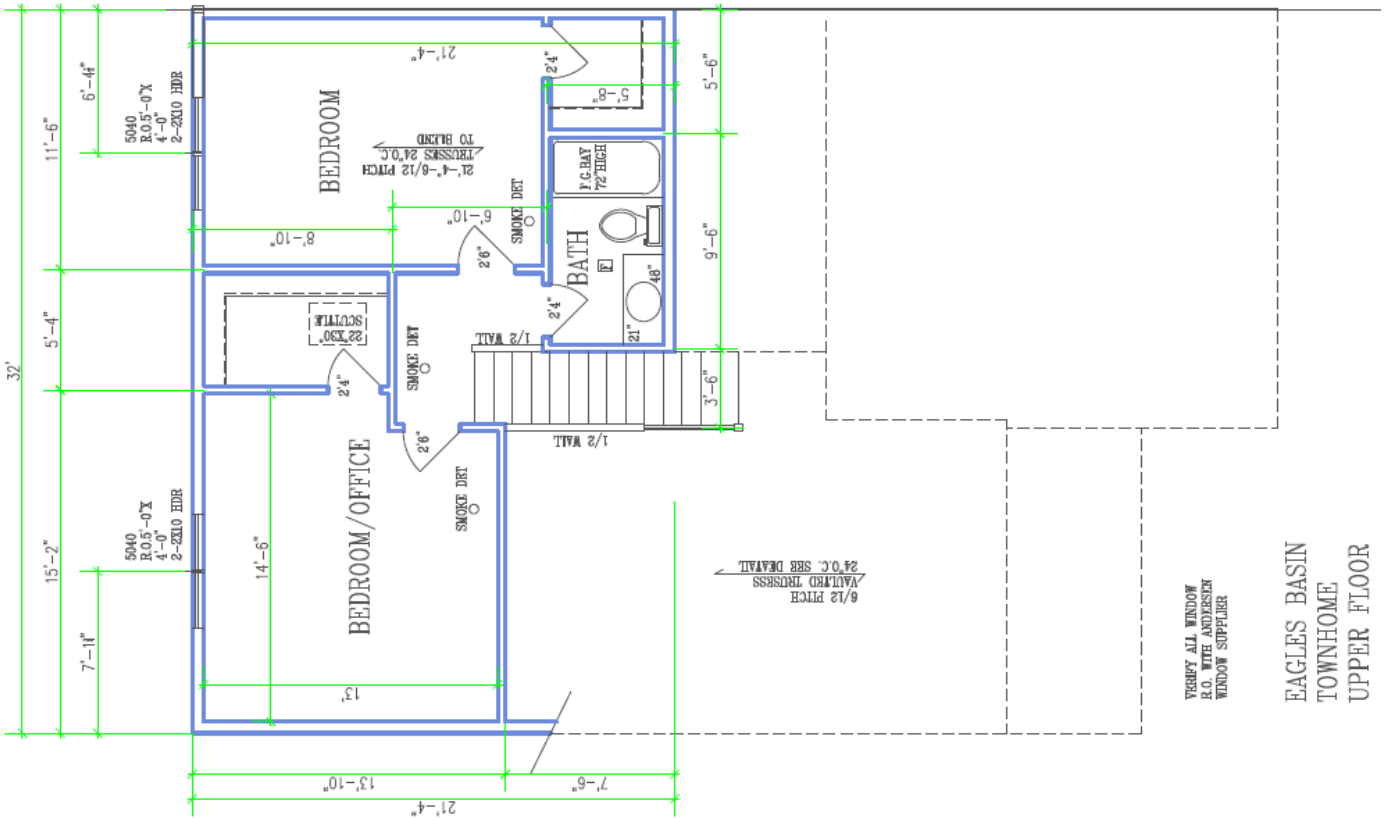
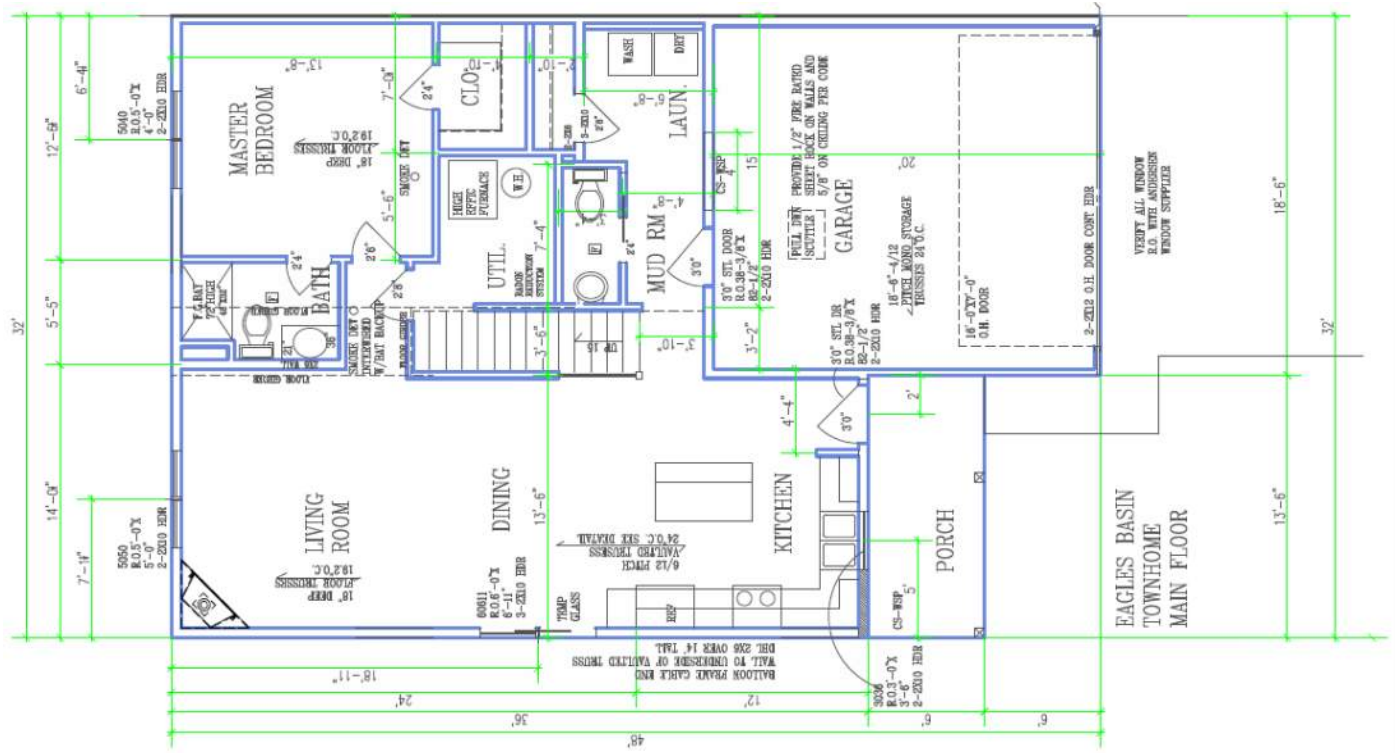
BIGELOW HOMES
4057 28TH STREET NW #100
ROCHESTER, MN 55901

THIS DRAWING SET AND SPECIFICATIONS ARE PREPARED BY THE ARCHITECT/ENGINEER AND ARE TO BE USED BY THE CONTRACTOR FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND SIGNAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DRIVEWAYS AND WALKWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CURBS AND GUTTERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIDEWALKS AND STAIRS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING RAMPWAYS AND ELEVATORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ESCALATORS AND STAIRWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROOFS AND FLOORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WALLS AND CEILINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DOORS AND WINDOWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BASES AND SILLINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TRIM AND MOLDINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PAINTS AND FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MECHANICAL AND ELECTRICAL SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLUMBING AND HEATING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING VENTILATION AND EXHAUST SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING INSULATION AND BATTLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FLOORING AND CARPETING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WALLPAPER AND PANELING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CEILINGING AND LIGHTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FURNITURE AND FIXTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING APPLIANCES AND EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TOOLS AND UTENSILS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MATERIALS AND SUPPLIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LABOR AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TIME AND COSTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING RISKS AND LIABILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SCHEDULES AND DEADLINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING QUALITY AND QUANTITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ENVIRONMENTAL AND SOCIAL RESPONSIBILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ETHICAL AND LEGAL OBLIGATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PROFESSIONAL AND PERSONAL STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING REPUTATION AND CREDIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING INTERESTS AND RIGHTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING OBLIGATIONS AND LIABILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING RISKS AND LIABILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SCHEDULES AND DEADLINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING QUALITY AND QUANTITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ENVIRONMENTAL AND SOCIAL RESPONSIBILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ETHICAL AND LEGAL OBLIGATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PROFESSIONAL AND PERSONAL STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING REPUTATION AND CREDIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING INTERESTS AND RIGHTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING OBLIGATIONS AND LIABILITIES.

BIGELOW HOMES
EAGLE BASIN TOWNHOME

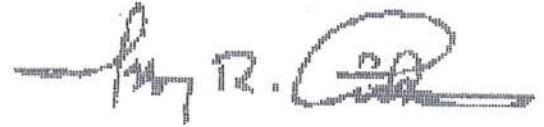
OWNER: M.J.P.
DATE: 08.25.21
SHEET: 1007.00
NOTED
A03
BIGELOW HOMES

EAGLE BASIN TOWNHOME BLUEPRINT



SOUTHEASTERN MINNESOTA MULTI-COUNTY HOUSING AND
REDEVELOPMENT AUTHORITY

SECOND AMENDED AND RESTATED
DECLARATION OF RESTRICTIVE COVENANTS FOR EAGLES BASIN ADDITION

Certified, Filed and or Recorded on
December 26, 2013 2:02 PMJEFFERY R. AITKEN
WABASHA COUNTY RECORDER
STATE OF MINNESOTA
Fee Amount: \$46.00**Southeastern Minnesota Multi-County Housing and
Redevelopment Authority****Second Amended and Restated
Declaration of Restrictive Covenants for Eagles Basin Addition**

To Whom it May Concern:

Dated: November 19, 2013

Southeastern Minnesota Multi-County Housing and Redevelopment Authority ("SEMMCHRA"), as a fee owner of such number of lots, as identified in the Certificate attached herein, found in that part of the Northwest Quarter and that part of the Northeast Quarter all in Section 4, Township 110 North, Range 10 West, and that part of Southwest Quarter and that part of the Southeast Quarter all in Section 33, Township 111 North, Range 10 West, Wabasha County, Minnesota, described as follows:

Block 1, Lots 1, 2, 3, 4, 5, 6, 7, 8;
Block 2, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12;
Block 3, Lots 1, 2, 3;
Block 4, Lots 1, 2, 3;
Block 5, Lots 1, 2, 3;
Block 6, Lots 1, 2, 3, 4, 5;
Block 7, Lots 1, 2, 3, 4, 5;
Block 8, Lots 1, 2, 3;
Block 9, Lots 1, 2, 3;
Block 10, Lots 1, 2, 3, 4, 5;
Block 11, Lots 1, 2, 3, 4, 5;
Block 12, Lots 1, 2, 3;
Block 13, Lots 1, 2, 3, 4, 5, 6, 7;
Block 14, Lots 1, 2, 3;
Block 15, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9;
Block 16, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19;
Block 17, Lots 1, 2, 3, 4, 5;
Block 18, Lots 1, 2, 3;
Outlots B & D

Jeffery R. Aitken Wabasha Co. Recorder
Date Received 12/26/13
Amount Paid Cash Ck No Chg
Well Certificate Amt. Pd. 46.00
Return To SEMMCHRA
Torrens Abstract ✓

All in Eagles Basin Subdivision, Wabasha County, Minnesota.

Hereby amends and restates the declarations as to limitations, restrictions and uses to which the lots or tracts constituting said plat may be put, and thereby specifies that such declarations shall constitute covenants to run with the land as provided by law, and shall be binding on all parties and all persons claiming under them and for the benefit of and the limitation on all future owners in said plat, these declarations are restrictions being designed for insuring the use of this plat of property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property and to maintain the desired tone of the area, and thereby to secure to such lot owners the full benefit and enjoyment of their home, with no greater restrictions on the free and undisturbed use of the lot than is necessary to insure the same advantages to other lot owners.

1. There shall only be one single-family residential dwelling ("Home") constructed on any lot as above-described; except that on Block One (1), lots 6 and 7, Block Two (2), Lot 1, Block Twelve (12) lot 1, Block Sixteen (16) lots 5 and 6, Block Seventeen (17) lot 1, twinhome unit residential construction as allowed by City ordinance is permitted and Outlots B and D multi-unit residential construction as allowed by City ordinance is permitted. Such developers of outlots B and D must meet the City's Storm Water Management Plan and the conceptual plans for such sights must be approved by Planning and Zoning prior to lot sales. The single-family residential dwelling shall be new construction. Existing houses or structures moved from another site, doublewide trailers, or mobile homes are not permitted. Manufactured homes may be permitted but must have approval from the Architectural Review Committee ("ARC"), which is otherwise described and empowered below. These restrictions shall not prevent accessory structures as allowed in the City ordinance.
2. All building permits must be obtained within 120 days after the purchase of a lot. When a building permit is issued for a residence, the lot owner(s) at the time of issuance of said permit shall be responsible for the cost of installing the sewer and water connection, electrical, gas, phone and cable.
3. Home plans shall be developed to enhance the appearance of the Home from the street/ Park Dedications. The ARC shall review and approve all home plans, landscape plans and exterior detailing for compliance with these covenants.
4. The following design standards and guidelines shall apply to Homes built in Eagles Basin Addition and may be enforced by the ARC:
 - A. The overall street scene of the Eagles Basin Addition shall be arranged to ensure that identical Homes or similar colored Homes are not adjacent to and do not align directly across the street / park dedication from each other. Floor plans for the Homes in the Eagles Basin Addition must be varied and reversed to avoid repetitive elevations along the street or park dedication scene.
 - B. thru E. [DELETED]

- F. All Homes shall be designed to be sensitive to and compatible with the surrounding Homes with respect to architectural style, massing, proportion, scale, materials, colors, textures, building orientation, garage and driveway placement, building height, mass, roof pitch and air conditioning, utility meter, and chimney locations.
5. [DELETED]
6. Each Home to be constructed on the above lots shall be completed, and a certificate of occupancy shall have been issued, no later than one (1) year after issuance of the building permit for construction of such Home.
7. There shall be no farm animals, inoperable or abandoned automobiles, mobile homes commonly referred to as trailer houses, travel trailers, or camper units allowed, erected, placed or permitted on the conveyed premises or any part thereof. This restriction shall not be interpreted to prevent the temporary storage or maintaining of a trailer, tent or camper unit for temporary purposes as long as it is not permanently lived in, and as long as it is not stored in a fashion that distracts from the general appearance of the neighborhood, and that it does not remain for periods of more than 15 days in any year.
8. No noxious, offensive, hazardous or illegal trade or activity shall be carried out upon any lot, nor shall anything be done thereon to constitute a nuisance.
9. No sign of any kind shall be displayed to public view on any lot except one professional sign of not more than five square feet advertising the property for sale or rent or supporting a candidate for election to public office or an issue to be on the ballot at the next election.
10. Fences may be allowed on each Lot where appropriate and necessary for screening, security, containment or aesthetic purposes subject to compliance with local ordinances and the review and approval of the ARC. Under no circumstances will fences be allowed in the front yards. All fences must terminate 10 feet before the front façade of the house. Any fence located within the Eagles Basin Addition must be of high quality construction and materials as determined by the ARC. All fences must be designed to be architecturally compatible with the Home and surroundings within the Eagles Basin Addition. Fences may not be higher than 6 feet above grade (average height) except that ornamental post finials may extend 6 inches above the top of the fence. The bottom fence rail shall be a minimum of 6 inches above grade to allow water flowage thru drainage areas. All fences must be kept in good repair. Fences longer than fifty (50) feet must include landscape plantings (at a minimum of every ten (10) feet) to reduce the visual length of the fence. Once construction of a fence has commenced, it must be completed within one (1) month of the date the construction began, except where completion is impossible due to strikes, fires or other casualties, or national emergency.

11. All set backs, front, rear and sides are reserved as shown on the recorded plat. All lots on Blocks 3 through 14 have a minimum 15 foot front, 10 foot rear and 5 foot side yard setback. All lots on Blocks 15 and 17 will have a 30 foot rear setback. All remaining lots and blocks will follow City ordinances. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure other than a property line fence, planting or other material shall be placed or permitted to remain. No fence, planting or other material may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easement, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.
12. Houses constructed on Lots 1-3, Blocks 3, 4, 5, 8, 9 and 12 shall be built with a porch, deck, or patio area facing Park Dedication. Houses constructed on Lots 1-5, Blocks 6, 7, 10 and 11 shall be built with a porch, deck, or patio area facing Park Dedication. Houses constructed on Lots 1-3, Block 14 shall be built with the fronts facing Majestic Street. Houses constructed on Lots 1-4, Block 13 shall be built with a porch, deck or patio area facing Park Dedication. Houses constructed on Lots 5-7, Block 13 shall be built with the fronts facing Pierce Avenue.
13. All completed Lots must contain a paved or cement driveway running from the garage door to a public street (that the residents of such Home have the right to use). Lots which abut Park Dedications and Lots 1-3, Block 14 and Lots 1-7, Block 13 with rear loaded garages requiring additional parking on the side of the garage must have a minimum of two (2) inches of Class 5 gravel surface properly compacted and graded for positive drainage connecting such rear loaded garage and additional parking to an adjacent street. All homes on Blocks 5, 6, 7, 8, 9, 10, 11, 12, 14 and Lots 5, 6, 7, Block 13 shall have a private sidewalk leading from the porch, deck or patio area to the public sidewalk.
14. [DELETED]
15. No front yard driveway curb cuts are permitted on lots that abut Park Dedications and Lots 1-3, Block 14 and Lots 1-7, Block 13.
16. No side yard driveway curb cuts are permitted on lots that abut Park Dedications and Lots 1-3, Block 14 and Lots 1-7, Block 13..
17. If permitted, driveway curb cuts will be no greater than 20 feet in width.
18. All lot owners, builders and developers will adhere to and follow the City Engineer's Stormwater Management Plan, which is on file at the City Hall and is made as an attachment to these covenants.
19. Construction, installations, and uses shall comply with the City of Wabasha zoning and building codes; provided that covenants more restrictive than the codes shall

apply to the extent that the ordinances are not violated.

20. All plans for the construction of private roads and driveways and all building plans for any building, fence, wall or structure to be erected upon any lot, and the proposed location thereof upon any lot, any changes after approval thereof, any remodeling, reconstruction, alteration, or addition to any building, road, driveway, or other structure upon any lot in such premises, all landscaping performed prior to and including Eagles Basin Addition of any lot and any landscaping performed subsequent to Eagles Basin Addition of any lot which requires changing grade elevations, or removal of trees or more than one hundred square feet of soil, shall require the approval in writing of the Architectural Review Committee. Before beginning the construction of any road, driveway, building fence, wall coping, or other structure whatsoever, or remodeling, reconstruction, or altering such road, driveway or structure upon any lot or landscaping the person or persons desiring to erect, construct, modify or perform, the same shall submit to the Architectural Review Committee two complete sets of road or driveway plans, showing the locations, course, and width of same, two complete sets of building plans and specifications for the building, fence, wall coping, or other structure, as is applicable, so desired to be erected, constructed, or modified, or two complete sets of elevation drawings showing the location of all present and proposed trees and shrubs and all drainage patterns on and over the subject lot. No structure of any kind, nor landscaping as above qualified, the plans, elevations, and specifications of which have not received the written approval of the Architectural Review Committee, and which does not comply fully with such approved plans and specifications, shall be erected, constructed, placed, performed, or maintained upon any lot. Approval of such plans, elevations, and specifications shall be evidenced by written endorsement on such plans, elevations, and specifications, a copy of which shall be delivered to the owner or owners of the lot upon which the prospective building, landscaping, road, driveway, or other structure is contemplated prior to the beginning of such construction. No changes or deviations in or from such plans, elevations and specifications as approved shall be made without prior written consent of the Architectural Review Committee. The Architectural Review Committee shall not be responsible for any structural defects in such plans, elevations, or specifications of any building or structure erected according to such plans, elevations and specifications.

21. The Architectural Review Committee (ARC) shall be composed of two employees from:

- i. SEMMCHRA
- ii. [DELETED]

The Committee may designate a representative to act for it. Neither a member of the Committee, nor its designated representative shall be entitled to any compensation for services performed as provided herein.

In order to protect all of the property in the Eagles Basin Addition from diminution in value and where possible insure maximum increase in said property value, to protect the

appearance, to preserve and maintain present ecological and environmental balance, and to prevent Eagles Basin Addition which is inconsistent or inharmonious with the natural habitat thereof, it is the policy and intent of the Architectural Review Committee to supervise to the full extent permitted herein all construction, landscaping, improvements and Eagles Basin Additions of every kind.

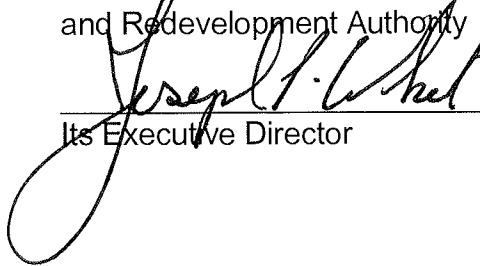
The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative fails to approve or disapprove within ten (10) days after plans and specifications have been submitted to it, or in any event, no legal action to enjoin the construction has been commenced prior to the completion thereof, approval will not be required, and the covenants and restrictions herein shall be deemed to have been complied with in full. In the event the committee cannot agree on the approval of plans and specifications, response time shall be extended an additional 10 days, and the Executive Director of SEMMCHRA will have final approval.

22. Minimum landscaping requirements are as follows: a seeded yard and one 1 inch caliper 8 foot tall ornamental tree in the front yard, not including boulevard trees. Unless otherwise approved by the ARC, the Home Builder must have at least \$200 landscaping budget for foundation plantings for each Home. Boulevard trees must be placed in the boulevard at a minimum of 30 foot intervals using a minimum 1 inch caliper 8 foot tree, provided that each lot shall have a minimum of two (2) boulevard trees.
23. These covenants are to run with the land and shall be binding in all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded, before which time said covenants may be extended for successive periods of ten years as provided by law unless an instrument signed by three-quarter (75%) of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part. Each lot owner shall have one vote. SEMMCHRA reserves the right to amend these covenants until fifty percent (50%) of the Eagles Basin Addition has been completed or bond obligations have been met which ever occurs later.
24. Invalidation of any one of these covenants by judgment or court order shall in no way effect any of the other provisions, which shall remain in full force and effect.
25. Appeals and general complaints process. Each person making application to the Architectural Review Committee (ARC) shall have the right to appeal any determination of the committee to the SEMMCHRA Executive Director. Requests for general complaints should be made within ten (10) days of denial and addressed to the SEMMCHRA at 134 E. 2nd Street, Wabasha, MN 55981. A written response to the complaint will be issued within ten (10) days.

The above restrictions shall operate as covenants running with the land for the benefit of any and all persons who may hereafter own property in Eagles Basin Addition. All such persons are specifically given the right to enforce these restrictions through any

proceedings at law or in equity, against any person or persons violating or threatening to violate such restrictions and to recover any damage suffered by them for any violation thereof.

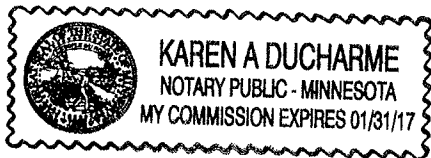
Southeastern Minnesota Multi-County Housing
and Redevelopment Authority

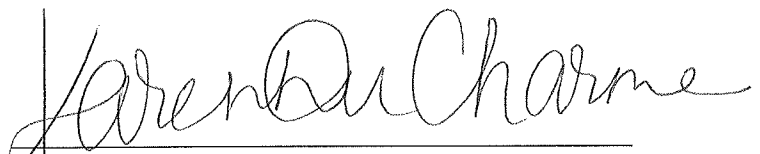


Its Executive Director

STATE OF MINNESOTA)
)ss
COUNTY OF WABASHA)

The foregoing was acknowledged before me this 19th day of November, 2013,
by Joseph P. Wheeler, the Executive Director of the Southeastern Minnesota Multi-County
Housing and Redevelopment Authority, a public body, corporate and politic, under the
laws of the State of Minnesota, on behalf of the Authority.





Notary Public

CONSENT OF MORTGAGEE

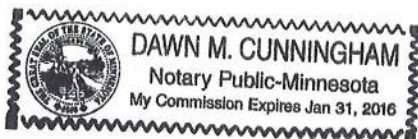
Alliance Bank, formerly known as American Bank Lake City, a Minnesota state banking corporation, as Mortgagee holding an interest in all lands found herein that are owned by the Southeastern Minnesota Multi-County Housing and Redevelopment Authority, does acknowledge and consent to these amendments to the covenants.

Alliance Bank


Its Senior Vice President

STATE OF MINNESOTA)
)ss
COUNTY OF WABASHA)

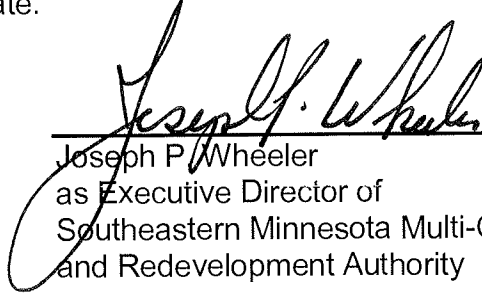
The foregoing was acknowledged before me this 18 day of December, 2013, by Paul E. Kramp, the Senior Vice President of Alliance Bank, formerly known as American Bank Lake City, A Minnesota state banking corporation, Mortgagee, on behalf of the corporation.




Notary Public

CERTIFICATION

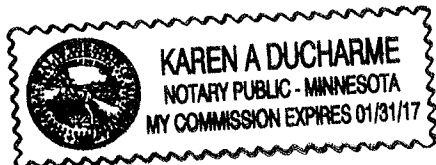
I certify that these Amended and Restated Declaration of Covenants are executed and filed by the Southeastern Minnesota Multi-County Housing and Redevelopment Authority, as the Developer and the Owner of 96 lots of a total of 104 lots, as found in the plat of Eagles Basin Addition, Wabasha County, Minnesota; that this ownership interest is equal to ***92.3 percent of the lots in the plat of Eagles Basin Addition; that SEMMCHRA has sought and obtained the approval of the City of Wabasha to amend these Covenants as found herein; and further state that the bond obligations referred to in paragraph 23 above have not been met as of this date.



Joseph P. Wheeler
as Executive Director of
Southeastern Minnesota Multi-County Housing
and Redevelopment Authority

STATE OF MINNESOTA)
)ss
COUNTY OF WABASHA)

Subscribed and sworn to before me this 19th day of November, 2013, by
Joseph P. Wheeler.





Notary Public

This instrument was drafted by:

Karl W. Sonneman
Attorney at Law
111 Riverfront, Suite 202
Winona, Minnesota 55987
Tel.: (507)454-8885

Planning Commission

5) b)

Meeting Date: 04/09/2024

SUBJECT: 2nd Street Development CUP

DEPARTMENT: Administration

TITLE:

2nd Street Development CUP

PURPOSE:

Please see the attached staff report.

Attachments

Staff Report

FAQ



Memorandum

Office of the City Planner

To: Wabasha Planning Commission
From: Kristi Trisko, Consultant Planner
Date: March 27, 2024
Subject: CUP application – Second Street Development

MEETINGDATE: April 9, 2024

REQUEST:

- 1) Owner/Applicant: City of Wabasha
- 2) Developer: Keller-Baartman Properties
- 3) Location: 128 2nd Street West
R27.00247.00

Staff Report

Zone: TDC (Traditional Downtown Commercial)

Land Use: Commercial

Setbacks: None required

Acres: .52 Acres

Utilities: 6" watermain in 2nd Street,
8" sewermain in 2nd street,
12" stormmain at Pembroke and 2nd St.

Engineering: No concerns from Brian Malm as the project will connect to city utilities and on-site stormwater will be reviewed and permitted prior to construction.

Flood: Within the 500-year floodplain

Wetlands: None on site

Shoreland Overlay Zone: S4, Mixed use, community meeting space and apartments, 14,185 square feet total building footprint. 100% impervious currently.

CUP Conditional Use Permit Required:

- Mixed Use: Public and multi-family (more than 20 units) in the TDC zone
- Building taller than 35 feet in the TDC zone. Building to be approximately 48' in total height.



Site/Building Use:

Community Meeting Space on the main floor with 1,000 square feet. The following groups are anticipated to use this space:

- Bridge Clubs
- Book clubs
- Coffee and discussion (currently at the library)
- Knitters and quilting groups
- Wabasha Bird City Meetings
- Wabasha Chamber Board Meetings
- Connections Café
- Age Friendly Initiative Wabasha Meetings
- Downtown Wabasha Main Street coffee and conversations

Multi-Family – 50 units with a total of approximately 69,925 square feet.

Total Building Size: 70,925 square feet

Background of the Site:

In 2007, the City of Wabasha acquired 128 2nd Street site as future parking for a hotel that was never realized. Since then, the site has been used as commuter parking, Grandpa's Barn Boutique, and the Food Share (2020). In 2021, City Council began planning for future development opportunities for the site including mixed use and/or housing. However, since the site's initial acquisition, the Port Authority has had ongoing conversation about potential redevelopment of the site.

The 2016 Wabasha Comprehensive Plan also notes as a Housing Objective (page 29) "Encourage housing that appeals to young adults, seniors, and other that may leave due to a lack of housing, such as apartments near shopping and bus routes, condominiums, and townhomes, and single-story housing units".

In the spring of 2022, the Wabasha Port Authority formed a housing task force made up of a variety of stakeholders and community groups (realtors, employers, non-profit organizations). One of the primary goals of the group was identifying future housing sites. The city's site at 128 2nd Street was identified due to its city ownership and downtown location. Potential developers were invited to Wabasha for a conference last fall where they identified the City's site at 128 2nd Street as the best site for future mixed use and housing development.

The Housing Task Force also conducted a housing study that was approved by City Council in June 2023. A demand for market-rate apartments, particularly workforce and senior housing was identified that would free up single family homes for larger families. The study made a recommendation that the City provide financial incentives and property to incentivize a developer to build multi-family housing in Wabasha.

The City released a Request for Proposals for the site on December 28, 2023. Four proposals were received, Keller-Baartman was selected. Their proposal for a mixed use, community meeting space on the main floor along with a 50-unit apartment building is now moving forward through the necessary review for the conditional use permit followed by the outreach for the funding necessary to develop this site.

The City is working with the Food Share to find a new site. They have currently outgrown this space for their needs. The City provided this space at no cost to the Food Share and covered their electricity bills so finding new, free space will be challenging. The Chamber was aware of the City Plans for some time and will have to look at new spaces or tent rental for future special events.

Project Details: The applicant has submitted a request for a mixed-use, five (5) story building, four stories above ground with a full basement for underground parking. The building will include 50 apartments with the following apartment sizes:

- 11 studios
- 17 one bedrooms
- 15 two bedrooms
- 7 three bedrooms

The first floor also will have a 1,000 square foot community meeting space, exercise room, office, and lobby. (See attached First Floor Site Plan) The City is partnering with the developer and working with a sub-committee of residents who will provide input on the final design and exterior materials of the building, before moving forward with building permits. This will be a market-rate building and the rents are anticipated to be \$925-\$1400 per month, depending on unit size.

Building Dimensions& Details: The building dimensions are 130.0' x 150.0' or 70,925 square feet in total size with 14,185 square feet per floor in an "L" shaped building. Access to the building will be on the first floor and in the underground parking area.

Access: The site parking will be accessible on Allegheny Avenue through the alley.

Building Height: The building is four (4) stories above ground, approximately 47'4" or 12.3 feet taller than is allowed without a CUP.

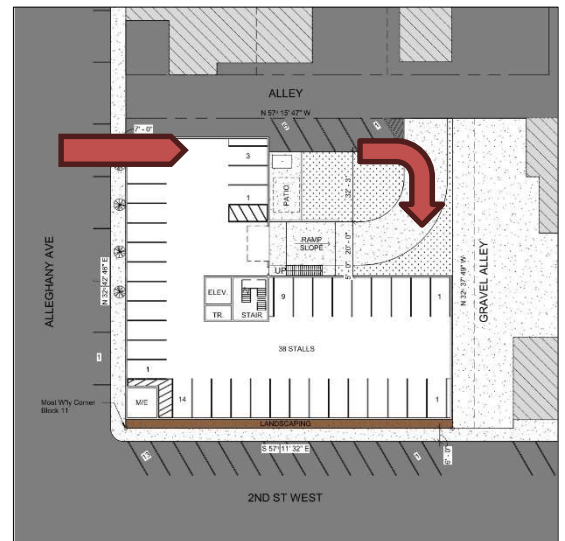
This property is within the TDC Zone which allows for multi-family developments with more than 20 units and commercial uses among other traditional downtown uses.

Along with the more intense downtown uses, downtown lot sizes, setback standards, and parking are also specifically designed to allow more flexibility along with higher densities in building masses and building heights than is typically seen in suburban or rural portions of the city.

This project is reflective of a traditional downtown building mass, size and height. There are older existing buildings with mixed commercial and office uses to the east and north that have two story buildings with taller architectural cornices increasing their height to more equally match the height of the proposed building.

More recently, the Eagles Landing Condos were approved in a PUD with special zoning standards where the height is also 48 feet. The National Eagle Center is another two-story building with an additional architecture enhancement above the second story building mass within the district.

Allowing this project to be up to 48 feet in height rather than the 35-foot standard without a CUP is a 13-foot request. Given, that this project will be designed to more closely match the traditional downtown standards, the Street



Commission will work with the architect and applicant to make sure that it fits in with the existing aesthetic of Wabasha, Staff recommends that we approve the 13-foot request and approved the building height at no taller than 48 feet.

See the adjacent building heights below.



Parking: As can be seen from the site plan, there are 38 parking stalls underground and an additional 5 parking stalls in the northeast corner of the building along the alleyway.

Detailed Parking Breakdown:

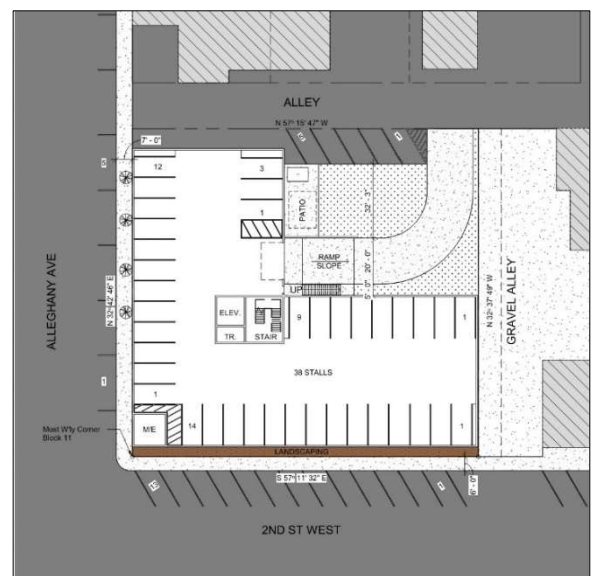
- 38 Underground parking stalls
- 5 On-Site parking along alleyway
- 13 Street Parking - 2nd Street
- 5 Street Parking - Alleghany Avenue
- 61 Total parking**

Required: 50 parking stalls at 1 parking stall per unit

Provided: 61 parking stalls within 15 feet of building

Parking stalls per residential unit type breakdown:

- 28 Studio or One (1) bedroom = 1 parking stall per unit
- 22 Two (2) and Three (3) bedrooms = 1.5 parking stall per unit (22 x 1.5 = 33)
- 61 Total Parking Stalls needed per residential unit types, (28 + 33)**



Community Accessible Parking:

Snow emergency (off-street) parking will be moved to the public parking areas under the bridge at Main Street (15 parking stalls) and Second Street under Highway 60 (27 parking stalls). These off-street parking areas are 1 ½ blocks and 1 block away from the project site and have 42 combined off-street parking stalls. Open public parking for various commercial and residential uses in the area can utilize the existing parking surrounding the site including the following parking areas:

City staff anticipates the demand for parking by residents of the apartments to be opposite to the library and surrounding commercial spaces, with residents commuting out to their jobs during business hours and using the parking on evenings and weekends.



Detailed Remaining Public Parking Breakdown (NOT including the public parking adjacent to the proposed project)

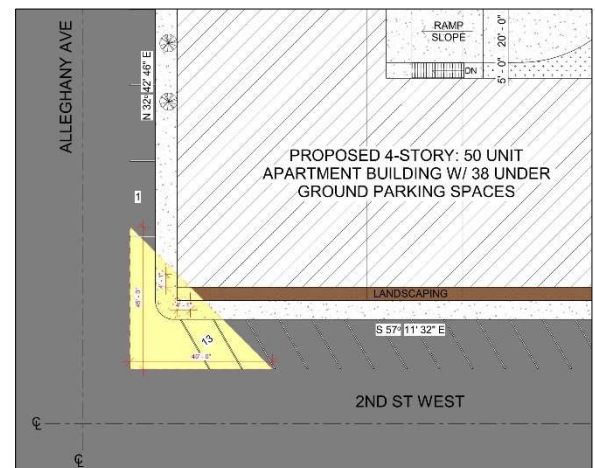
- 4 parking stalls in front of the Public Library
- 6 parking stalls south of the proposed project on the north side of 2nd Street
- 19 parking stalls south of 2nd Street east of Allegheny Avenue
- 22 parking stalls south of 2nd Street west of Allegheny Avenue
- 51 Total parking stalls within a two-block radius**

Public Improvements Included in the Project: As part of the project, the plan includes repaving the alley and sidewalks, adding trees in the sidewalk area, burying the electrical lines in the alley (if feasible). These public improvements will enhance that area.

Surround Land Uses: The Wabasha City Library and Heritage Laundromat are located west of the site. A medical office and commercial businesses are located north of the site facing Main Street West separated by an alley. A two-story apartment, three single family homes and a commercial building are located south of the site. A single-family home, and commercial businesses that face Pembroke Avenue are located to the east of the site.

Sight Visibility Triangle – The TDC (Traditional Downtown Commercial) zone allows zero building setbacks. However, staff requested that the applicants add the newly adopted 45-foot SVT into the site plan so we can evaluate and determine if adequate visibility for autos and pedestrians is maintained. As you can see from the attached SVT exhibit, the building placement at the intersection still allows for more than 40 feet of unrestricted sight visibility clearance using the edge of the parking stalls as the edge of pavement.

Neighborhood Notification: All property owners within 350 feet of this property were notified within ten days of the public hearing and published in the paper on Tuesday, March 26, 2024, stating that a public hearing would be held on April 9, 2024, for this conditional use permit request.



Recommended Conditions:

1. Exterior building treatments, construction materials and architectural design must be comparable to those used in buildings within the district as approved by a sub-committee composed of 1 Planning Commission Member, 1 Council Members, 1 Port Authority Member.
2. The applicant must work with the Street Commission to develop standards for the trees shown in the sidewalk along Alleghany Avenue.

162.029 Conditional Use Permit - *Criteria. (See attached)*

Planning Commission Action:

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

Sample resolution for approval

Resolution

CUP for Multi-Family Uses over 20 units and 48 feet in total height for the new mixed-use building at 128 2nd Street

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

WHEREAS, The proposed use is consistent with the City's comprehensive land use plan.

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

NOW THEREFORE, IT IS HEREBY RESOLVED, the Planning Commission approves the Conditional Use Permit for a multi-family use that is approximately 48 feet in height at 128 2nd Street.

Sample resolution for denial:

Resolution

CUP for Multi-Family Uses over 20 units and 48 feet in total height for the new mixed-use building at 128 2nd Street

WHEREAS, the property addressed 128 2nd Street is zoned Traditional Downtown Commercial (TDC); and

WHEREAS, a Conditional Use Permit is required for a multi-family apartment complex with more than 20 units that is taller than 35 feet in height; and

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

NOW THEREFORE, IT IS HEREBY RESOLVED, the Planning Commission denies the Conditional Use Permit for a multi-family residential use as requested by the applicants the City of Wabasha.

CUP – 2nd Street Development
128 2nd Street

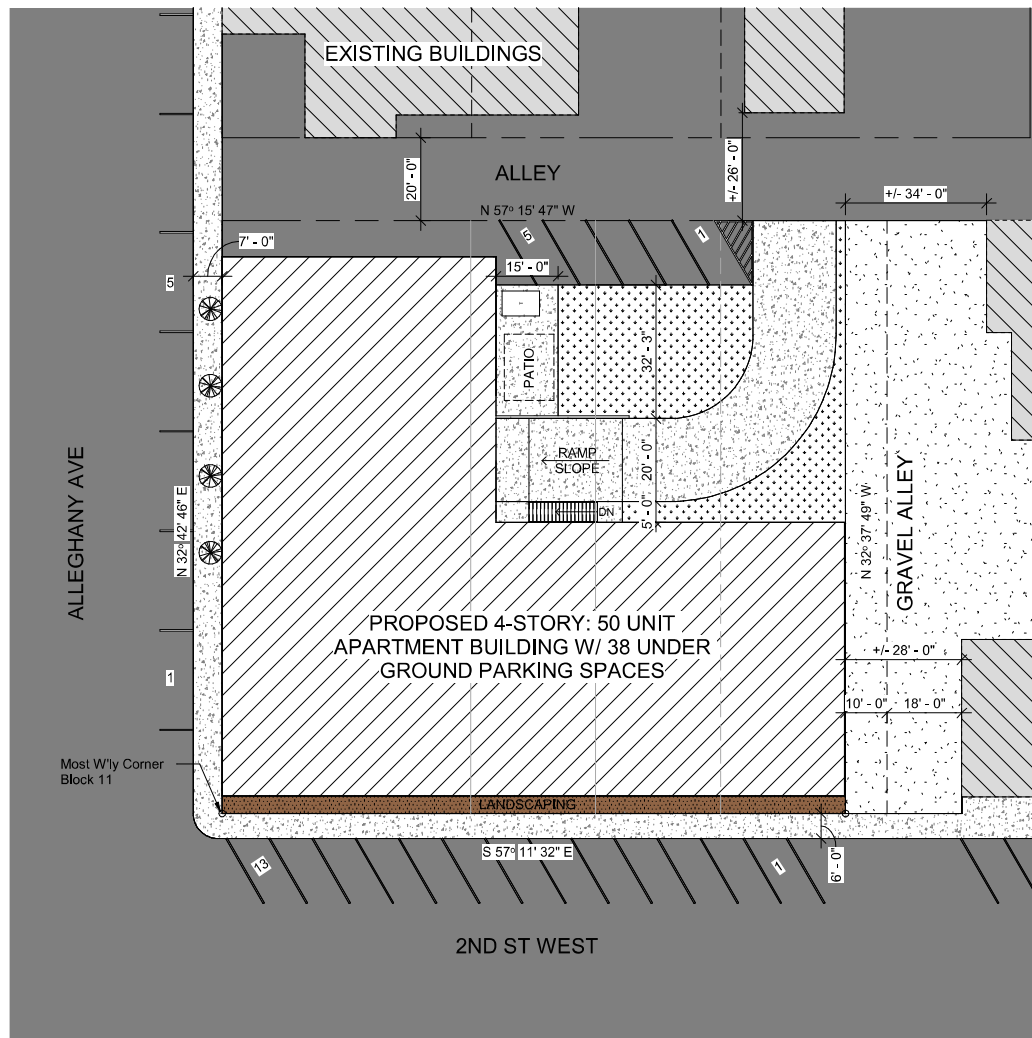
Section 305.04 4C General Standards. No conditional or interim use shall be granted by the Planning Commission unless the Board shall find:

	<i>Standard</i>	<i>Staff Comments</i>		Standard Met?
1.	The establishment, maintenance, or operation of the use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the City;	The establishment of an apartment building will support downtown vitality and the project meets all requirements for public health and safety, morals, comfort, and the general welfare of the City.	X	Yes No Discussion Recommended
2.	The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;	The project will be a significant investment in the City's downtown area, bringing new residents' downtown who will frequent the local businesses around them. This project will enhance business values of existing commercial buildings not diminish property values.	X	Yes No Discussion Recommended
3.	The establishment of the use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;	The project will not impact normal and orderly development of surrounding business or residential uses, in fact, staff believes it will help improve commerce and business around it.	X	Yes No Discussion Recommended
4.	Adequate utilities, access road, drainage, and/or necessary facilities have been or are being provided;	Adequate city utilities are available for the building and no construction or drainage issues are anticipated.	X	Yes No
5.	Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;	The proposed project will use the existing alleyway to access their underground parking and on-site parking stalls to minimize traffic congestion along Alleghany Avenue and will have no traffic impact to 2 nd Street.	X	Yes No Discussion Recommended
6.	The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.	The existing use meets all the performance standards within the TDC zoning district and the S4 shoreland overlay zone.	X	Yes No
7.	Adequate parking facilities and loading areas are available.	Adequate parking will be either located on-site or can be obtained within 1,000 feet of the project.	X	Yes No Discussion Recommended
8.	Preservation of natural resources including filling and grading limitations.	Currently, 100% of the site is impervious. The development of the site will not require filling or extensive grading.	X	Yes No
9.	Use does not obstruct scenic views from public right-of-way or existing residential uses.	There are no river views from this area of the district. It will not block any river views. The direction of the building facing an alley means that it will not block any bluff views.	X	Yes No
10.	Adequate size and configuration of property for the proposed use or activity	In the TDC zone, a building can occupy 100% of the site with zero setbacks. The use fits the configuration of the property.	X	Yes No
11.	Hours of business operation	N/A	X	Yes No

TDC Specific Standards				
12.	Exterior building treatments, construction materials and architectural design are comparable to those used in buildings within the district;	Exterior building treatment and materials must be compatible within the district and approved by the City prior to obtaining a building permit for the project.	X	Yes No
13.	Refuse and service areas, including location and amount of receptacles and screening with fencing or vegetation;	Refuse and service areas will be located within the building.	X	Yes No
14.	Signage and lighting, with reference to glare, traffic safety and compatibility with other properties in the district;	Signage and lighting will need to follow City Code and is not anticipated to create any incompatibility concerns.	X	Yes No
15.	The limitation of hours of operation, of noise allowed, waste management, security, fencing or screening, and any other provisions to harmonize outdoor operations with neighboring residential or business uses;	As a community and residential use, noise is not anticipated, and there will be no outdoor uses.	X	Yes No
16.	Outside services, sales or dining areas as accessory uses is limited to 30% of the interior floor area of the principal use;	N/A	X	Yes No
17.	Use of landscaping, fencing or walls for screening, and to create a continuation of street setback conforming to the other structures of the district for public or private parking lots; and	The use of landscaping along Alleghany Avenue and 2 nd Street will add to the continuity within the TDC district creating a pedestrian scale adjacent to the building along the public sidewalks.	X	Yes No
18.	Conditions for building heights exceeding the base height 35 feet must be shown to fit within the nature of the district. Floor area ratio, historic evidence of height in the district and comparison to nearby existing landmarks in the district will be considered and must be addressed in the findings of facts for approval.	Findings of Fact #1 - This property is within the TDC Zone which allows for multi-family and commercial uses and more flexibility in lot sizes, setback standards, and parking are also specifically designed to allow more flexibility along with higher densities in building masses and building heights. Findings of Fact #2 – This project is near older existing buildings with mixed commercial and office uses to the east and north that have two story buildings with taller architectural cornices increasing their height, and near more recent projects like Eagles Landing Condos, also approved for a 48-foot-tall building and The National Eagle Center with architectural features above their two-story building. Finding of Fact #3 - This project is only requesting a 13-foot increase in standards that will be designed to closely match the existing traditional downtown standards with a sub-committee to make sure that it fits in with the existing aesthetic of Wabasha.	X	Yes No Discussion Recommended

Section 305.06 Subd. 12 N provides for additional standards for **CUP's in shoreland zones**. The property is within the S3 Shoreland Zone. The Planning Commission shall review the application and consider the waterbody, the topography, vegetation, and soils conditions on the site and only issue a CUP where there are findings to ensure:

	<i>Standard</i>	<i>Staff Comments</i>		Standard Met?
19.	The prevention of soil erosion or other possible pollution of public waters, both during and after construction	The site's impervious and pervious conditions will not change	x	Yes No
20.	The visibility of structures and other facilities as viewed from public waters is limited in undeveloped areas and screened as deemed appropriate in developed areas	The proposed structure will not need to be additionally screened as the site is not visible from public waters.	x	Yes No
21.	The site is adequate for water supply and sewage treatment	The site has public sewer and water.	x	Yes No
22.	The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft	No watercraft will be used on this site.	x	Yes No



SITE PLAN

SCALE: 1" = 30'-0"



PLAN NORTH

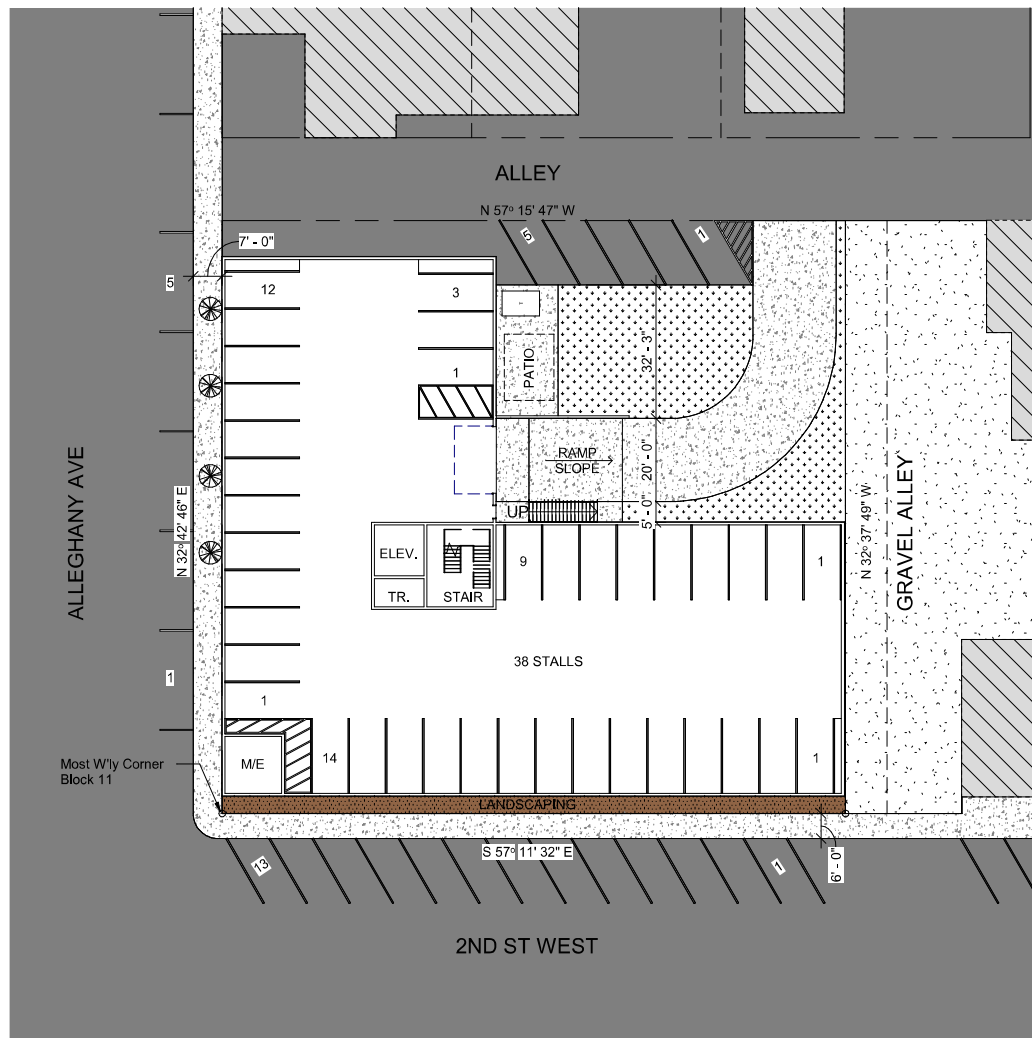


TRUE NORTH

WABASHA APARTMENTS

KB KELLER/BAARTMAN
PROPERTIES

hma
ARCHITECTS



SITE PLAN W/ PARKING

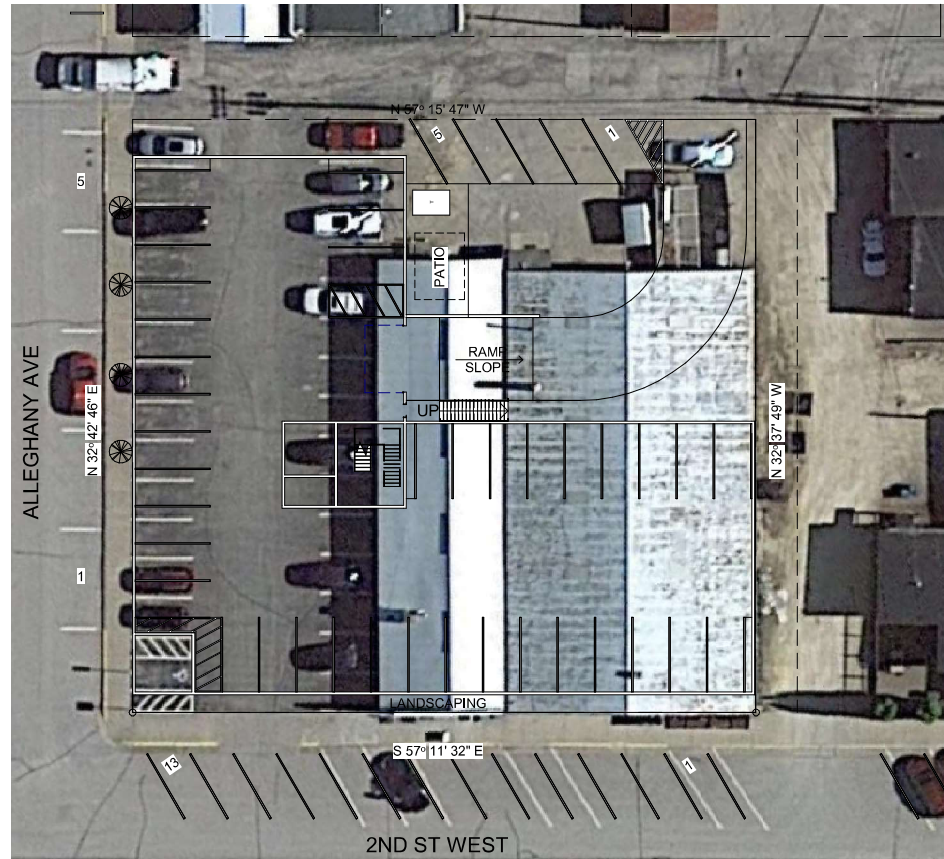
SCALE: 1" = 30'-0"

WABASHA APARTMENTS

KB KELLER/BAARTMAN
PROPERTIES



hma
ARCHITECTS



SITE PLAN OVERLAY

SCALE: 1" = 30'-0"

WABASHA APARTMENTS

KB KELLER/BAARTMAN
PROPERTIES

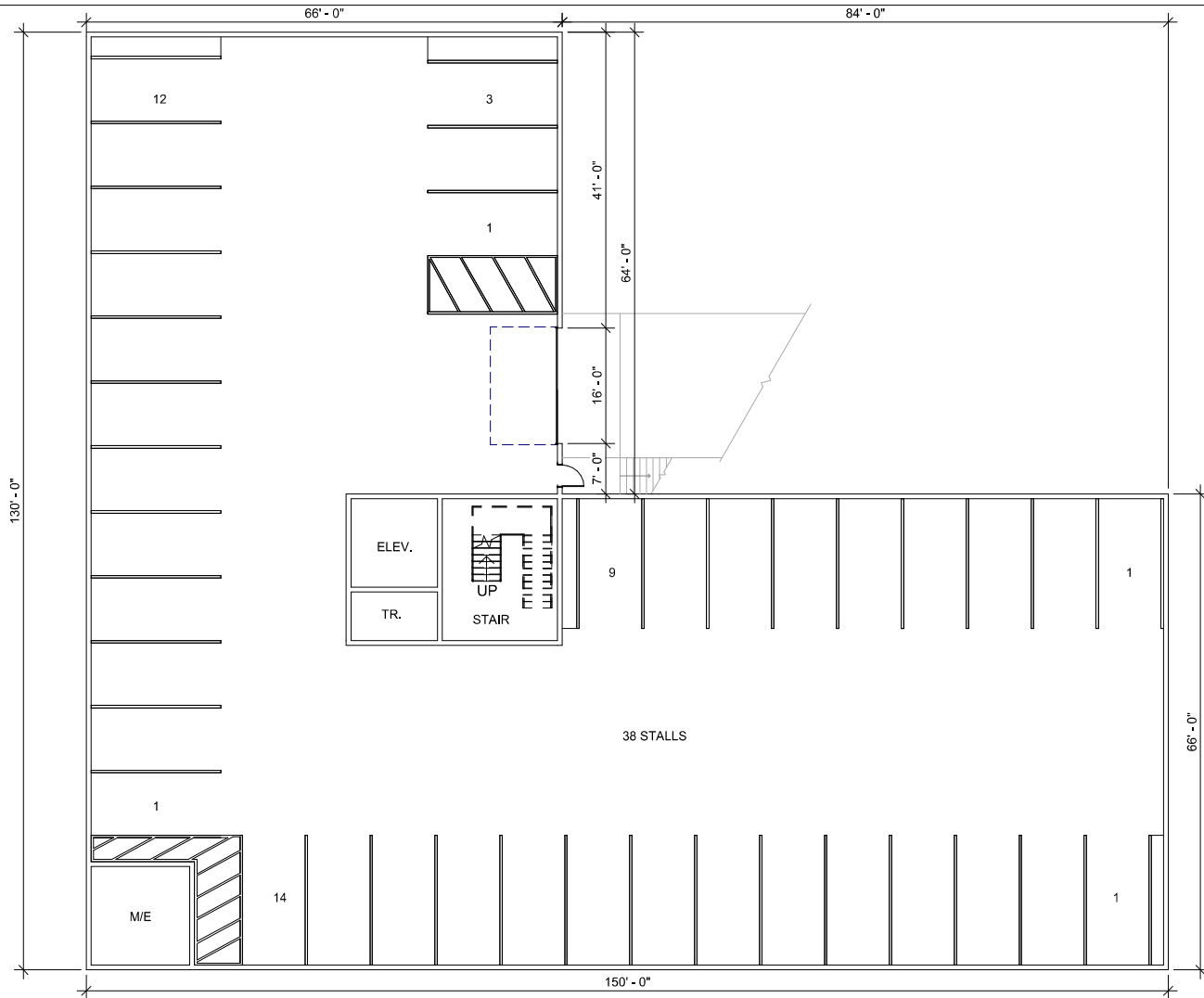


PLAN NORTH



TRUE NORTH

hma
ARCHITECTS



U.G. PARKING FLOOR PLAN

SCALE: 1/16" = 1'-0"

WABASHA APARTMENTS

KB KELLER/BAARTMAN
PROPERTIES

hma
ARCHITECTS



	1ST	2ND	3RD	4TH	T.	%
STUDIOS	2	3	3	3	11	22
1 BDRM	5	4	4	4	17	34
2 BDRM	3	4	4	4	15	30
3 BDRM	1	2	2	2	7	14
TOTALS	11	13	13	13	50	100

SQUARE FOOTAGES: 14,185 SF/ FLOOR

1ST FLOOR PLAN

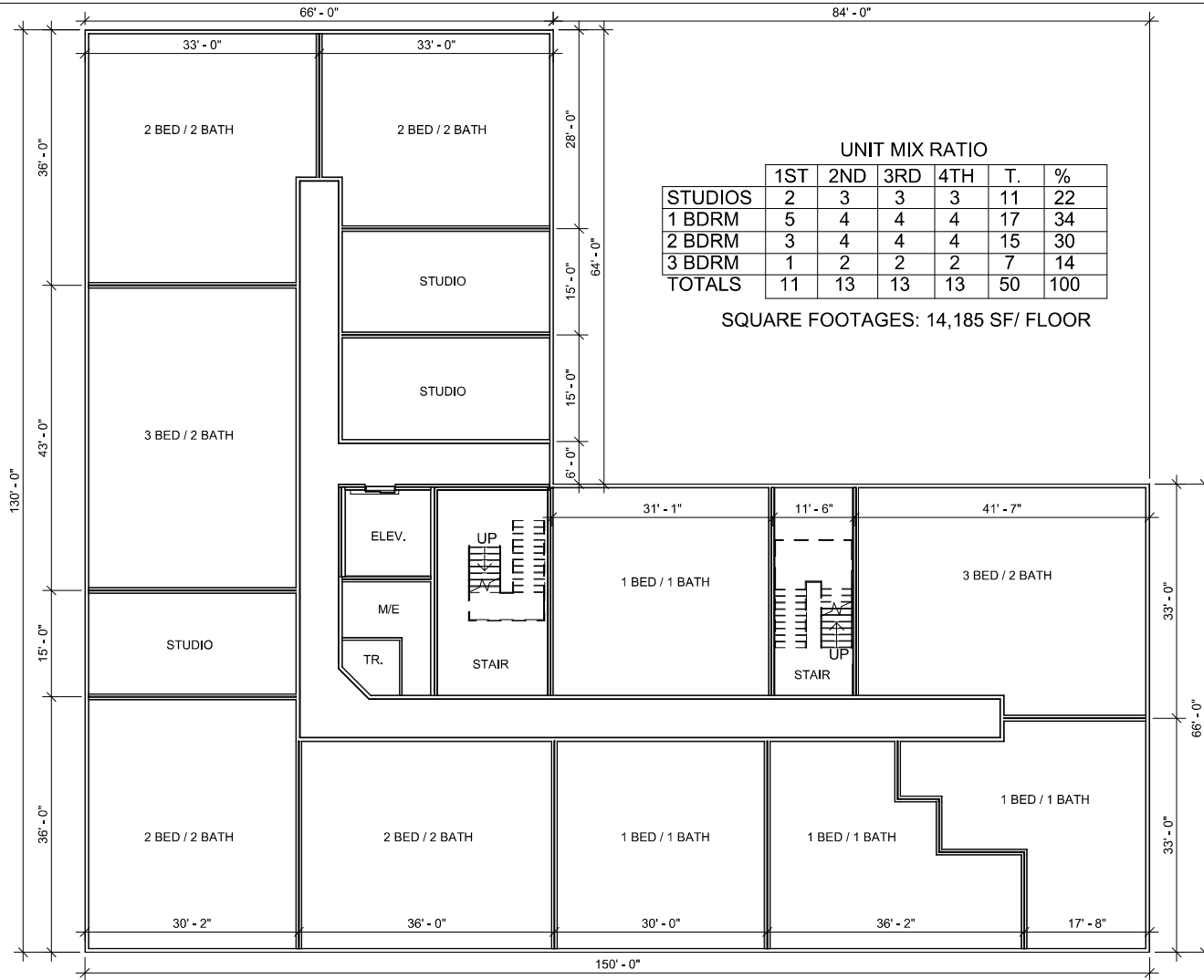
SCALE: 1/16" = 1'-0"



WABASHA APARTMENTS

KB KELLER/BAARTMAN
PROPERTIES

hma
ARCHITECTS



UNIT MIX RATIO						
	1ST	2ND	3RD	4TH	T.	%
STUDIOS	2	3	3	3	11	22
1 BDRM	5	4	4	4	17	34
2 BDRM	3	4	4	4	15	30
3 BDRM	1	2	2	2	7	14
TOTALS	11	13	13	13	50	100

SQUARE FOOTAGES: 14,185 SF/ FLOOR

2ND, 3RD, 4TH FLOOR UNITS

SCALE: 1/16" = 1'-0"



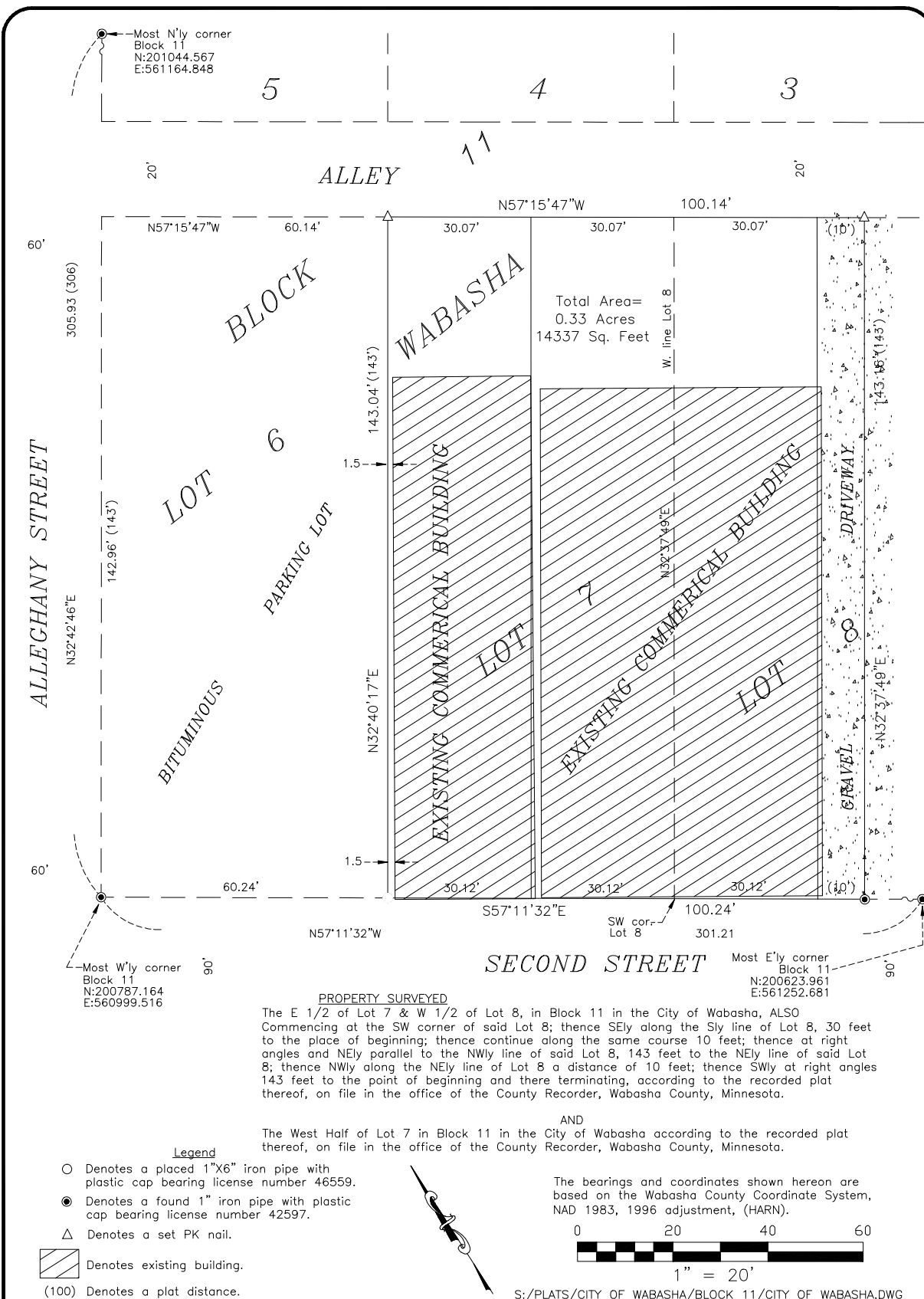
WABASHA APARTMENTS

KB KELLER/BAARTMAN
PROPERTIES

hma
ARCHITECTS

2nd Street Development- Elevation





CERTIFICATE OF SURVEY FOR:

CITY OF WABASHA



JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING

626 JEFFERSON AVENUE, WABASHA, MN 55981

(651)565-3244, FAX(651)565-4394

brian.wodele@jlsmail.com

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Brian Wodele

Brian K. Wodele

Minnesota License No. 46559

Date: 11 September 2014

BK.N/A

PG.N/A

DRAWING NUMBER S-5516

SHEET 1 OF 1 SHEETS

W.O.# 14-504



Apartment Project at Second and Alleghany Frequently Asked Questions

In an effort to keep the public informed with information about the development of a multifamily apartment on 2nd Street and Alleghany Avenue the City of Wabasha has developed a list of Frequently Asked Questions:

- **Will this be low-income Section 8 housing?**

No. The City and its developer partner Keller Baartman Properties LLC (<https://www.kbproperties.org/>) will apply for a competitive Minnesota Workforce Housing Grant Program which is funding available to rural Minnesota for **market-rate** housing. Market rate housing means that there are no income restrictions and no subsidized rent. The rents are anticipated to be \$925-\$1400 per month, depending on unit size.

Without this grant, the project will not be possible and will not be able to move forward due to the current cost of borrowing and construction.

- **If all units are not rented, will the property management be allowed to turn vacant units into low-income housing?**

No. KB Properties will have traditional mortgage financing and developer equity, that will require certain rent levels be maintained to pay the mortgage. The estimated building cost is \$10 million. There will be no way to significantly reduce rents or make it public housing with a regular bank mortgage on the property. It's not possible that another buyer could pay what the building is worth and turn it into low-income housing. There are not aren't funding programs available to do this.

The developer is confident there is an unmet demand for this type of housing in Wabasha. They will produce and maintain high quality apartments with desirable amenities including heated underground parking, a fitness center, patios and security and accessibility features that cannot be found elsewhere in Wabasha. We anticipate people wishing to downsize, those needing a handicapped accessible unit, people new to Wabasha, and younger people not able or ready to own and maintain a house will desire to live here.

- **Will renters or the property management company be allowed to list units on Vrbo, Airbnb, or other short term rental platforms?**

No. The developer the City selected is not in this type of business and this would not be allowed with the type of funding they have secured. The developer does not allow subleasing.

- **What if the building isn't well maintained?**

There are market demands that ensure the building be well-maintained and managed and the City has selected a developer with a proven track record of maintaining high quality apartment buildings.

- **I don't like the building design and I don't think it fits in with the downtown. Can the designs be changed?**

Yes. The building design is not yet final. It has been conceptualized for the site so that State funds may be applied for. The City will establish a subcommittee that will provide input on the final architectural design and material selection. The City recommended a flat roof in keeping with the downtown commercial district. This property is not subject to design review or guidelines that apply to the adjacent Nationally Registered Wabasha Historic Commercial District.

- **How many units and how many off-street parking spots are there?**

The building will include 50 apartments with the following apartment sizes:

11 studios
17 one bedrooms
15 two bedrooms
7 three bedrooms

Detailed Parking Breakdown:

38	Underground parking stalls
5	On-Site parking along alleyway
13	Street Parking - 2nd Street
<u>5</u>	<u>Street Parking - Alleghany Avenue</u>
61	Total parking

- **What are the City's parking requirements for this building?**

This building is zoned Traditional Downtown Commercial. The following requirements apply "Apartment buildings of 6 or more units must have 1 space for every dwelling unit. All spaced must be provided within 1,000 of the nearest point of the building. ***This project exceeds those requirements.***

- **Is the building too tall for downtown Wabasha?**

This project is reflective of a traditional downtown building mass, size and height. There are older existing buildings with mixed commercial and office uses to the east and north that have two story buildings with taller architectural cornices increasing their height to more equally match the height of the proposed building. More recently, the Eagles Landing Condos were approved in a PUD with special zoning standards where the height is also 48 feet. The project, as presented with the accepted proposal by the City is not feasible without additional financial support to be a two or three- story building. It needs the projected 50 units to make it feasible. due to the flat cornice, it will be the slightly less tall than the Eagle Landing Condos.

- **What will happen to the Food Share and the mural that was there?**

The Food Share has outgrown its current location and is working with the Port Authority to find a new location. The mural was built to be moveable and is on boards, in anticipation of the project.

- **What about the Chamber's use of the Transfer Building for events?**

The Chamber has been aware of the project and has no concerns. They currently are paying the City a monthly lease for a building that isn't utilized most of the time.

- **Why didn't the City consider other options for this site like retail or commercial?**

The City as it viewed the community's needs at this time, considered new multi-family housing the highest and best use for the site. This city-owned site provides walkability to many services and amenities and is a highly desirable location for infill development. No new water, sewer or streets are required for this project. It makes use of existing utilities, making the project feasible for the City and of no impact to local taxpayers. This project will be feasible if the Minnesota Workforce Housing Grant Program awards funding to the project. This is a new opportunity and funds are most abundant in the first two years of this program. An additional 50 or more residents living downtown will create "feet on the street" and support the market demand to support existing and future businesses. The Port Authority also values commercial development and has other programs to support local businesses.

- **I am worried about the 22 stalls of parking going away that is on the site.**

In the parking analysis, staff are confident that there are other on-street parking spots that can be utilized instead of this lot. The Council evaluated these concerns and determined that downtown housing to be a higher, more impactful use for the land than parking.

- **I would like to lease an apartment, who can take my name down?**

If we are successful with the Minnesota Workforce Housing Grant, we anticipate a construction start in summer of 2025, leasing in fall/winter 2026. You can call City Hall: 651-565-4568.

- **Why didn't I know about this project sooner?**

The Port Authority authorized a community taskforce, Wabasha Area Team for Community Housing or WATCH in 2022. The City conducted a housing study that determined the need for all types of housing. Strategies for new housing development have been regularly included in publicly noticed agendas of open meetings of the Wabasha Port Authority and Wabasha City Council over the last two years. The announcement of the Minnesota Workforce Housing Grant (new in 2024) made the development of workforce housing a priority. The Wabasha Port Authority and Wabasha City Council Meetings all allow for in person and virtual participation. Agendas and minutes can be found here: <https://www.wabasha.org/city-government/meetings/>. Council Meetings are held the second Tuesday of the month at 6 PM and Port Authority Meetings are held the third Tuesday of the month at 5:30 PM. If you have a question about an agenda item, you can contact City Hall or members of the Council or Port Authority.

- **Why is the City selling this parcel for housing?**

In 2007, the City of Wabasha acquired 128 2nd Street site as future parking for a hotel that was never realized. Since then, the site has been used as commuter parking, Grandpa's Barn Boutique, and the Food Share (2020). In 2021, the City Council began planning for future development opportunities for the site including mixed use and/or housing. However, since the site's initial acquisition in 2007, the Port Authority has had ongoing conversation about potential redevelopment of the site.

More housing has been a long-held goal for the City of Wabasha and increasingly, Wabasha employers tell the City it's the top barrier to filling new positions. The 2016 Wabasha Comprehensive Plan notes as a Housing Objective (page 29) "Encourage housing that appeals to young adults, seniors, and other that may leave due to a lack of housing, such as apartments near shopping and bus routes, condominiums, and townhomes, and single-story housing units".

In the spring of 2022, the Wabasha Port Authority formed a housing task force made up of a variety of stakeholders and community groups (realtors, employers, non-profit organizations). One of the primary goals of the group was identifying future housing sites. The city's site at 128 2nd Street was identified due to its city ownership and downtown location. Potential developers were invited to Wabasha for a conference last fall where they identified the City's site at 128 2nd Street as the best site for future mixed use and housing development.

The Housing Task Force also conducted a housing study that was approved by City Council in June 2023. A demand for market-rate apartments, particularly workforce and senior housing was identified that would free up single family homes for larger families. The study

made a recommendation that the City provide financial incentives and property to incentivize a developer to build multi-family housing in Wabasha.

The City Council approved and City staff released a Request for Proposals for the site on December 28, 2023. Four proposals were received, Keller-Baartman was selected. Their proposal for a mixed use, community meeting space on the main floor along with a 50-unit apartment building is now moving forward through the necessary review for the conditional use permit followed by the outreach for the funding necessary to develop this site.

- **I have more questions, who can I talk to about the project?**

Caroline Gregerson
City Administrator
cityadmin@wabasha.org
651-560-4860

- **I have opinions about the project, where can I share my thoughts?**

Please reach out to your Council Member or attend a public comment section of a Wabasha Council Meeting. Meeting information is posted online, and we also allow for virtual participation.

- **What is a Conditional Use Permit?**

Conditional and interim use permits are zoning permits intended to allow additional uses in the City if specific standards are met to ensure that the proposed use is compatible with the surrounding land uses and the Comprehensive Plan. Interim uses are uses that are allowed for a specific period of time in zoning districts. CUP's and IUP's require a public hearing and approval by the Planning & Zoning Commission.

CUP Conditional Use Permit Required:

- Mixed Use: Public and multi-family (more than 20 units) in the TDC zone Building taller than 35 feet in the TDC zone.
- Building to be approximately 48' in total height