



CITY OF NEWPORT
2060 1ST Avenue
Newport, MN 55055
(651) 459-5677
ci.newport.mn.us

Commissioner: Brandon Leyde
Commissioner: Maria Bonilla
Commissioner: Anthony Mahmood
Commissioner: Tami Fuelling
Commissioner: Michael Kermes

City Administrator:
Asst. to the City Admin:
City Planner:
Council Liaison:

Joe Hatch
Travis Brierley
Nathan Fuerst
Marvin Taylor

PLANNING COMMISSION AGENDA
November 15, 2022 – 5:30 PM

1. CALL TO ORDER
2. ROLL CALL
3. MEETING MINUTES
 - A. September 13, 2022
4. PUBLIC HEARINGS
 - A. CUP- Mota's Motors, 1545 7th Avenue
 - B. CUP- Keller Fence, 498 7th Avenue
5. COMPREHENSIVE PLAN UPDATE
6. COMMISSION REPORTS
7. ADJOURNMENT



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2060 1ST Avenue
Newport, MN 55055
(651) 459-5677
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PLANNING COMMISSION MEETING MINUTES SEPTEMBER 13, 2022

1. CALL TO ORDER

Commissioner Bonilla called the Planning Commission Meeting to order at 5:30 p.m. on September 13, 2022.

2. ROLL CALL

Present (3): Commissioner Maria Bonilla, Commissioner Tami Fuelling, and Commissioner Michael Kermes.

Not Present (2): Chairman Anthony Mahmood and Commissioner Brandon Leyde

3. MEETING MINUTES

A. July 12, 2022

Commissioner Kermes motioned to approve the Planning Commission Meeting Minutes from July 12, 2022. Seconded by Commissioner Fuelling. Approved 3-0.

4. CORRIDOR VISION PLANNING

City Planner Nathan Fuerst stated he wanted to discuss the Planning Commission's ideas for the corridor. Specifically, this is for the western half of Highway 61 corridor around the Glen Road interchange north to the Newport Transit Station. Potentially, there would be grant funding available through the Met Council and/or Washington County.

Planner Fuerst inquired what the current visions are for this area. He stated we have the zoning code and the comprehensive plan. Commissioner Kermes stated he is in favor of redeveloping and inquired what kind of traffic drives through that area. Planner Fuerst stated we can get the volume data on the roadways. There was also a market study that was completed along with the Red Rock Gateway redevelopment plan. Commissioner Bonilla inquired if community engagement would happen before or after a market study. Planner Fuerst stated it typically happens throughout the process. We could do a public engagement on the front end to get peoples feedback and then keep them engaged throughout the process. Planner Fuerst inquired what the current issues or challenges are along the corridor. Commissioner Kermes stated he would like to see a small grocery store. Commissioner Fuelling stated we need to be intentional about the appearance and keep consistency along the corridor. Commissioner Bonilla inquired if staff could give examples of what has worked in similar sized towns. Planner Fuerst stated he could come back to a future meeting with examples on what a small area plan could look like.

5. COMPREHENSIVE PLAN UPDATE

Planner Fuerst stated the comprehensive plan amendment for the Newport Transit Station area was approved by Met Council. We updated the City's housing chapter to bring it into full compliance with Met Council's policies.

6. COMMISSION REPORTS

None.

7. ADJOURNMENT

Commissioner Fuelling motioned to adjourn the Planning Commission Meeting. Seconded by Commissioner Kermes. Approved 3-0.

The Planning Commission meeting was adjourned at 6:12 p.m. on September 12, 2022.

Respectfully Submitted:
Jill Thiesfeld,
Administrative Assistant II

Signed: _____
Anthony Mahmood, Chairman



**BOLTON
& MENK**

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12224 Nicollet Avenue
Burnsville, MN 55337-1649

Ph: (952) 890-0509
Fax: (952) 890-8065
Bolton-Menk.com

MEMORANDUM

Memo Date: October 26, 2022
Meeting Date: November 15, 2022
To: Newport Planning Commission
From: Nathan Fuerst, AICP, City Planner
Subject: Conditional Use Permit Request – KUBE, LLC

Action Requested: Review the request and provide a determination on the Conditional Use Permit.

Overview

Applicant: Jeff Wallis
Owner: KUBE, LLC
PID: 3602822230040
Zoning: MX-3 General Mixed Use
Future Land Use: Mixed Commercial/Residential
60 Day Period: November 30, 2022

Summary of Proposal

The City has been in conversation with the property owner on this parcel, KUBE, LLC, since their acquisition of the property several years ago. As a former waste transfer site, the site and buildings on it are largely out of line with adopted requirements and expectations for this property.



There are currently numerous tenants in the structure fronting 7th Avenue. One of these tenants is Mota's Motors, which is defined as an Automotive Specialty Service under City Code Sec. 36-241 and only allowed with a Conditional Use Permit (CUP). Jeff Wallis has submitted a CUP request on behalf of Mota's Motors to permit this particular use, which is currently nonconforming, within the blue building fronting 7th Avenue.

Application Review

Land Use

There are no specific criteria that this use must meet, and therefore it appears to be acceptable on this property under a conditional use permit.

Site/Building Alterations

This use takes place within the blue building on the property fronting 7th Avenue. While it is noted that the site and building that this use occurs within are nonconforming with City ordinances, there are no building alterations or site improvements proposed to accompany this specific use. Mota's Motors will continue to operate as they have been for the last several years within the building.

Parking/Loading Areas

City Code requires the following number of parking spaces: *Two spaces plus three spaces for each service stall*. Since there are 3 service bays, that would mean 5 parking spaces are required for this use.

As proposed, it appears that there is adequate space on site for all 5 required parking stalls. However, it does appear that the additional parking area behind the building is in disrepair. This area should be brought into conformance with the City's surfacing requirement.

Conditional Use Permit Findings

The applicant has requested a conditional use permit pursuant to City Code section 36-241, Uses in the Nonresidential Districts.

Criteria for Consideration

The Planning Commission and City Council are required to consider criteria a – h in City Code Section [36-45 \(d\)\(3\)](#) when determining whether to approve a Conditional Use Permit request.

Headings for those criteria are provided below:

- a) *Consistency with the Comprehensive Plan*
- b) *Health and Safety*
- c) *Compliance with standards*
- d) *Public infrastructure services*
- e) *Screening and landscaping*
- f) *Architectural standards*
- g) *Zoning*
- h) *Traffic*

Consistency with Criteria

Staff find that this specific request generally consistent with the criteria required for CUP consideration in Section 36-45.

Conditions of Approval

Staff have generated a list of proposed conditions of the conditional use permit. City Code section 36-45(d)(5) establishes considerations relating to review of sites and address various performance issues on an individualized basis.

Conditional Use Permit Staff Recommendation

Staff recommend approval of the Conditional Use Permit request with the following conditions:

1. Applicant must receive any required city permits prior to beginning any work on site.
2. This use may not expand or move on this site such that it will not take place within the area identified in the site plans submitted to the City and reviewed by the City council on December 1, 2022.
3. Intensification of the use, as determined by staff, shall require a CUP amendment per Sec. 36-45.
4. No auto towing, body repair, or major repair may take place on this property.
5. No auto sales or rental may take place on this property.
6. Parking, loading, and exterior storage areas shall be surfaced with concrete, asphalt, or an alternative material approved by the City Engineer, and maintained sufficiently to keep them in good condition and dust free.
7. Parking of vehicles, other than the daily parking of employee or patron vehicles, must be in the rear parking area, and completely screened from public view.
8. Screening which runs along the perimeter of this property, and which screens the rear parking area for this use, shall be kept in good repair.
9. A trash enclosure, meeting applicable City standards, must be constructed if refuse is to be stored outdoors outside of regular collection.
10. Any improvements on site must be properly communicated, and if required, permitted by the City.

Public Hearing

A public hearing was noticed and will be held by the Planning Commission at its regular meeting on November 15, 2022.

Planning Commission Recommendation

The Planning Commission is asked to provide a recommendation to the City Council about whether to approve or deny this request. Should the Commission seek to approve this request, Staff suggest the aforementioned 10 conditions of approval.

Staff have provided an example motion approving the project as follows:

“Move to recommend approval of Kube, LLC’s request for a Conditional Use Permit to allow Automotive services and car specialty services, with conditions of approval, 1-10, as proposed by staff”

Resources:

- Application Documents (attached)

City of Newport
Attention Travis Brierley
2060 1st Avenue
Newport, MN 55055

RE: Zoning Request Withdrawal and CUP Application

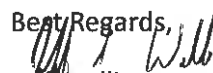
Mr. Brierley:

Kube LLC is withdrawing the request for rezoning at this time. We will proceed with the current MX-3 zoning. Please refund all unused application and escrow fees upon receipt of this letter.

With respect to the CUP application for Mota's Motors, LLC (our tenant):

1. Attached as an exhibit is the full ALTA survey with full legal description. PID for the parcel is 36.028.22.23.0021.
2. The Tenant space shall be used for, "car specialty services." The shop performs unique customization, modification and performance enhancements of current and classic vehicles and occasionally motorcycles but not for, "body or major repair."
3. Mota's will generally have hours between 10 am and 8 pm, Monday-Friday; however, most customers will be booked by private appointments as the nature of customizations involves greater customer input and time. There will typically be 2-3 employees on site at any given time, with a maximum of 4 including the owner of the business.
4. The current proposed Tenant space has front and rear entrances, and 3 drive in (at grade) garage doors. Additionally, the space already has 3 floor drains which were used by the previous owners when the shop was used for fleet repairs.
5. The site has ample surface parking to accommodate both customers and the employees.

Please inform us of any additional information required to process the requested CUP application.

Best Regards,

Jeff Wallis
Kube, LLC
651-247-1434

cc. Yin Thong, Del Helmer, Jay Feider, Alan Kantrud

Aerial View

Location in buildings **BLUE**

Parking Area **BROWN**



CODE REVIEW

BUILDING CODES
2020 MINNESOTA RESIDENTIAL CODE
2020 MINNESOTA BUILDING CODE
2020 MN ACCESSIBILITY CODE
2020 MN MECHANICAL CODE
2016 MN PLUMBING CODE
2020 MN FIRE CODE
2017 MN ELECTRICAL CODE

BUILDING AREA 520'x50' - 26,000sq.ft.
TYPE OF CONSTRUCTION TYPE V-B
wood studs allowed.
FIRE SPRINKLERS NOT REQUIRED WITH
9,000 sq.ft. AREA
SEPARATION WALLS.
NON-SEPARATED OCCUPANCIES MN BLDG CODE
508.3

OCCUPANCY GROUP B-BUSINESS
CODE AREA 3,480 sq.ft.
LOAD FACTOR 150 sq.ft. GROSS
OCC. LOAD 23 OCCUPANTS

PLUMBING FIXTURES

	REQ'D.	PROVIDED
TOILET FIXTURES	1	1
LAVATORIES	1	1
UTILITY SINK	1	1
DRINKING FOUNTAIN	NOT REQUIRED	

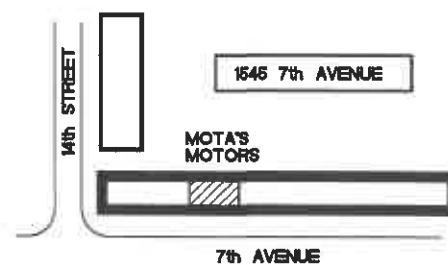
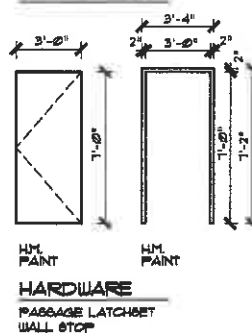
MOTA'S MOTORS SPECIALTY AUTOMOTIVE

NEWPORT CROSSINGS
1545 7th AVENUE NEWPORT, MINNESOTA 55055

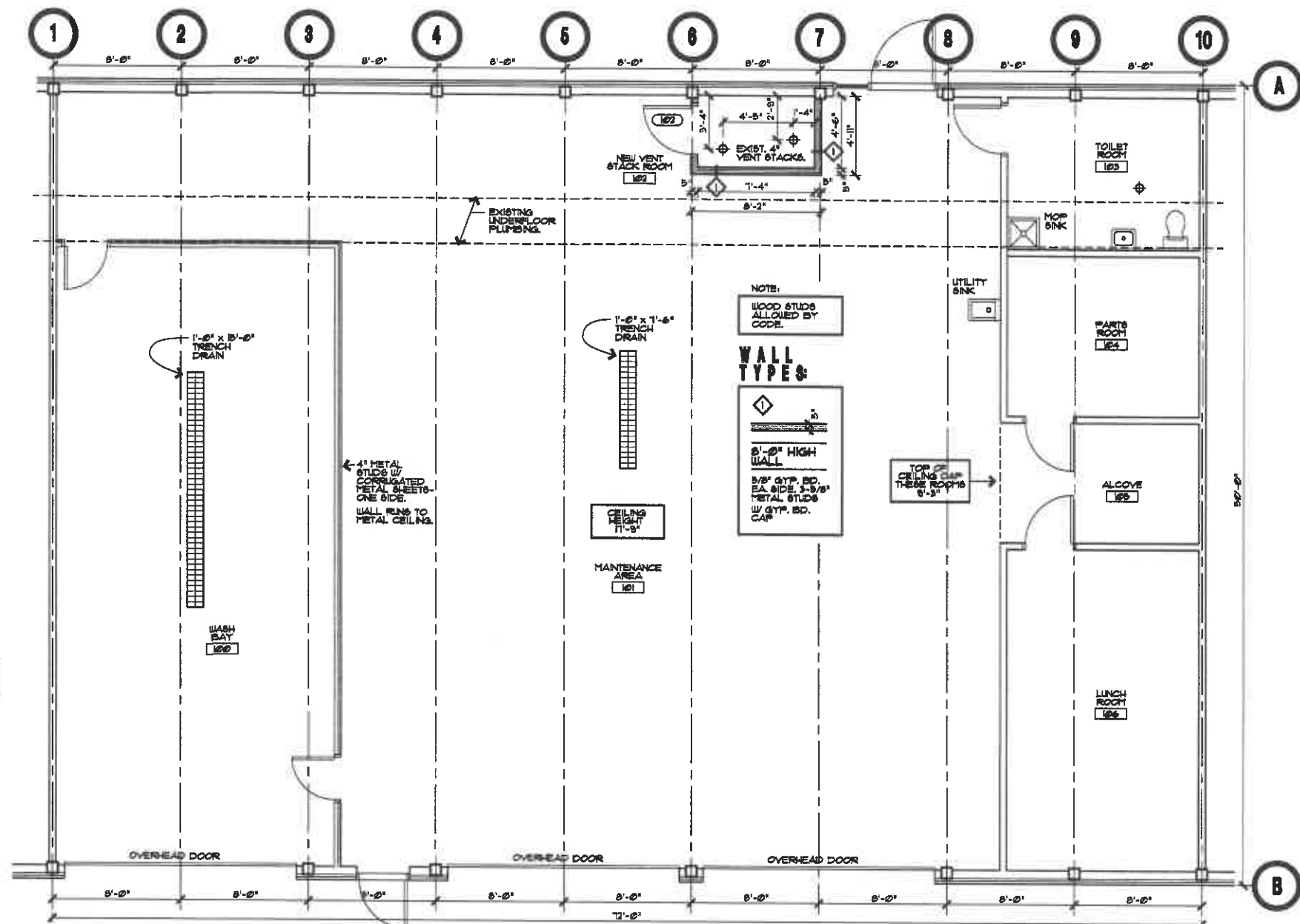
PROJECT DESCRIPTION:

METAL STUD AND GYP. BD. ENCLOSURE AROUND EXISTING VENT STACKS.

DOOR TYPES:



2 KEY PLAN
1/128" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"

J.B. Perkins
ARCHITECT
7021 NEAL AVE. SO. HASTINGS, MN. 55033 651.438.6868 jperkins@centurylink.net

MOTA'S
MOTORS
1545 7th AVENUE
NEWPORT, MN 55055

DRAWN BY JBP
APPROVED BY JBP
DATE 1/13/22
PROJECT NO.

A-1
OF ONE

ALTA / NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 303.96

PARCEL 1:

REAL PROPERTY IN THE CITY OF NEWPORT, COUNTY OF WASHINGTON, STATE OF MINNESOTA, DESCRIBED AS FOLLOWS:
LOTS 1 THROUGH 14, BLOCK 3, RIVERWOOD ACRES NO. 4, ACCORDING TO THE RECORDED PLAT THEREOF, IN WASHINGTON COUNTY, MINNESOTA.

PARCEL 2:

LOTS 1, 2, 3 AND 4, BLOCK 26, NEWPORT PARK, ACCORDING TO THE RECORDED PLAT THEREOF, WASHINGTON COUNTY, MINNESOTA TOGETHER WITH ADJOINING HALF OF VACATED ALLEY ACCRUING TO PREMISES IN VACATION DOCUMENT NO. 439835.

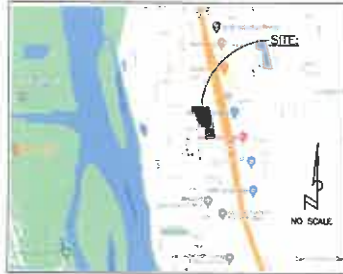
PARCEL 3:

LOTS 5 AND 6, BLOCK 26, NEWPORT PARK, ACCORDING TO THE RECORDED PLAT THEREOF, WASHINGTON COUNTY, MINNESOTA TOGETHER WITH ADJOINING HALF OF VACATED ALLEY ACCRUING TO PREMISES IN VACATION DOCUMENT NO. 439835.
ABSTRACT PROPERTY

PREPARED FOR:

JEFF WALLIS

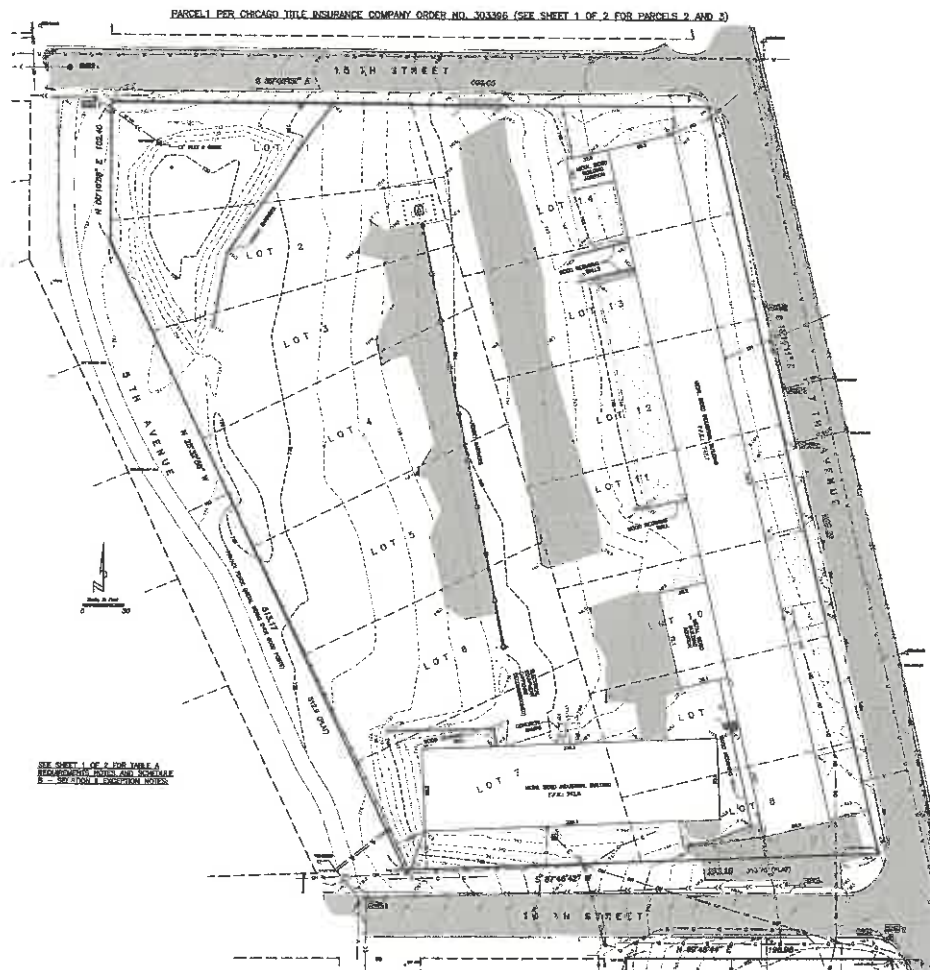
VICINITY MAP:



LEGEND:

- FOUND IRON MONUMENT (AS NOTED)
- SET REBAR W/CAP #44109
- POWER POLE (WITH GUY ANCHOR)
- FIRE HYDRANT
- GATE VALVE
- SIGN
- LIGHT POLE
- COMMUNICATIONS PEDESTAL
- ELECTRIC TRANSFORMER
- GAS METER
- ELECTRIC METER
- CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- HANDICAPPED PARKING STALL
- BOLLARD

- OH — OVERHEAD UTILITY LINE
- S — STORM SEWER LINE
- S — SANITARY SEWER LINE
- G — GAS LINE
- C — COMMUNICATIONS LINE
- W — WATER MAIN
- W — WOOD FENCE
- C — CHAINLINK FENCE
- CONCRETE SURFACE
- BITUMINOUS SURFACE



SEE SHEET 1 OF 2 FOR TABLE A
REMARKS: SEE SHEET 1 OF 2 FOR TABLE A
B - SEE SHEET 1 OF 2 FOR TABLE A

SIGNED: *TRAVIS W. VAN NESTE*

Travis W. Van Neste, Minnesota Professional Surveyor #44109
Michigan Professional Surveyor #46695

JOB # 2021060 10-21-2021
DRAWN BY: TWVN REV:
SCALE: 1"=30 FEET

VAN NESTE SURVEYING
PROFESSIONAL SURVEYING SERVICES

4612 HAMPSHIRE AVE. NORTH, MINNEAPOLIS MN 55428
(952) 686-3055 VANNESTESURVEYING.COM



CERTIFICATION:

I HEREBY CERTIFY TO: WATSON'S ROCHESTER DISPOSAL INC, A MINNESOTA CORPORATION, RODDERICK CONSTRUCTION SERVICES, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, LENDER ONE, AND CHICAGO TITLE INSURANCE COMPANY, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 7A, 8, 9, 11A, 11B AND 13 OF TABLE 'A' THEREOF.



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Burnsville, MN 55337-1649

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MEMORANDUM

Memo Date: November 7, 2022
Meeting Date: November 17, 2022
To: Newport City Council
From: Nathan Fuerst, AICP, City Planner
Subject: Conditional Use Permit Request - Keller Fence

Action Requested: Review the request and provide a determination on the Conditional Use Permit.

Overview

Applicant: Tim Dyrhaug, Keller Fence
Owner: Presidential Recovery Services, LLC
PIDs: 0102722210031, 0102722210030, 0102722210029, 0102722210028
Zoning: B-2 General Business
Future Land Use: Mixed Commercial/Residential
60 Day Period: November 21, 2022

Summary of Proposal

The City has received a Conditional Use Permit request from Keller Fence regarding the largely undeveloped parcels south and east of the former Newport City Hall property. Keller Fence is looking to acquire, combine, and redevelop the four subject parcels to create a new base for their business operations. This will include office space for administrative functions, garage/warehouse space for large equipment, and exterior storage outside the building for building materials used in their operations offsite.



This use is classified as a Building Materials and Services under Sec. 36-229 of the Newport City Code and only allowed with a Conditional Use Permit (CUP). This staff report contains an assessment of the submitted site plan materials and a staff recommendation regarding the CUP request.

Site Plan Review

Application materials submitted with this request have been reviewed by staff for conformance with the zoning code's performance standards. A summary of this review is below.

Building Design

The exterior building materials meet the City Code's requirements for commercial structures established in Sec. 36-162.1.b, which requires that the building facades be covered in at least 60% of either Class I or II materials. In this case, precast concrete panels qualify as a worthy Class II material. Metal siding is a permitted accent material. Finished metal standing seam roofing is permitted in all zoning districts.

Lighting

The submitted plans meet the City's performance standards for lighting on private developments. Lighting does not exceed maximum thresholds on surrounding properties.

Parking/Loading Areas

With the office and warehousing uses, the City Code requires a combination of 26 plus 2 stalls respectively. As proposed, 46 stalls will be required. Proposed parking and loading areas also meet the requirements for parking lot landscaping and surfacing requirements.

Landscaping

The Site meets the minimum planting requirements for trees in relation to square feet of open area. This requirement (Sec. 36-162.11.b) requires the following:

There shall be a minimum of one tree for every 1,000 square feet of non-impervious surface area on the lot.

As proposed, the site plan shows a total of 57,954 S.F., which translates to a requirement of 58 trees. By removing an estimated 18,000 S.F. required for the storm basins, we are left with 39,954 S.F. of non-impervious area, or 40 trees.

Conditional Use Permit

The applicant has requested a conditional use permit pursuant to City Code section 36-241, Uses in the Nonresidential Districts.

Criteria for Consideration

The Planning Commission and City Council are required to consider criteria a – h in City Code Section [36-45 \(d\)\(3\)](#) when determination whether to approve a Conditional Use Permit request.

Headings for those criteria are provided below:

- a) Consistency with the Comprehensive Plan*
- b) Health and Safety*
- c) Compliance with standards*
- d) Public infrastructure services*
- e) Screening and landscaping*
- f) Architectural standards*
- g) Zoning*
- h) Traffic*

Consistency with Criteria

Staff have reviewed the development's site plan and find that it is generally consistent with the criteria for approval established in Section 36-45.

Conditions of Approval

City Code section 36-45(d)(5) allows the City to establish considerations relating to review of sites and address various performance issues on an individualized basis. Staff have generated a list of proposed conditions should the City wish to approve this conditional use permit.

Conditional Use Permit Staff Recommendation

Staff recommend approval of the Conditional Use Permit request with the following conditions:

1. Applicant must receive any required city permits prior to beginning any work on site.
2. Applicant must submit a lot combination application and any necessary documentation to satisfy City Engineering review requirements.
3. Applicant must prepare, submit for review, and record acceptable drainage and utility easement agreements prior to issuance of the building permit.
4. Provide permanent stormwater management facilities that achieve applicable requirements of the City of Newport Ordinances and the South Washington Watershed District rules.
5. All permanent stormwater facilities shall be contained within a drainage and utility easement.
6. All storm water infrastructure and connecting pipe shall be privately owned and maintained.
7. Parking, loading, and exterior storage surfaces shall be maintained sufficiently to keep them in good condition and dust free.
8. Retail sales are not permitted on site.
9. Intensification of the use on site by expansion of the principal structure, or as otherwise identified by staff, shall require a CUP amendment per Sec. 36-45.
10. A trash enclosure, meeting applicable City standards, must be constructed if refuse is to be stored outdoors outside of regular collection.
11. Landscaping shall be provided and routinely maintained to meet applicable city standards.
12. Site improvements must conform with those proposed in the site plans reviewed at the City Council meeting on November 17, 2022. Deviations from the reviewed plans must be reviewed consistent with Sec. 36-51.

Public Hearing

A public hearing was noticed and will be held by the Planning Commission at its regular meeting on November 15, 2022.

Planning Commission Recommendation

The Planning Commission is asked to provide a recommendation to the City Council about whether to approve or deny this request. Any items or issues identified at the November 15, 2022 Planning commission meeting will be addressed verbally by staff when presenting this item to the City Council.

Name: Keller Fence – Conditional Use Permit

Date: November 17, 2022

Page: 4

Staff Recommendation:

The Applicant has addressed outstanding staff review comments at the time of this report's writing. Staff have compiled conditions of approval that seek to mitigate specific conditions that may arise if this land use is permitted.

Staff have provided an example motion approving the project as follows:

“Motion to adopt Resolution 2022-_____ approving the Keller Fence Conditional Use Permit request with conditions of approval proposed by staff therein”

Resources:

- Application Documents (attached)
- Citywide Zoning Map ([link only](#))
- City Sign Ordinance ([link only](#))



505 Randolph Avenue St. Paul, MN 55102
Ph: 651/646-8305 Fax: 651/646-1615

9/21/2022

City of Newport
Travis

RE: 498- 7th Ave

Travis,

Keller Fence would like to purchase and develop the three lots associated with 498 – 7th Avenue, Newport. Once a successful sale can be completed, we would secure the site with a chain link fence and maintain the current buildings as is through spring/summer of 2023. We would use this time to engage a contractor to construct an office and warehouse per our concept plans. After building construction and site work is completed Keller would move all operations to Newport.

Our business hours would be 7-5 with all deliveries being received and off loaded inside security fence. We would provide parking for employees on site per our concept plans.

If you have any questions regarding these plans, please feel free to contract me at 651 260 2563.

Sincerely,
KELLER FENCE
Tim Dyrhaug



CONTACT: TIM DYRHAUG
KELLER FENCE
505 RANDOLPH AVENUE
ST. PAUL, MN 55102
PH: 651-260-2563
EM: TDYRHAUG@KELLERFENCE.COM

ALLIANT ENGINEERING, INC.
733 MARQUETTE AVE, SUITE 700
MINNEAPOLIS, MN 55402
PH: 612-758-3080 / FX: 612-758-3099

PETER GOERS, PLS
LICENSE NO. 44110
EM: pgoers@alliant-inc.com

CLARK WICKLUND
LICENSE NO. 40922
EM: cwicklund@alliant-inc.com

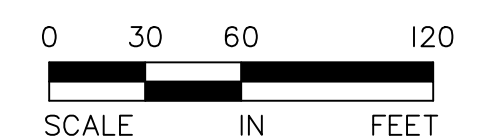
MARK KRONBECK, PLA, ASLA
LICENSE NO. 26222
EM: mkronbeck@alliant-inc.com

C-0.0	COVER SHEET
C-1.0	EXISTING CONDITIONS SURVEY
C-2.0	DEMOLITION PLAN
C-3.0	SITE PLAN
C-4.0	GRADING AND EROSION CONTROL PLAN
C-5.0	UTILITY PLAN
C-6.0	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
C-6.1	STORMWATER POLLUTION PREVENTION NOTES (SWPPP)
C-7.0	CITY DETAILS
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE NOTES AND DETAILS
P-1.0	PHOTOMETRIC PLAN

CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING GOVERNING STANDARDS:

- MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION – CURRENT EDITION
- CITY ENGINEER'S ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS – CURRENT EDITION
- MINNESOTA UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES (MNUMTCD)
- CITY OF NEWPORT PUBLIC WORKS DESIGN MANUAL

z 



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

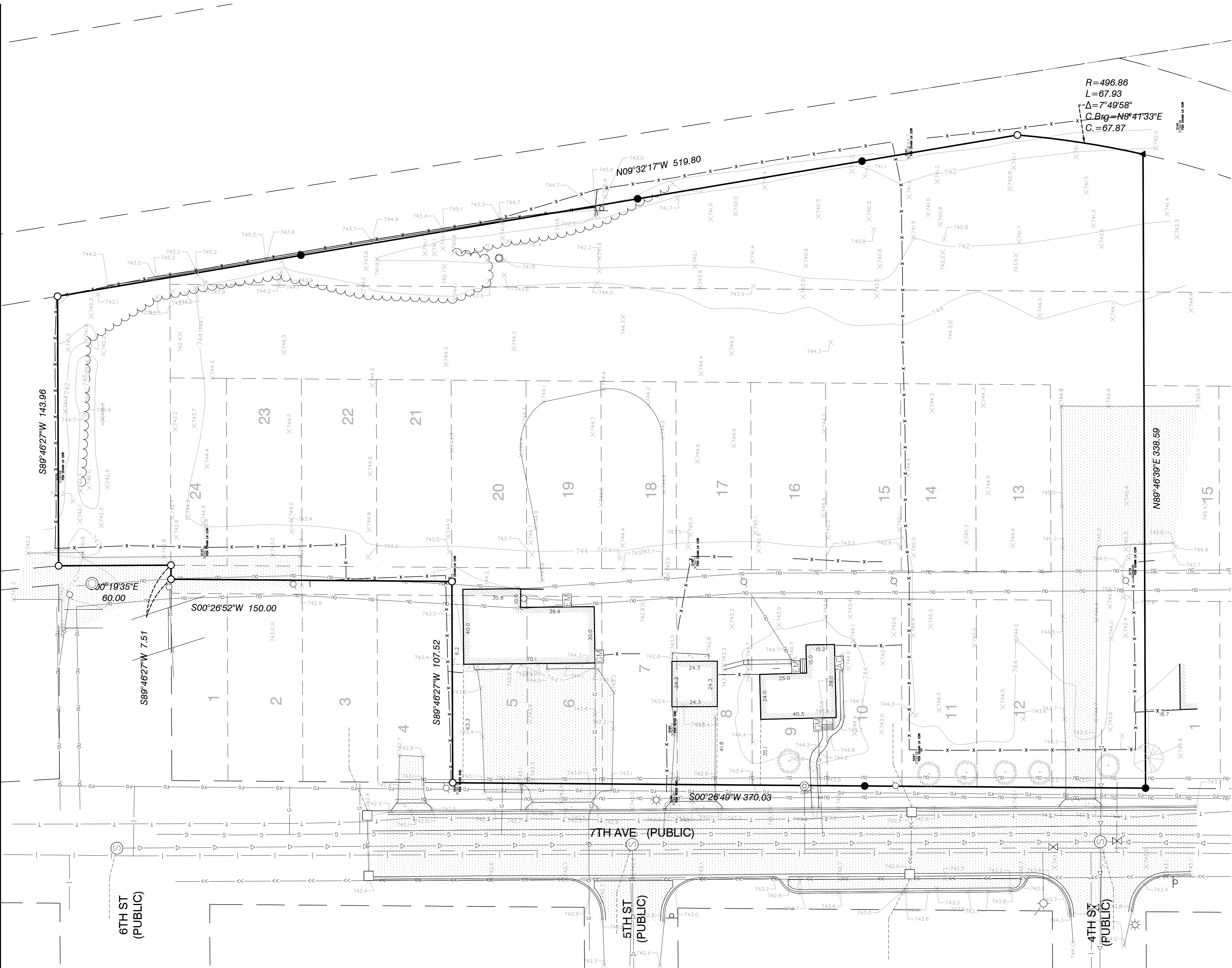
Date	License No.
------	-------------

BY _____ DATE _____

PROJECT TEAM DATA	
DESIGNED:	MK
DRAWN:	TLM
PROJECT NO:	222-0110

C-0.0

Drawing name: X:\2022\220110 -- Keller Fence\plan sheets\220110econ.dwg, Oct 28, 2022 -- 3:14pm



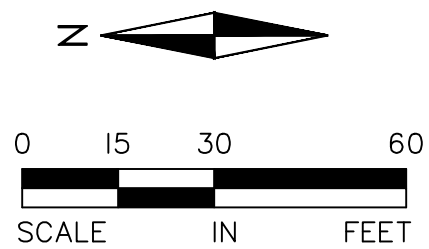
NOTES

- This survey was prepared without the benefit of a Title Commitment.
- The locations of underground public utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.
- The orientation of this bearing system is based on the Washington County Coordinate System NAD83 (1986 ad.).
- All distances are in feet.
- The area of the above described property is 155,627 square feet or 3.573 acres.
- Bench Mark 1: MNDOT benchmark MCKINNIE, located in Newport, 0.08 mile east along County Road 22 (70th Street) and Trunk Highway 61 in St. Paul Park, thence 0.3 mile northwest on County Road 38 (Hastings Avenue), 0.02 mile northeast of County Road 74 (65th Street South), 30.0 feet northwest of County Road 74, 100.0 feet northeast of County Road 38 (Hastings Avenue) and has an elevation of 784.18 feet (NAVD 88).
- Bench Mark 2: TNH located at the NW corner of the intersection of 4th Street and 7th Avenue and has an elevation of 746.77 feet (NAVD 88).
- There is visible above ground evidence of earth moving work, building construction, or building additions within recent months.
- The site has vehicular access to 7th Avenue, a public right of way.

LEGEND

- FOUND IRON MONUMENT
- SET IRON 44110
- FOUND MAG NAIL
- HYDRANT
- WATER VALVE
- CURB STOP
- SANITARY MANHOLE
- CATCH BASIN
- ELECTRIC METER
- LIGHT
- STORM MANHOLE
- POWER POLE
- BOLLARD
- AIR CONDITIONER
- GAS METER
- SIGN
- SPOT ELEVATION
- CONIFEROUS TREE
- DECIDUOUS TREE
- GAS
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- FIBER OPTIC
- FENCE
- TREE LINE
- CONCRETE
- BITUMINOUS

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

KELLER FENCE
478 7TH AVENUE
NEWPORT, MINNESOTA
CITY SUBMITTAL
EXISTING CONDITIONS

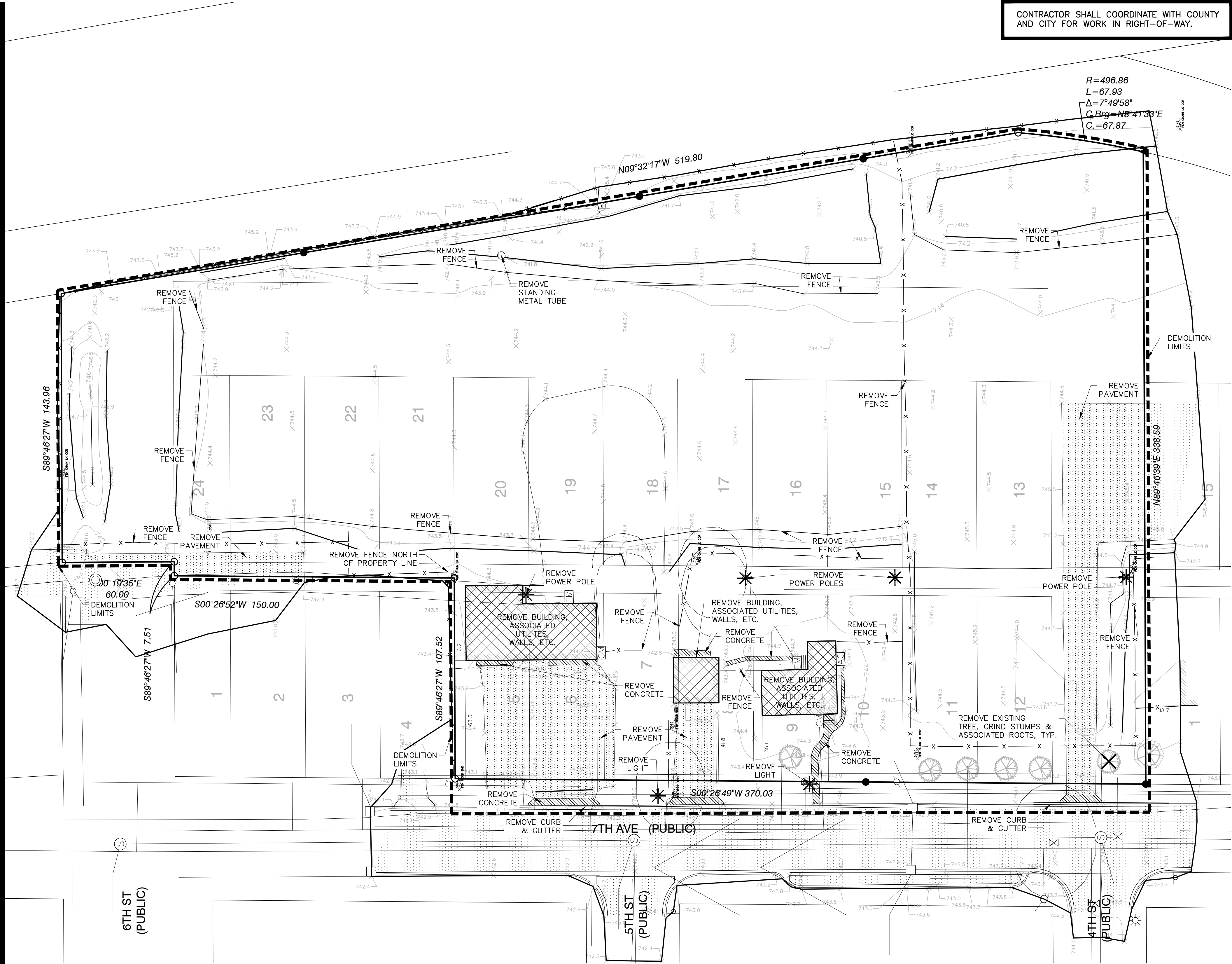
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

CLARK WICKLUND, PE
Date License No.
QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
8-30-22	CITY SUBMITTAL
9-21-22	CITY COMMENTS
10-28-22	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: TLM
PROJECT NO: 222-0110

C-1.0



DEMOLITION NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE GEOTECHNICAL AND EVALUATION REPORTS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN GEOTECHNICAL AND EVALUATION REPORTS & PLANS, ETC.
- THE SITE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- NOTIFY GOPHER ONE 48 HOURS PRIOR TO ANY SITE DEMOLITION. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES, CONTACT GOPHER STATE ONE CALL (1-800-252-1166) FOR UTILITY LOCATION PRIOR TO DEMOLITION AND CONSTRUCTION.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES. DEMOLITION CONTRACTOR SHALL ALSO FILE FOR ALL NECESSARY PERMITS FOR DEMOLITION WITH THE LOCAL GOVERNING AUTHORITY.
- CONTRACTOR TO COORDINATE THE REMOVAL OF THE EXISTING UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES.
- DEMOLITION CONTRACTOR SHALL PROVIDE AIR QUALITY CONTROL MEASURES AT THE REQUEST OF COUNTY/CITY HEALTH INSPECTOR/INSPECTIONS OFFICER. DEMOLITION CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP DUST LEVELS TO A MINIMUM.
- CONTRACTOR SHALL FURNISH ALL NECESSARY FENCING BARRICADES AND SIGNING NEEDED TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC FROM HAZARDS RESULTING FROM DIRECTLY OR INDIRECTLY FROM CONSTRUCTION.
- ALL ITEMS CALLED FOR REMOVAL SHALL BE DISPOSED OF OFF-SITE IN A LOCATION APPROVED BY THE STATE.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN IN PROPOSED CONSTRUCTION DRAWINGS.
- CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
- ANY DAMAGED PUBLIC R.O.W PAVEMENT AND CURBING SHALL BE REPLACED WITH THE EQUIVALENT PAVEMENT SECTION
- CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES
- THE CONTRACTOR REMOVING CONCRETE CURB AND GUTTER WITHIN RIGHT-OF-WAY SHALL PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH THE MINNESOTA TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL DATED FEBRUARY 2011.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING BITUMINOUS WITHIN CONSTRUCTION LIMITS. BITUMINOUS SHALL BE SAW CUT OR JACK HAMMERED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING EDGES.
- NO MATERIALS RESULTING FROM DEMOLITION SHALL BE STOCK PILED ON THE SITE FOR ANY LENGTH OF TIME GREATER THAN 24 HOURS.
- DEMOLITION CONTRACTOR SHALL HAVE THE SITE CLEARED AND FREE OF MATERIALS TO THE ACCEPTANCE OF THE GENERAL CONTRACTOR, OWNER AND ENGINEER PRIOR TO THE CONCLUSION OF THE DEMOLITION CONTRACT.
- DEMOLITION CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE ENVIRONMENTAL REPORTS INCLUDING THE PHASE I REPORT AND FOLLOW REPORT RECOMMENDATIONS.

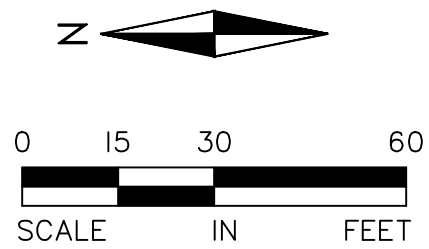
SURVEY LEGEND

- FOUND IRON MONUMENT
- SET IRON 44110
- ▲ FOUND MAG NAIL
- HYDRANT
- WATER VALVE
- CURB STOP
- SANITARY MANHOLE
- CATCH BASIN
- ELECTRIC METER
- LIGHT
- STORM MANHOLE
- POWER POLE
- BOLLARD
- AIR CONDITIONER
- GAS METER
- SIGN
- SPOT ELEVATION
- CONIFEROUS TREE
- DECIDUOUS TREE
- GAS
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- FIBER OPTIC
- FENCE
- TREE LINE
- CONCRETE
- BITUMINOUS

DEMO LEGEND

- * REMOVE EXISTING LIGHT POLE
- ✕ REMOVE EXISTING TREE
- ▨ CONCRETE TO REMAIN
- ▧ REMOVE EXISTING PAVEMENT
- ▩ REMOVE EXISTING BUILDING
- REMOVE EXISTING CONCRETE
- DEMOLITION LIMITS
- PROPERTY LINE
- EXISTING CURB AND GUTTER TO REMAIN
- REMOVE EXISTING CURB AND GUTTER

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KELLER FENCE

478 7TH AVENUE

NEWPORT, MINNESOTA

CITY SUBMITTAL

DEMOLITION PLAN

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CLARK WICKLUND, PE

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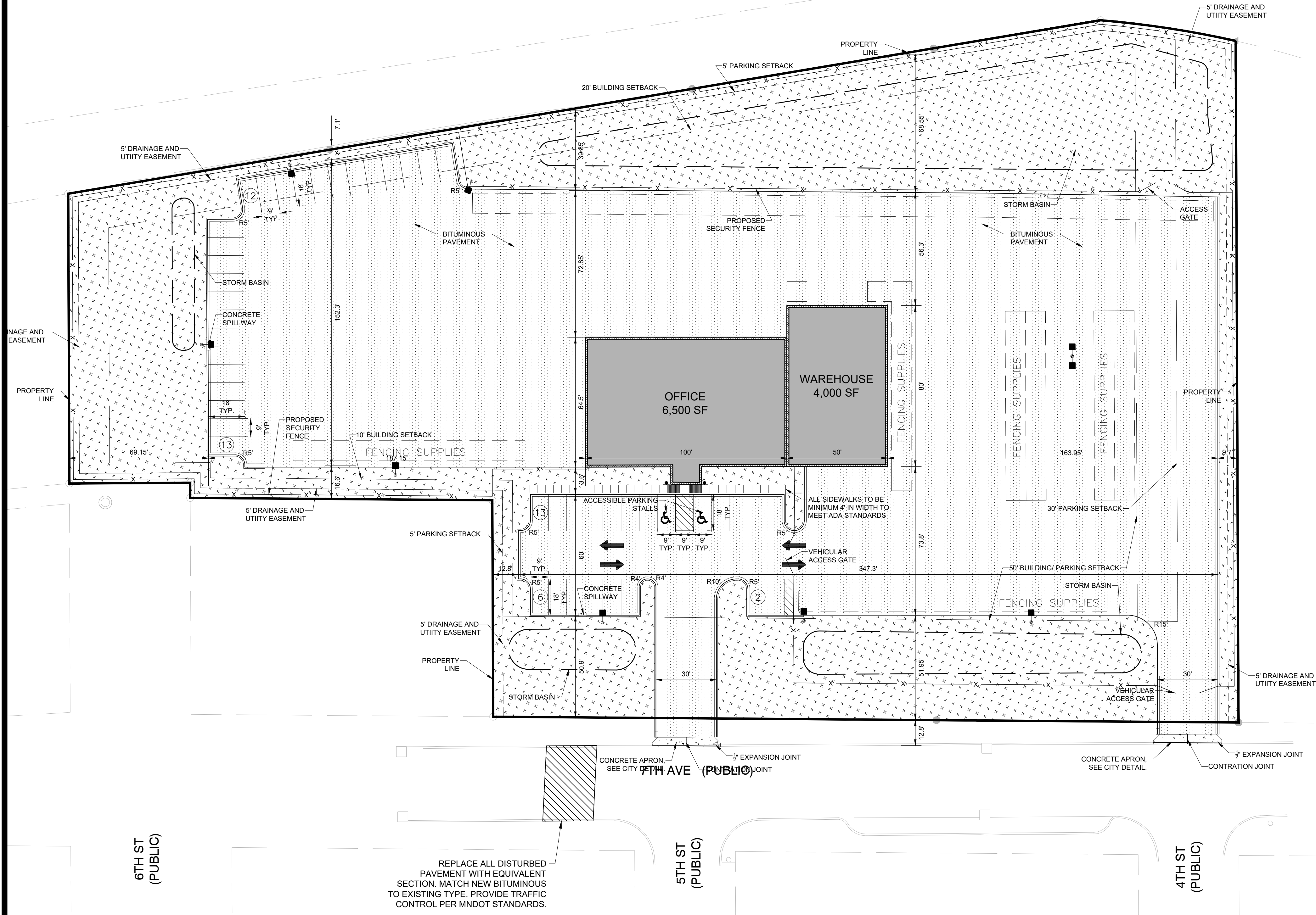
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DRAWN: TLM
PROJECT NO: 222-0110

C-2.0

Drawing name: X:\2022\220110 - Keller Fence\plan sheets\220110site.dwg Oct 28, 2022 - 3:14pm



SITE NOTES:

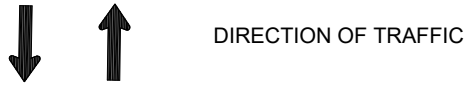
1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
4. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
5. ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
6. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTER OF STRUCTURE, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING.
7. ALL CONCRETE SIDEWALK ADJACENT TO BUILDING SHALL BE SEPARATED BY A 1/2" EXPANSION JOINT.
8. PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL & DISPOSAL OF THE EXISTING BITUMINOUS. BITUMINOUS SHALL BE SAW CUT OR JACK HAMMERED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
10. CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
11. CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES. PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION PER MNDOT STANDARDS.
12. CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
13. CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED AND HANDED OVER.
14. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
15. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
16. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK SHALL BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
17. PARKING LOT STRIPING SHALL BE 4 INCH WHITE.
18. ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF NEWPORT ENGINEERING DESIGN STANDARDS.
19. ALL CURB AND GUTTER TO BE CONCRETE B612 CURB UNLESS NOTED OTHERWISE.
20. CONCRETE APRONS TO BE INSTALLED FOR ALL ACCESS DRIVES ONTO PUBLIC STREETS PER CITY STANDARDS.
21. ALL WORK WITH COUNTY R/W SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2020 EDITION OF THE MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

SITE DATA

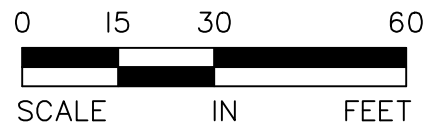
PARCEL AREA:	155,631 SQ FT	3.57 AC
ZONING	= B-2- GENERAL BUSINESS	
BUILDING COVERAGE	OFFICE:	6,500 S.F.
	WAREHOUSE:	4,000 S.F.
BUILDING SETBACKS		
	FRONT YARD	= 20 FT./50 FT (RES.)
	REAR YARD	= 20 FT./50 FT (RES.)
	SIDE (ROW)	= 10 FT./50 FT (RES.)
PARKING SETBACKS		
	FRONT	= 20 FT./50 FT (RES.)
	REAR	= 5 FT./30 FT (RES.)
	SIDE	= 5 FT./50 FT (RES.)
OPEN SPACE DATA		
TOTAL OPEN SPACE:	57,954 S.F.	
LOT AREA:	155,631 S.F.	
PERCENT OPEN SPACE:	37.24%	
MAXIMUM IMPERVIOUS SURFACE:	75%	
PARKING DATA		
OFFICE(1 SPACE/ 250S.F.):	6,500/250= 26 SPACES	
WAREHOUSE (1 SPACE/2,000S.F.):	4,000/2,000= 2 SPACES	
TOTAL REQUIRED PARKING:	28 SPACES	
TOTAL PROPOSED:	46 SPACES	

LEGEND:

	B612 CURB & GUTTER (EXCEPT IN ROW)
	B612 CURB & GUTTER (OUTFALL)
	CONSTRUCTION LIMITS
	PROPERTY LINE
	PREVIOUS RIGHT OF WAY
	BUILDING SETBACK
	PARKING SETBACK
	LED SITE LIGHT FIXTURE 25' POLE ON 3" CONCRETE BASE SEE PHOTOMETRIC PLAN, P-1.0
	LED SITE LIGHT FIXTURE WALL PACK LIGHTING SEE PHOTOMETRIC PLAN, P-1.0
	CONCRETE PAVEMENT
	BITUMINOUS PAVEMENT
	LANDSCAPE AREA



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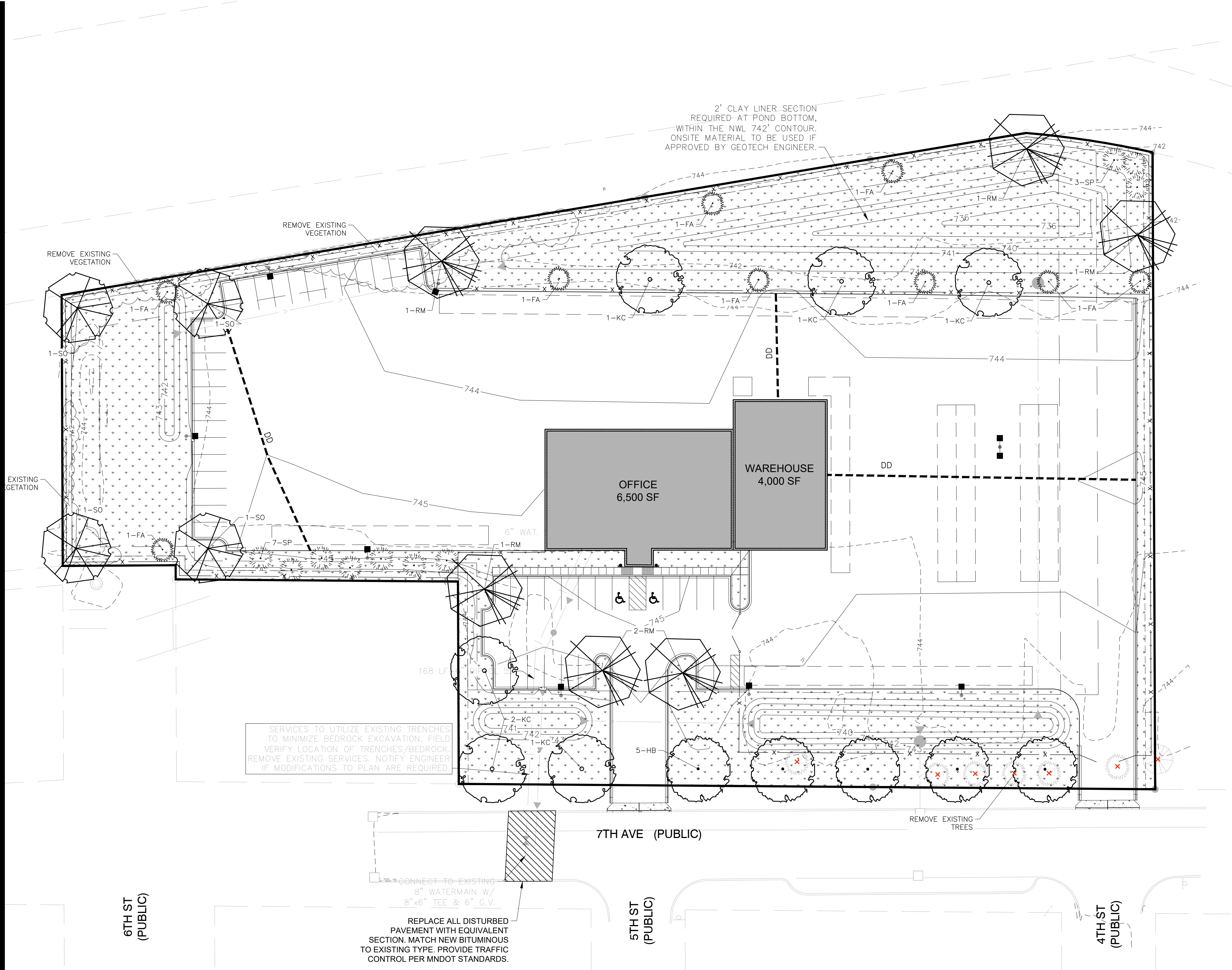
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DRAWN:	TLM
PROJECT NO:	222-0110

C-3.0

Drawing name: X:\2022\220110 - Keller Fence\plan sheets\220110and.dwg, Oct 28, 2022 - 3:15pm



LANDSCAPE SCHEDULE					
QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE / ROOT TYPE	NOTES
OVERSTORY TREES					
5	HB	Common Hackberry	Celtis occidentalis	2.0" cal. B&B	Straight Trunk, No V-Crotch
6	KC	Kentucky Coffeetree 'Decaf'	Gymnocladus dioica 'McKBranded'	2.0" cal. B&B	Straight Trunk, No V-Crotch
6	RM	Red Sunset Maple	Acer rubrum 'Franksred'	2.0" cal. B&B	Straight Trunk, No V-Crotch
4	SO	Swamp White Oak	Quercus bicolor	2.0" cal. B&B	Straight Trunk, No V-Crotch
EVERGREEN TREES					
10	SP	Swiss Stone Pine	Pinus cembra	6' ht B&B	Full Form
9	FA	Fat Albert Colorado Blue Spruce	Picea pungens 'Fat Albert'	6' ht B&B	Full Form
40	TOTAL TREES				

LEGEND:

DECIDUOUS TREE

CONIFEROUS TREE

ORNAMENTAL TREE

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

PERNNIALS/GRASSES

POLY-EDGER

SOD

LANDSCAPE REQUIREMENTS:

MINIMUM OF ONE TREE PER 1,000 S.F. OR NON-IMPERVIOUS AREA.

NON-IMPERVIOUS AREA: 39,954 S.F.= 40 TREES REQUIRED

TREE PROPOSED: 40

MINIMUM SIZE:

SHADE TREES: 2.5" DIAMETER

ORNAMENTAL TREES: 2.5" DIAMETER

CONIFEROUS EVERGREEN TREES: 6' HT.

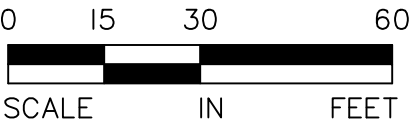
TALL SHRUBS & HEDGE: (EVERGREEN OR DECIDUOUS: 5 GALLON

LOW SHRUBS: DECIDUOUS: 5 GALLON

CONIFEROUS EVERGREEN: 5 GALLON

SPREADING EVERGREEN: 5 GALLON

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Building Perspective



Building Perspective



Building Perspective