STREET COMMISSION

September 2, 2025 8:30 am

MEETING AGENDA

1) Call to Order and Roll Call:

2) Public Comments:

3) Changes or Additions to Agenda:

4) Approval of Minutes:

   a) Minutes from 7-1-2025

5) General Business:

   a) Anchor Point Church

   b) Wabasha Boatyard & Marina - Street & Utility Connections for Future Development

   c) 12th Street storm sewer outlet rework

6) Old Business:

   a) 2025 street project progress review

7) Other Business:

8) Adjourn:

Street Commission **4) a)**

Meeting Date: 09/02/2025

ITEM TITLE: Minutes from 7-1-2025

DEPARTMENT: Administration

REQUESTED BY:

PURPOSE:

ITEM SUMMARY:

ACTION REQUIRED:

Review and approve minutes

Attachments

Minutes from 7-1-2025

D R A F T

CITY OF WABASHA

Street Commissioners:
Doug Marcotte, Commissioner
Jay Jewson, Commissioner
Jim Mathias, Commissioner
Jeff Sulla, Commissioner & Council Representative

Staff:
Tony Johnson, Public Works Director
Riley Costello, Assistant Public Works Director
Lisa Springer, Office Manager

STREET COMMISSION MINUTES

Present:	Jay Jewson, Commissioner; Jim Mathias, Commissioner; Jeff Sulla, Commissioner; Doug Marcotte, Commissioner
Also Present:	Tony Johnson, Public Works Director Riley Costello, Assistant Public Works Director Lisa Springer, Office Manager
Attendees:	Jack Burns, Public Comment on Feasibility Study

1. Call to Order and Roll Call:

   The Street Commission meeting was called to order at 8:34AM by Jim Mathias.

2. Public Comments:

   Jack Burns, who lives at 340 Skyline Drive gave a public comment on the 2025 Road & Utility Feasibility Study. He stated that in the report, that Skyline Drive was downgraded to a mill and overlay improvement versus a full replacement, with underground culverts and widening the road and the cleaning out of the ditches. He has lived there for almost 9 years and the road has only gotten worse. He is in favor of full replacement of the road with the possibility of widening it starting in 2026.

3. Changes or Additions to Agenda:

   There were no changes or additions to the agenda.

4. Approval:

a. Minutes from 4-1-2025

Moved by Commissioner Jay Jewson, seconded by Commissioner Doug Marcotte to approve the minutes as drafted.

AYE: Commissioner Doug Marcotte, Commissioner Jay Jewson, Commissioner Jeff Sulla, Commissioner Jim Mathias

Adopted - Unanimously

b. Minutes from 5-6-2025

Moved by Commissioner Jay Jewson, seconded by Commissioner Doug Marcotte to approve the minutes as drafted.

AYE: Commissioner Doug Marcotte, Commissioner Jay Jewson, Commissioner Jeff Sulla, Commissioner Jim Mathias

Adopted - Unanimously

5. General Business:

a. 15 min parking request by Pembroke Ave Coffee Shop

Item 5a & 5b were discussed together with the request for 15-minute street signs in front of the Old Legion Coffee & Wabasha License Bureau.

b. Pembroke License bureau 15 min parking request

Moved by Commissioner Jeff Sulla, seconded by Commissioner Jay Jewson to return the 15-minute parking sign on Pembroke Ave in front of the License Bureau.

AYE: Commissioner Doug Marcotte, Commissioner Jay Jewson, Commissioner Jeff Sulla, Commissioner Jim Mathias

Adopted - Unanimously

c. Projects update

Tony gave the updates on the ongoing projects. The storm sewer collapsed on 2nd St E, which has been repaired, just waiting to reform the concrete curb and then it will get patched. Another one needs to be replaced on Rustic Lane. There is some patching on the curbs and streets on 7th St, Campbell Ave and Shields Ave. They will start ditch mowing next week.
No motion needed information only.

d. Engine replacement in WPD squad transfer to Public Works 2026

The Police Department has a 2019 Ford squad truck that needs a new engine. There are not enough funds in their budget to cover this expenditure, which is estimated to be around $13,000. It was suggested to have the expenditure come out of the Public Works budget. After looking at the expense, staff feel having this vehicle would benefit their department.
Motion to approve the repairs out of the Public Works equipment maintenance budget

and transfer the vehicle from the Police Department to the Public Works Department to use as a work truck.

6. Old Business:

There was no old business to discuss.

7. Other Business:

There was no other business to discuss.

8. The next Street Commission meeting is scheduled for August 5, 2025 at 8:30am

9. Adjourn:

With no further business to discuss, the meeting was adjourned at 9:08am.

Moved by Commissioner Jay Jewson, seconded by Commissioner Jeff Sulla

AYE: Commissioner Doug Marcotte, Commissioner Jay Jewson, Commissioner Jeff Sulla, Commissioner Jim Mathias

Adopted - Unanimously

Street Commission **5) a)**

Meeting Date: 09/02/2025

ITEM TITLE: Anchor Point Church

DEPARTMENT: Administration

REQUESTED BY:

PURPOSE:

Anchor Point Church

ITEM SUMMARY:

Please find the attached memo from City Planner Kristi Trisko regarding Street and Utility Roadway Extension Request.

Attachments

APC Final Street and Utility Roadway Extension Request Memo

BOLTON & MENK

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MEMORANDUM

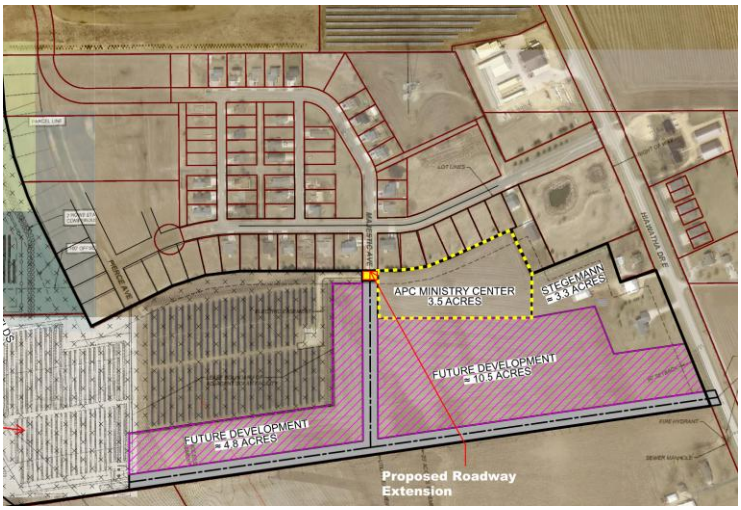
Date: August 28, 2025
To: Street and Utility Commission
From: Kristi Trisko, AICP, PMP
Subject: Anchor Point Church, Road and Street Extension Request

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Applicants: Anchor Point Church (APC), Randy Fuhrman
Owner: Larry Stegemann
Agent: Johnson & Scofield Inc. Land Surveyors
Request: Majestic Avenue Extension Request
Location: Stegemann Farm – 3.5 Acre parcel

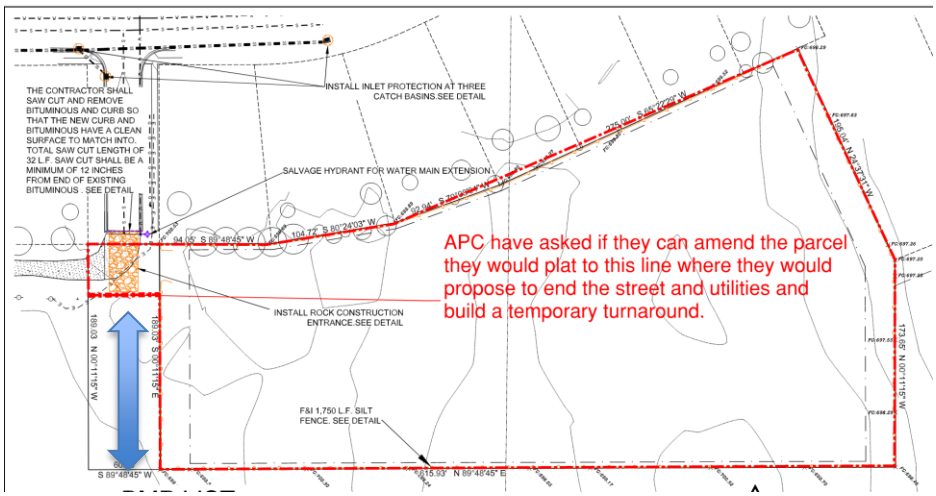
Larry Stegemann is planning to sell a portion of his farm to develop the Anchor Point Church (APC). The site is located just south of the Eagles Basin PUD. See the yellow highlighted area shown on the APC Vicinity Map in Figure 1.

Figure 1- APC Vicinity Map



Email from the Stegemann's 8-27-25 - As the landowner, we do not intend on further development. We expect that the church will be responsible for the 50 foot extension of Majestic St. We also understand if we decide further development for the land adjacent to this project, that we would be responsible for the cost of extending Majestic St.

Figure 2 - Detailed Parcel with Road/Utility Extension



The Anchor Point Church group has submitted a preliminary site plan, plat, and General Development Plan showing the requested Majestic Street extension from Eagles Basin to their site. The original parcel boundary extended to the southern end of their lot. However, after discussing the need to extend Majestic and utilities to the end of their property line, they amended their future property line to be approximately 50 feet

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south of the existing Majestic Street as you can see in Figure 2. The shortened parcel area is shown with the blue arrow. Following the changed parcel area in their plans, the APC Group asked that the City determine what the requirement is to extend Majestic Street. We explained to the APC group that we would research the code and provide their request and our research to the Street, Utility, and Planning Commission for review and determination.

I reviewed all sections of City Code referencing extension of roadways and city utilities. See the Code Research below.

Review Question: Does public water/sewer and public roadways need to extend to the edge of platted parcel or most extended edge of property? Code research includes sections in the Subdivision Ordinance as well as the Public Works Ordinance. The sections that are most relevant to this question are shown in RED.

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§ 161.23 INFORMATION REQUIRED ON PRELIMINARY AND FINAL PLAT.

(A) *General.* The preliminary plat shall be prepared by a land surveyor licensed in the state. Prepared plats shall comply with M.S. Ch. 505 and M.S. § 462.358, as they may be amended from time to time, and all other statutes and requirements which are applicable.

(B) *Plan of the entire area.* Where a tract of land is proposed for subdivision that is a part of a larger logical subdivision unit, the Planning Commission **may** require that a plan of the entire area be provided. This plan would be used by the Commission to aid in judging the proposed plat.

(C) *Preparation.* The final plat shall be prepared by a land surveyor licensed in the state. Prepared plats shall comply with M.S. Ch. 505 and M.S. § 462.358, as they may be amended from time to time, and the platting standards as adopted by the state's Association of County Surveyors as administered by the County Surveyor, who shall check the final plat before recording.

§ 161.35 GENERAL STREET DESIGN.

(A) The design of all streets shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographic conditions, to runoff of storm water and to the proposed uses of the area to be served.

(B) Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall make provision for the proper projection of streets in the adjoining areas.

(Prior Code, § 300.13)

§ 161.41 REQUIRED IMPROVEMENTS.

(A) Improvements shall be made in all subdivisions according to the following requirements:

(1) *Monuments.* As per M.S. Ch. 505;

(2) *Streets.* Streets shall be graded to the full width of the right-of-way when the street is initially graded or when reconstruction requires it. All aspects of street construction shall be in accordance with specifications approved by the City Engineer;

(3) *Utilities.* All public and private utilities shall be installed underground unless otherwise approved by the City Engineer. Water and sewer laterals shall be installed to the property line. All aspects of utility construction shall be in accordance with specifications approved by the City Engineer;

(4) *Drainage facilities.* Construction of storm sewer and/or other surface drainage facilities shall be in accordance with specifications approved by the City Engineer;

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(5) *Sidewalks/boulevard trees.* Sidewalks, when provided, shall be of concrete and in accordance with specifications approved by the City Engineer;

(6) *Specifications/inspections.* Unless otherwise stated, all of the required improvements shall conform to engineering standards and specifications approved by the City Engineer;

(7) *As-built plans.* A complete set of as-built construction drawings and an electronic copy of the drawings, in a format acceptable to the City Engineer, shall be furnished at the completion of construction; and

(8) *Financing.* Before a final plat is approved by the City Council, the subdivider shall submit an agreement and letter of credit equal to one and one-quarter times the City Engineer's estimated cost of the required improvements, as approved by the City Engineer to assure the following:

(a) The subdivider shall pay for the cost of all improvements required in the subdivision;

(b) Guaranteed completion of the required improvements within a two-year period; and

(c) Payment by the subdivider for all costs incurred by the municipality for review and inspection. This would include preparation and review of plans and specifications by the City Engineer, Planner and Attorney, as well as other costs of a similar nature.

(B) The city may elect to install any of the required improvements under the terms of a cash escrow agreement.

(C) If the required improvements are not complete within the two-year period, all amounts held under the escrow agreement or letter of credit shall be turned over and delivered to the city and applied to the cost of the required improvements. Any balance remaining after the improvements have been made shall be returned to the owner or subdivider.

(Prior Code, § 300.19)

§ 52.16 DEFINITIONS.

SERVICE LINE. The portion of the pipe connected to the water or sewer main and ending at the **property line.**

§ 53.03 USE OF PUBLIC SEWERS REQUIRED.

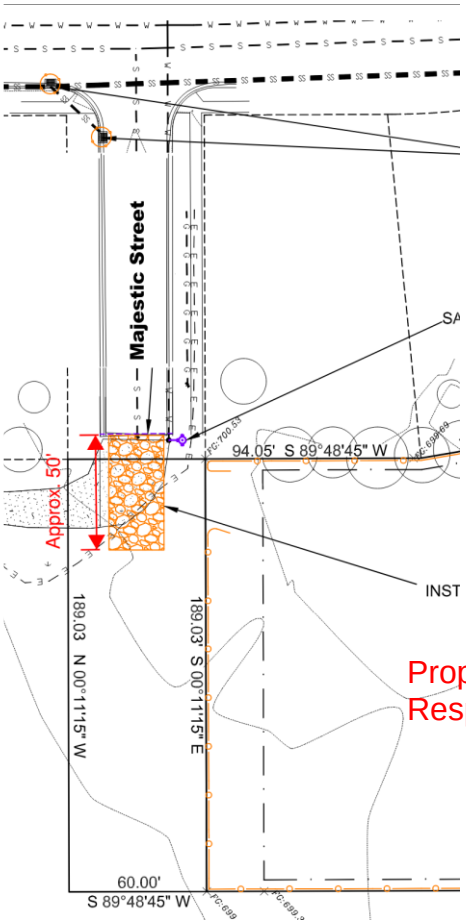
(A) Within 90 days of receiving official notification, the owners of all properties within 300 feet of a sanitary sewer collection system shall install a suitable service connection, at their own expense, in accordance with the provisions of this chapter, with the exception of the Coffee Mill Sewer Extension Project #8283.

Summary: Section 161.35 states that "where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall make provision for the proper projection of streets in the adjoining area" and 161.41 states that "water and sewer laterals shall be installed to the property line." Given this policy direction, I believe that APC, though only developing on the east side of Majestic, should construct their portion the roadway and utilities. The other half would be constructed by the property owner.

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Exhibits:

Proposed Extension



Traditional ½ Street/Utility Extension

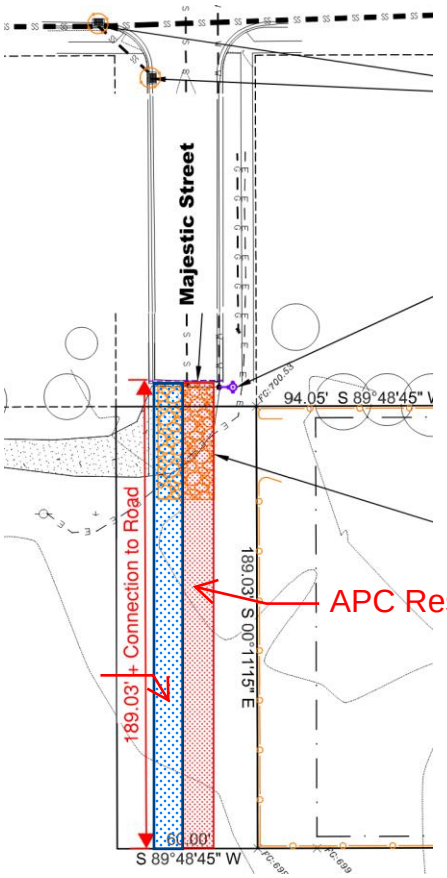


Figure 3 – Majestic Street Extension or Stubbed In as Proposed

Required Response: Please provide your response to the following question. *Can the APC Group develop their future plan as shown in Figure 3 (Proposed Extension) with a proposed approximate 50-foot roadway and utility extension or should the APC site and the owner be required to extend Majestic Street to the full street extension as shown in Figure 3 (Traditional ½ Street/Utility Extension)?*

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SolarClub20
Resolution: 2020-01
Adopted: 3/10/20
12.80 Acres

Solar Stone
Resolution: 2015-07
Adopted: 12/18/15
17.82 Acres

91' of solar panel overlap measured on 2022 Wabasha County Aerial Imagery

SunVest Solar
4.3 Acres

DivoCSG / Gordian Solar
Resolution: 2022-02
Adopted: 9/13/22
18.42 Acres

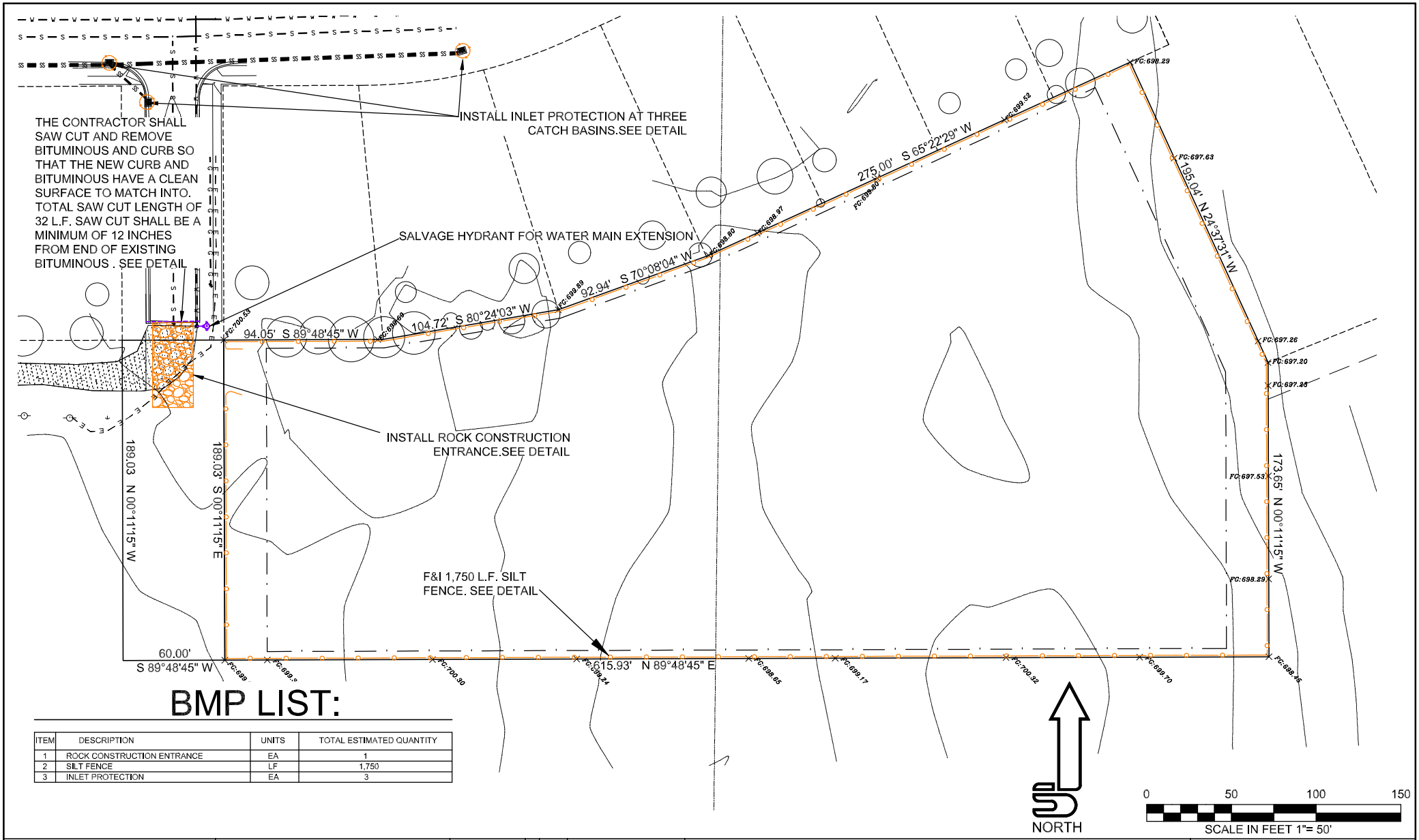
IPS / New Energy Equity
Resolution: 2021-02
Adopted: 10/12/21
8 Acres

Legend
Wabasha County Parcels
0 300 Feet

PARCEL LINE
LOT LINES
RIGHT OF WAY
PIERCE AVE
MAJESTIC AVE
HIAWATHA DR E
INFILTRATION BASIN
SOLAR FIELDS ≈ 40.2 ACRES
MARSHLAND ≈ 18.2 ACRES
APC MINISTRY CENTER 3.5 ACRES
STEGEMANN ≈ 3.3 ACRES
FUTURE DEVELOPMENT ≈ 10.5 ACRES
FUTURE DEVELOPMENT ≈ 4.8 ACRES
50' SETBACK
WETLAND BOUNDARY
FLOODPLAIN BOUNDARY
FIRE HYDRANT
SEWER MANHOLE

Proposed Roadway Extension

Wabasha Solar / Community Energy SolarResolution: 2020-03Adopted: 06/09/208.8 Acres



BMP LIST:

ITEM	DESCRIPTION	UNITS	TOTAL ESTIMATED QUANTITY
1	ROCK CONSTRUCTION ENTRANCE	EA	1
2	SILT FENCE	LF	1,750
3	INLET PROTECTION	EA	3

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

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
Steven P. Voigt, PE
DATE 6-27-2025 REG. NO. 20034

DESIGNED SPD\SPV
DRAWN SPD
CHECKED SPV

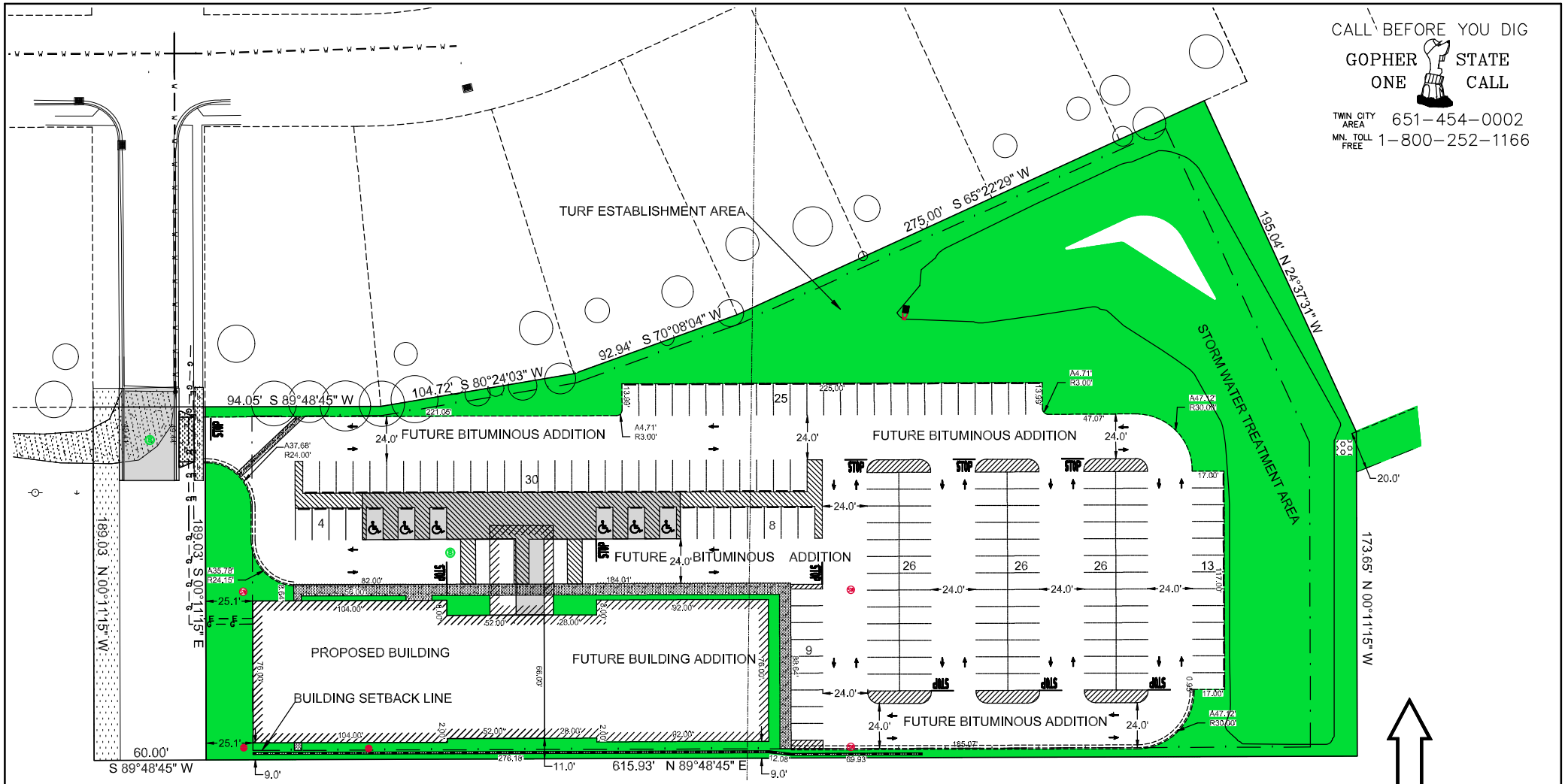
REVISED	BY	DATE

LATEST REVISION:6-27-2025
Prepared For:
APC MINISTRY CENTER
C/O RANDY FUHRMAN
611 BROADWAY AVENUE, SUITE 77
WABASHA, MINNESOTA 55981
CELL: (651) 560-4880

APC MINISTRY CENTER

MAJESTIC STREET SOUTH | CITY OF WABASHA, MINNESOTA

EXISTING CONDITIONS AND DEMOLITION PLAN



AREA NOTES

TOTAL AREA	3.50 ACRES
EXISTING IMPERVIOUS	0.0 ACRES, (0%)
TOTAL PROPOSED IMPERVIOUS AREA	2.13 ACRES, (60%)
TOTAL PROPOSED GREEN SPACE	1.37 ACRES, (40%)
TOTAL DISTURBED AREA	3.50 ACRES

PARKING NOTES NOTES

PROPOSED STANDARD PARKING STALLS	167
PROPOSED ADA PARKING STALLS	6
TOTAL PARKING STALLS	173

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Steven P. Voigt, PE
DATE 6-27-2025 REG. NO. 20034

DESIGNED SPD\SPV
DRAWN SPD
CHECKED SPV

REVISED	BY	DATE

LATEST REVISION:6-27-2025
Prepared For:
APC MINISTRY CENTER
C/O RANDY FUHRMAN
611 BROADWAY AVENUE, SUITE 77
WABASHA, MINNESOTA 55981
CELL: (651) 560-4880

APC MINISTRY CENTER

MAJESTIC STREET SOUTH | CITY OF WABASHA, MINNESOTA

SITE PLAN
1 OF 4

EXCAVATION QUANTITIES

CUT VOLUME.....5,737 C.Y.
FILL VOLUME.....5,084 C.Y.
EXPORT VOLUME.....653 C.Y. OF ORGANIC LEAN CLAY
STRIPPED TOPSOIL VOLUME.....2,117 C.Y.
STRIPPED ORGANIC LEAN CLAY VOLUME.....3,530 C.Y.

NOTES
- THESE VOLUMES ARE BULK AND ASSUME A SWELL VALUE OF 1.0 AND A SHRINK FACTOR OF 1.0.
- CUT AND FILL VOLUMES FOR EXCAVATION CALCULATED AFTER TOPSOIL AND CLAY HAVE BEEN STRIPPED.

NOTE
- POND AND TURF AREA SHALL BE OVER EXCAVATED TO MINE MATERIAL SUITABLE FOR FILL IN ALL IMPERVIOUS AREAS.

POND SHALL HAVE A MINIMUM OF A LEVEL 1 LINER TO ELEVATION 697.5

INSTALL EROSION CONTROL BLANKET

ST3
F&I 48" CONCRETE MANHOLE
F&I NEENAH FRAME AND LID R-1452-BV
RIM:702.25
12" INV:698.76
12" INV. SOUTH: 698.86
F&I 84 L.F. 12" PVC @ 0.25% TO ST4

ST1
F&I 12" F.E.S.
F&I 3 C.Y. CLASS V RIP RAP
12" INV:697.50
F&I 145.7 L.F. 12" RCP @ 0.25% TO ST2

SEE SHEET 16 FOR STORM SEWER NOTES

ORDINARY HIGH WATER ELEVATION 697.54
EMERGENCY OVER FLOW ELEVATION 697.50

F&I 202.48' L.F. 18" HDPE @ 0.5%

INSTALL CLASS V RIP RAP
RIP RAP SHALL BE KEYED INTO THE GROUND 18".

ST7

SB1 SB2 SB3 SB4 SB5 SB6

F&I 321.19' L.F. 15" PVC @ 0.25%

F&I 145.72' L.F. 12" RCP @ 0.25%

F&I 80.10' L.F. 12" RCP @ 0.25%

F&I 104.00' L.F. 12" PVC @ 0.25%

ST2
F&I 48" CONCRETE MANHOLE
F&I NEENAH FRAME AND LID R-1452-BV
RIM:701.86
MANHOLE SUMP ELEVATION: 695.8
12" RCP INV:697.86
12" PVC INV WEST:697.96
F&I 321.2 L.F. 15" PVC @ 0.25% TO ST3
12" INV. SOUTH: 697.96
F&I 321.2 L.F. 12" RCP @ 0.25% TO ST5

F&I 256.05' L.F. 12" PVC @ 0.25%

ST5
F&I 48" CONCRETE MANHOLE
F&I NEENAH FRAME AND LID R-1452-BV
RIM:701.76
MANHOLE SUMP ELEVATION: 696.0
12" RCP INV:698.16
12" PVC INV WEST:698.26
F&I 256.1 L.F. 12" PVC @ 0.25% TO ST6

ST4
F&I CLEAN OUT
TOP OF CLEANOUT:702.50
12" INV NORTH :699.06

ST6
F&I CLEAN OUT
TOP OF CLEANOUT:702.50
12" INV:698.90

NORTH

NOTE
- ROOF DRAINS AND CONNECTED STORM SEWER SYSTEM IS DESIGNED FOR A TEN YEAR STORM EVENT. ANY STORM EVENT OVER THE TEN YEAR EVENT SHALL RESULT IN THE OVERFLOWING OF THE STORM SYSTEM.

ADDITIONAL BMP LIST:

ITEM	DESCRIPTION	UNITS	TOTAL ESTIMATED QUANTITY
4	CLASS V RIP RAP	C.Y.	6
5	CATEGORY 4 EROSION CONTROL BLANKET	SY	1,711
6	TURF ESTABLISHMENT	S.Y.	7,052

0 50' 100' 150'
SCALE IN FEET 1"=50'

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

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REVISED	BY	DATE

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CELL: (651) 560-4880

APC MINISTRY CENTER

MAJESTIC STREET SOUTH | CITY OF WABASHA, MINNESOTA

GRADING PLAN
1 OF 5

SHEET 12 OF 26 SHEETS

Street Commission **5) b)**

Meeting Date: 09/02/2025

ITEM TITLE: Wabasha Boatyard & Marina - Street & Utility Connections for Future Development

DEPARTMENT: Administration

REQUESTED BY:

PURPOSE:

Wabasha Boatyard & Marina - Street & Utility Connections for Future Development

ITEM SUMMARY:

Please find the attached memo from City Planner Kristi Trisko regarding Street and Utility Connections for Future Development.

Attachments

Wabasha Boatyard Request Street and Utility Future

BOLTON & MENK

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MEMORANDUM

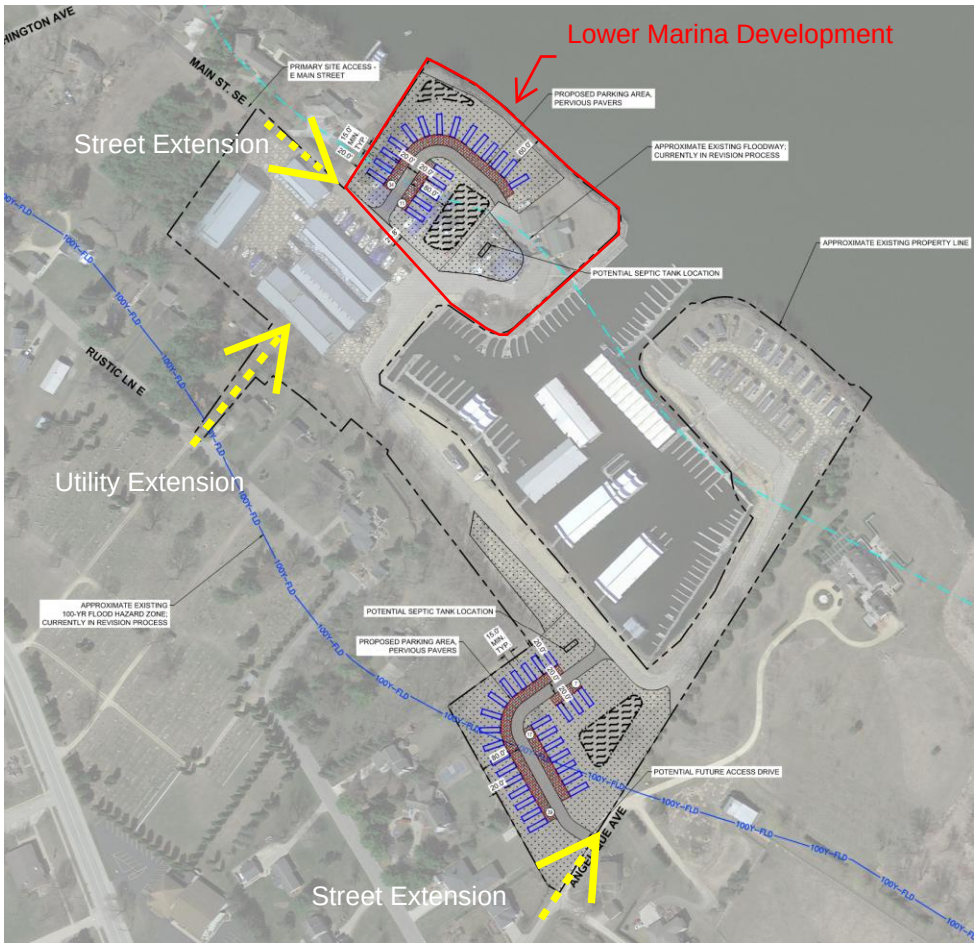
Date: August 28, 2025
To: Street and Utility Commission
From: Kristi Trisko, AICP, PMP
Subject: Wabasha Boatyard and Marina – Street and Utility Connections for Future Development

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Applicants: Wabasha Boatyard and Marina
Owner: CERVIDAE LLC
Agent: Kimley Horn
Request: Phased Development - Reduced Requirements
Location: 1009 Main Street East

The owner/manager of Wabasha Boatyard and Marina has asked that the Street and Utility Commission respond to the following question –

If we develop only the lower marina portion of the site plan, will the City require that we extend utilities and roadways as specified in Kristi Trisko's response to Brian Gammon, Kimley Horn dated July 26, 2023.



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City Code requirements for Utility and Roadway Extension are as follows:

§ 161.41 REQUIRED IMPROVEMENTS.

(A) Improvements shall be made in all subdivisions according to the following requirements:

(1) *Monuments.* As per M.S. Ch. 505;

(2) *Streets.* Streets shall be graded to the full width of the right-of-way when the street is initially graded or when reconstruction requires it. All aspects of street construction shall be in accordance with specifications approved by the City Engineer;

(3) *Utilities.* All public and private utilities shall be installed underground unless otherwise approved by the City Engineer. Water and sewer laterals shall be installed to the property line. All aspects of utility construction shall be in accordance with specifications approved by the City Engineer;

(4) *Drainage facilities.* Construction of storm sewer and/or other surface drainage facilities shall be in accordance with specifications approved by the City Engineer;

(5) *Sidewalks/boulevard trees.* Sidewalks, when provided, shall be of concrete and in accordance with specifications approved by the City Engineer;

(6) *Specifications/inspections.* Unless otherwise stated, all of the required improvements shall conform to engineering standards and specifications approved by the City Engineer;

(7) *As-built plans.* A complete set of as-built construction drawings and an electronic copy of the drawings, in a format acceptable to the City Engineer, shall be furnished at the completion of construction; and

(8) *Financing.* Before a final plat is approved by the City Council, the subdivider shall submit an agreement and letter of credit equal to one and one-quarter times the City Engineer's estimated cost of the required improvements, as approved by the City Engineer to assure the following:

(a) The subdivider shall pay for the cost of all improvements required in the subdivision;

(b) Guaranteed completion of the required improvements within a two-year period; and

(c) Payment by the subdivider for all costs incurred by the municipality for review and inspection. This would include preparation and review of plans and specifications by the City Engineer, Planner and Attorney, as well as other costs of a similar nature.

(B) The city may elect to install any of the required improvements under the terms of a cash escrow agreement.

(C) If the required improvements are not complete within the two-year period, all amounts held under the escrow agreement or letter of credit shall be turned over and delivered to the city and applied to the cost of the required improvements. Any balance remaining after the improvements have been made shall be returned to the owner or subdivider.

(Prior Code, § 300.19)

§ 52.16 DEFINITIONS.

SERVICE LINE. The portion of the pipe connected to the water or sewer main and ending at the **property line.**

§ 53.03 USE OF PUBLIC SEWERS REQUIRED.

(A) Within 90 days of receiving official notification, the owners of all properties within 300 feet of a sanitary sewer collection system shall install a suitable service connection, at their own expense, in accordance with the provisions of this chapter, with the exception of the Coffee Mill Sewer Extension Project #8283.

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Summary: Section 161.35 states that "where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall make provision for the proper projection of streets in the adjoining area" and 161.41 states that "water and sewer laterals shall be installed to the property line." Given this policy direction, I believe that the response sent to the properties owners on July 26, 2023 should still be required even if only the lower portion of the site were to develop.

Required Response: Please provide your response to the following question. Can the Wabasha Boatyard and Marina develop the lower marina portion of the attached site plan without street and utility extensions as outlined in the response letter provided to their engineering firm in 2023?

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BOLTON & MENK
Real People. Real Solutions.

2900 43rd Street NW
Suite 100
Rochester, MN 55901

Ph: (507) 208-4332
Bolton-Menk.com

July 26, 2023

Brian Gammon, Kimley-Horn

RE: Wabasha Marina and Boatyard
1009 Marina Drive

Hi Brian, thank you for sending us an updated concept plan and impervious/pervious surface exhibits. We have reached out to MnDNR to get an updated estimate on the new FIRM Maps timeline and to the City of Wabasha's Public Works and Utility Supervisor sharing your concept plan as well as talking with them about the existing infrastructure and future needs for infrastructure as it relates to this future project.

Given these conversations, we have the following updates and possible site plan refinements for you to consider:

1. FIRM Maps - The latest estimate for the release of the new preliminary maps is now August 2023. The DNR is working with FEMA on some final revisions and believes that August is a reasonable estimate for the release. Once the preliminary maps are released, there is an official review process and FEMA is projecting the maps being effective in March 2025.

   We would accept an application once the preliminary FIRM maps are made available to the City by FEMA, but cannot approve the plans until the maps and any City Code revisions for the maps are approved.

2. Shoreland Overlay – The site is located in the shoreland overlay zone that allows a maximum impervious surface coverage of 40%. Impervious surfaces not only include pavements, rooftops, and other hard surfaces but gravel surfaces as well. The existing imperious coverages should be reviewed to ensure all gravel surfaces are accounted for (i.e. vehicle movement areas by the lake access and patios around trailer sites). Areas that are not maintained in a compacted gravel surface for vehicular movement do not have to be included as impervious surface. The proposed site should reduce the impervious coverage to meet the 40% requirement.

3. Access – A traffic study will need to be completed to determine the traffic volumes for the site and make a recommendation for ingress/egress given the site use and traffic volumes. Due to the site use and number of units that will be added, it is anticipated that multiple access points will need to be provided for adequate ingress/egress and public safety access. Right of Way and the associated road improvements will be likely to provide a second access to the site.

Bolton & Menk is an equal opportunity employer.

4. Water and Sewer – The site currently has water and sewer service through a private well, a septic system and pump tanks for the seasonal units. The city does not except waste from private septic haulers.

   Public sewer and water connections are now available from Rustic Lane to the property. Per city code, the property is required to connect to city utilities. The utility commission will review the application once it is received.

Please reach out to either Katy or I if you have any questions about these comments.

Sincerely,



Kristi Trisko, AICP, PMP
Senior Planner
Bolton & Menk, Inc.
2900 43rd Street NW Ste. 100
Rochester, MN 55901
Cell: 651-363-4971

Bolton & Menk is an equal opportunity employer.



VICINITY MAP
NOT TO SCALE

NORTH

PROPERTY SUMMARY	
TOTAL LAND PROPERTY AREA	15.84 AC / ±690,040 SF
DISTURBED AREA	±5.0 AC / ±217,800 SF
EXISTING IMPERVIOUS AREA	±7.68 AC / ±334,710 SF / 48.5%
EXISTING PERVIOUS AREA	±8.16 AC / ±355,330 SF / 51.5%
PROPOSED IMPERVIOUS AREA	±5.90 AC / ±256,945 SF / 37.2%
PROPOSED PERVIOUS AREA	±9.94 AC / ±433,095 SF / 62.8%
NET DECREASE IN IMPERVIOUS AREA	±1.78 AC / ±77,765 SF

SITE DATA	
EXISTING ZONING	GC - GENERAL COMMERCIAL, S3 - SHORELAND OVERLAY
PROPOSED ZONING	GC - GENERAL COMMERCIAL, S3 - SHORELAND OVERLAY
PROPOSED LAND USE	MIXED USE RESIDENTIAL & MARINA
MAXIMUM RESIDENTIAL DENSITY	6 D.U./ACRE
EXISTING RESIDENTIAL DENSITY	1.2 D.U./ACRE
PROPOSED RESIDENTIAL DENSITY	4.5 D.U./ACRE
BUILDING SETBACKS	FRONT = 25' SIDE = 10' REAR = 25' ADJACENT STRUCTURE = 15'

BUILDING DATA	
EXISTING RESIDENTIAL UNITS	23 UNITS
PROPOSED ADDED RESIDENTIAL UNITS	45 UNITS

PARKING SUMMARY	
TOTAL ADDED PARKING	108 SPACES

SITE ENTITLEMENT SUMMARY
SITE ADDRESS 1009 MARINA DR, WABASHA, MN 55981
PARCEL ID 27.00943.00

PLANNING/ZONING:
THIS PROJECT WILL REQUIRE A SITE PLAN REVIEW AND CONDITIONAL USE PERMIT WHICH INCLUDES PLANNING REVIEW BY THE PLANNING COMMISSION OR CITY COUNCIL FOR THE PROPOSED RESIDENTIAL UNITS.

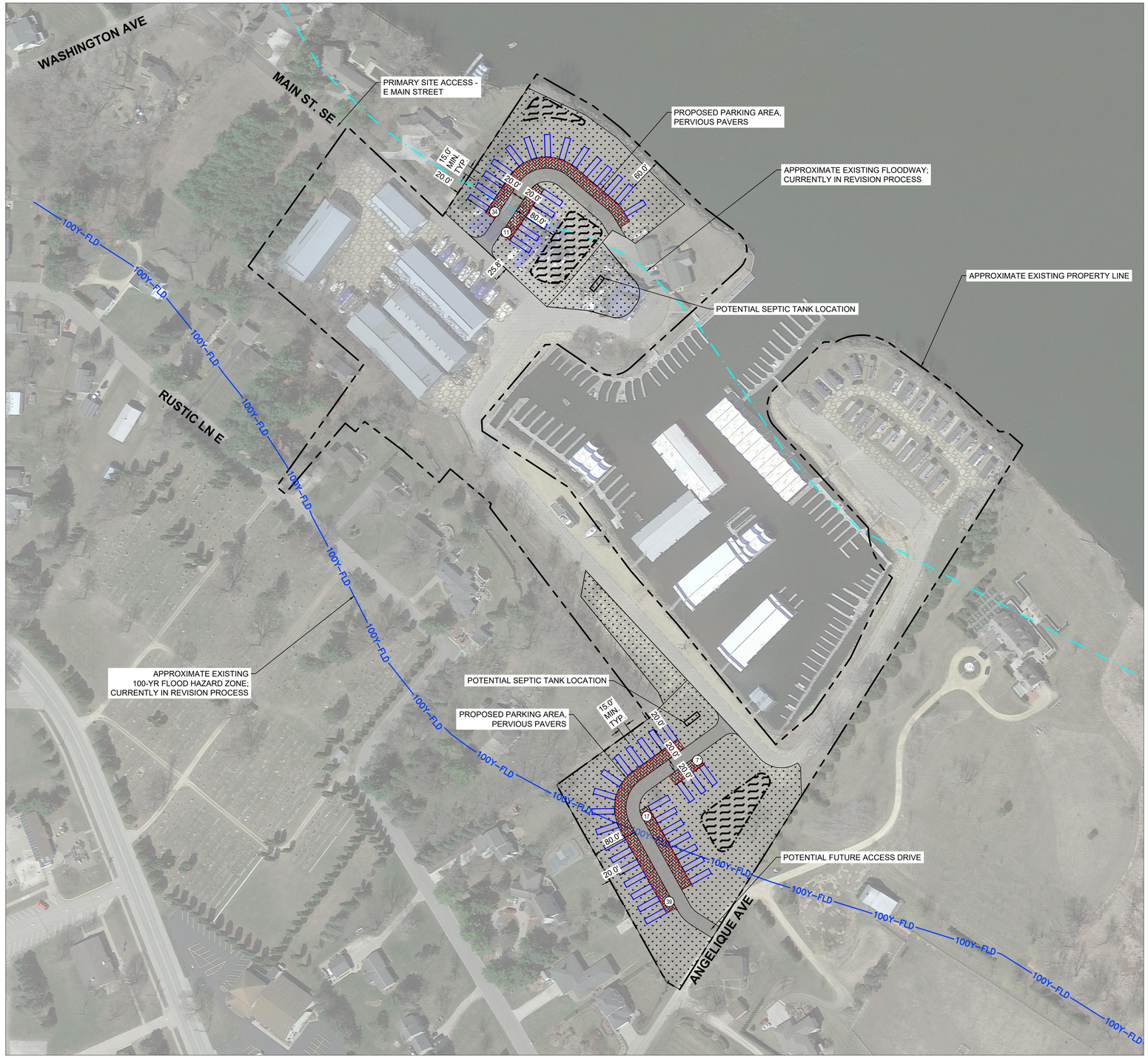
THIS PROJECT WILL REQUIRE DNR/FEMA REVIEW FOR PROPOSED STRUCTURES IN THE FLOODWAY/FLOODPLAIN.

REQUIRED DOCUMENTS:
COMPLETED PERMITS WITH PERTINENT PLANS WILL BE REVIEWED AS PART OF THE BUILDING PERMIT REVIEW FOR THIS PROJECT.

BUILDING:
CITY OF WABASHA BUILDING AND GRADING PERMITS ARE REQUIRED FOR INSTALLATION OF A MANUFACTURED HOME AND PROPOSED SITE IMPROVEMENTS.

UTILITIES:
CITY OF WABASHA MAY REQUIRE NEW RESIDENTIAL UNITS TO BE CONNECTED TO PUBLIC SANITARY SEWER AND WATERMAIN.

STORMWATER MANAGEMENT REVIEW:
- SITE IS IN FEMA FLOOD ZONE AE WITH PORTIONS ALSO IN THE FLOODWAY
- STORMWATER MANAGEMENT REQUIRED IF CONSTRUCTION DISTURBS MORE THAN 1 ACRE PER NPDES GENERAL PERMIT.



LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING FLOODWAY LIMITS, SUBJECT TO CHANGE
- 100-YR FLOODPLAIN LIMITS, SUBJECT TO CHANGE (100Y-FLD)
- PROPOSED ROADWAY
- PROPOSED PERVIOUS PAVER PARKING AREA
- STORM WATER MANAGEMENT AREA
- PROPOSED GREEN SPACE
- PROPOSED RESIDENTIAL UNIT: 10' x 40'

THIS DRAWING IS CONCEPTUAL ONLY. ALL SHOWN DIMENSIONS, UTILITY EASEMENTS, LOT PROPERTY LINES, GRADING, AND SITE REQUIREMENTS PERTAINING TO THE PROPERTY SHOULD BE VERIFIED BY SURVEYOR AND/OR CIVIL ENGINEER BEFORE ACTUAL CONSTRUCTION.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

WABASHA MARINA BOATYARD | *Concept Site Plan - 03*

Wabasha, MN

Project # 16107600.3 May 4, 2023

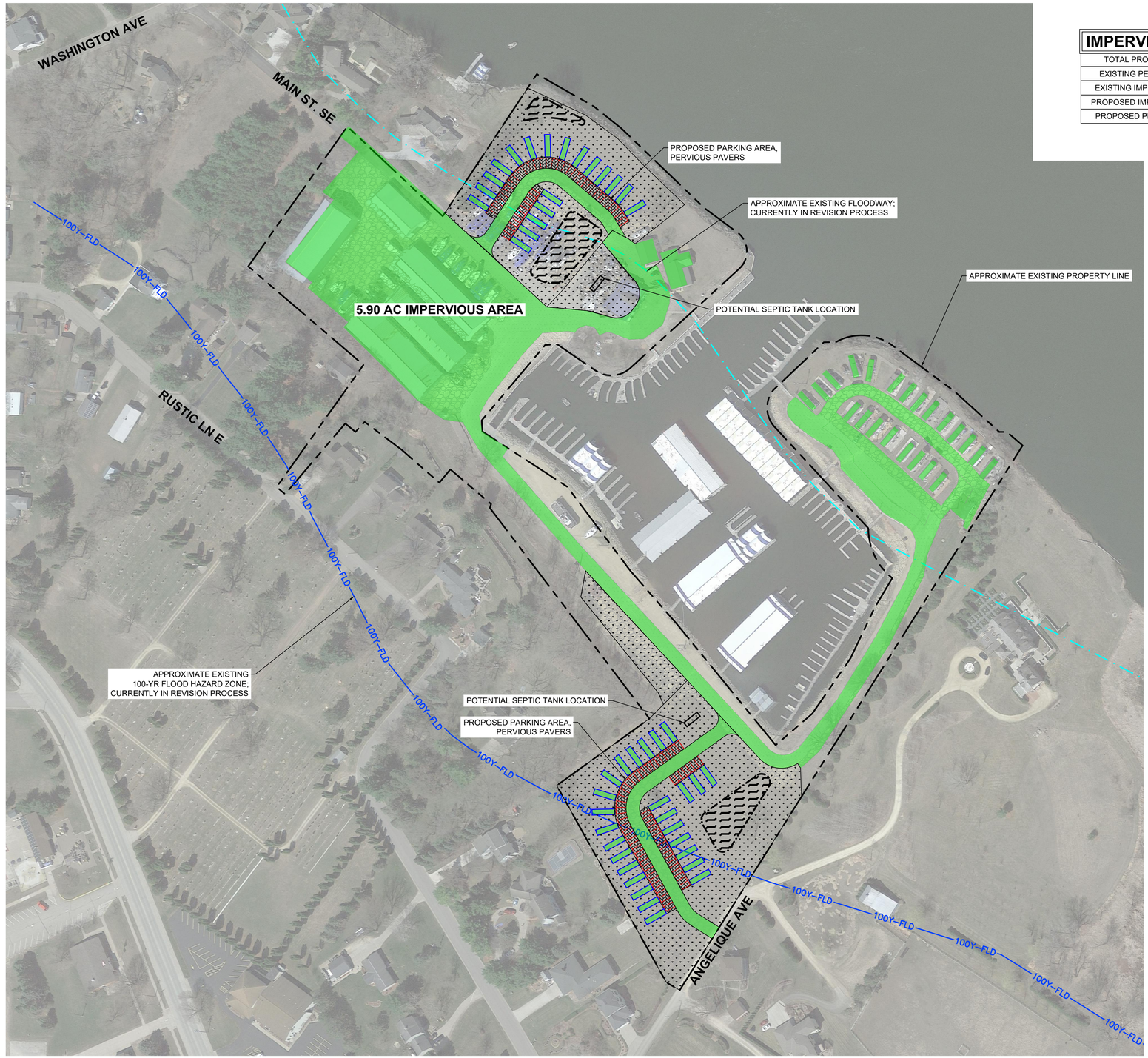
Kimley»Horn

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VICINITY MAP
NOT TO SCALE

NORTH



IMPERVIOUS PERVIOUS SUMMARY

TOTAL PROPERTY AREA	15.84 ACRES
EXISTING PERVIOUS AREA	8.16 ACRES / 51.5%
EXISTING IMPERVIOUS AREA	7.68 ACRES / 48.5%
PROPOSED IMPERVIOUS AREA	5.90 ACRES / 37.2%
PROPOSED PERVIOUS AREA	9.94 ACRES / 62.8%

LEGEND

- PROPERTY LINE
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- PROPOSED ROADWAY
- PROPOSED PERVIOUS PAVER PARKING AREA
- STORM WATER MANAGEMENT AREA
- PROPOSED GREEN SPACE
- PROPOSED RESIDENTIAL UNIT: 10' x 40'
- PROPOSED IMPERVIOUS AREA

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

WABASHA MARINA BOATYARD | *Proposed Impervious Area*

Wabasha, MN

Project # 16107600.3 May 4, 2023

Kimley»Horn

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VICINITY MAP
NOT TO SCALE

NORTH



IMPERVIOUS PERVIOUS SUMMARY

TOTAL PROPERTY AREA	15.84 ACRES
EXISTING PERVIOUS AREA	8.16 ACRES / 51.5%
EXISTING IMPERVIOUS AREA	7.68 ACRES / 48.5%

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING FLOODWAY LIMITS, SUBJECT TO CHANGE
- 100-YR FLOODPLAIN LIMITS, SUBJECT TO CHANGE
- EXISTING IMPERVIOUS AREA

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

WABASHA MARINA BOATYARD | *Existing Impervious Area*

Wabasha, MN

Project # 16107600.3 May 2, 2023

Kimley»Horn

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Street Commission **5) c)**

Meeting Date: 09/02/2025

ITEM TITLE: 12th Street storm sewer outlet rework

DEPARTMENT: Public Works

REQUESTED BY: Public Works

PURPOSE:

Discuss the proposed storm sewer outlet repair.

ITEM SUMMARY:

Attachments

pic 1

pic 2

quote 1

Danckwart Companies LLC
16240 627th St
Kellogg, MN 55945
+15077674946
info@danckwartcompanies.com
www.danckwartcompanies.com

Estimate

ADDRESS
City of Wabasha P.O. Box 268 Wabasha, MN 55981

ESTIMATE #	DATE	
2349	08/08/2025	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	12th Street Rip-Rap			
	Mobilization			
Mobilization	Moving equipment/supplies to and from site	1	1,250.00	1,250.00
				Subtotal: 1,250.00
	Grading/Riprap			
Rip Rap - Heavy	12"-24" limestone /per Ton	42	22.50	945.00T
Trucking	Trucking /per hr	5	125.00	625.00
Haul Out	Materials hauled out /per load	3	150.00	450.00
130 Exc	130 Excavator /per hr	8	170.00	1,360.00
Cat 265 Skid	Track loader, with operator /per hr	6	115.00	690.00
Roll of Fabric	8oz Non-woven fabric 15'x300' /per roll	0.25	840.00	210.00
Labor	Manual Labor /per hr	2	95.00	190.00
				Subtotal: 4,470.00
	Restoration			
Cat 265 Skid	Track loader, with operator /per hr	2	115.00	230.00
Labor	Manual Labor /per hr	4	95.00	380.00
Straw Blanket 100	S2000 Double Net Straw Blanket 8x100/ sold per roll /including staples	3	89.50	268.50
6" staples	6" sod staples /per box of 1000	0.25	45.00	11.25
Seed	Seeding	1	250.00	250.00
				Subtotal: 1,139.75

All invoices are subject to finance charge on unpaid balances

1

This estimate is an approximation and is not guaranteed. The estimate is based on the information provided from the client regarding project details and requirements. Final invoicing can change due to unforeseen variables or customer change requests during project.

SUBTOTAL	6,859.75
TAX (7.375%)	69.69
TOTAL	**$6,929.44**

Accepted By

Accepted Date

Street Commission **6) a)**

Meeting Date: 09/02/2025

ITEM TITLE: 2025 street project progress review

DEPARTMENT: Public Works

REQUESTED BY: Public Works

PURPOSE:

ITEM SUMMARY:
