



## PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS

MONDAY, OCTOBER 20,  
2025

6:00 PM

1. Call to Order/ Approve Agenda
2. Approval of the Minutes of October 6, 2025.
3. Public Hearings
  - A. Ivy Hill Senior Care Facility Expansion
4. Requests to be Heard
5. Items for Discussion
6. Routine Business
7. Board & Commissions Updates & Reports
8. Adjournment

Please contact the Departments of Community & Economic Development at 507-334-0100 if you need special accommodations to participate in this meeting.

Para pedir este documento en otro idioma, envíe un correo electrónico y adjunte el documento a [accessibility@faribault.org](mailto:accessibility@faribault.org).

Si aad u codsato dukumeentigan oo ku qoran luqad kale, fadlan e-mail u soo dir oo ku soo lifaaq dukumiintiga [accessibility@faribault.org](mailto:accessibility@faribault.org).



## PLANNING COMMISSION MINUTES

COUNCIL CHAMBERS

MONDAY, OCTOBER 6, 2025

6:00 PM

### Meeting Items

1. Call to Order/ Approve Agenda

A regular meeting of the Planning Commission was called to order by Chair Chuck Ackman at 6:00 p.m. Commissioners in attendance were Samantha Green, Barton Jackson, Ed Miglio, Michael Salt, Steven White, Tina Wilson, and Chair Chuck Ackman. Also in attendance were the City Planner I, Leslie McGilivray-Rivas, and the Administrative Assistant II, Kari Casper.

2. Approval of the Minutes

A motion was made by Samantha Green, seconded by Barton Jackson, to approve the meeting minutes of September 15, 2025, as presented. The motion passed unanimously.

3. Public Hearings

- A. Resolution 2025-XXX Approve Variance for Smaller Dwelling Unit Size at 301 Central Ave
- Leslie McGilivray-Rivas gave a presentation on behalf of Nort Johnson and Faribault Downtown Central LLC, who have submitted an application and fee for a variance to create a dwelling unit of approximately 368 square feet that's smaller than the minimum allowed size of 550 square feet for a studio or efficiency apartment. The request is to facilitate meeting building code requirements for subdividing the property and creating property lines through buildings. Ms. Rivas showed a map of the previously platted property, which showed a larger room divided by a parcel line. The parties intend to divide the existing room by putting a firewall and creating a hallway on one side and, on the other side, a small unit apartment. Staff feel that all the criteria have been met and would recommend approval to the council.

After her presentation, Chair Ackman then brought the matter back for discussion. Commissioner Wilson stated that in criteria number 3, the occupancy is limited to two; however, she did not see that as a condition in the resolution. Commission Wilson had a second question about the 235sf. If that unit is going to stay a two-bedroom, then it would meet the code for square footage. She asked if we needed a reciprocal variance for this? What's happening in unit no 1, lot one? Rivas said no, that it would fall under an existing, non-conforming. Wilson asked if it was going to be a two-bedroom. Rivas then had some technical issues.

Chair Ackman then opened the matter for a Public Hearing at 6:10 p.m. Nort Johnson, Director of the Faribault Chamber of Commerce, came forward and provided an update on the status of the 7 storefronts and 10 existing apartments. The request is to get this variance through to complete the subdivision and have potential buyers lined up to move them to the next level. White asked if this was going to be a 2-bedroom, and without answering this, and this is intended as a 3-bedroom, he would not be voting in favor of this. Rivas pulled up what she was looking for, and Johnson responded by stating that 301 Apt. 4 would stay a 2-bedroom unit with the additional space being absorbed into 301 Apt. 4. The circled area in the hallway would become a fire door. The original walls would be repaired, and the easement adopted would make that

a shared egress. Chair Ackman then asked what Faribault Industrial Corp.'s involvement was in this. Johnson responded by saying that Faribault Industrial Corporation is an investor in Faribo Downtown Central — there are four investors in that. Chair Ackman then said that the only reason for full disclosure was that he inherited one share of the Industrial Corp from his father. He then stated that he thought it was fine and hadn't gone to a meeting in years. Rivas then stated that since the Chair has disclosed an interest, he should recuse himself. Chair Ackman said that he was fine turning over to Vice Chair Bart Jackson. He said that if anyone felt strongly, he'd be happy to turn it over to Bart, and he handed the gavel over to Bart Jackson. Johnson added that no one from the Industrial Corp who has shares receives any dividends for their interest and, therefore, there is no financial gain. The public hearing closed at 6:15 and asked for further discussion.

In further discussion, Commissioner Ackman asked when they did they review the plat and Rivas said it was in June. Commissioner Salt added that this is a micro-unit, and you cannot put a bedroom in there. Wilson again stated that she just wanted to make sure that it was listed as a condition. It says one thing, but it didn't transfer over. Ackman stated that he was fine with this, but asked if there had been any requests in the past requesting this. Rivas asked Casper for the history, and Casper had no recollection of anyone asking for this type of request. Commissioner Salt didn't feel that this was a concern. Commissioner Wilson said that Apartment 10 would be limited to two people. Area #3 in the report says to make it a condition in the report. Commissioner Wilson said that her questions were answered, and she's fine with that, but she said that we should either change the criteria or make it a condition and be consistent.

Commissioner Wilson then made a motion to approve the variance with the condition of two occupants in as stated in Criteria No. 3, which would require an amendment to the Resolution, adding that it as a requirement so that the conditions and the criteria match. Commissioner White seconded her motion. A vote ensued, but was unable to distinguish between the ayes and nays. Vice Chair Jackson then asked for a roll call vote.

Commissioner Green - Nay  
Commissioner Jackson - Nay  
Commissioner Migilio - Nay  
Commissioner Ackman - Nay  
Commissioner Salt - Nay  
Commissioner White - Aye  
Commissioner Wilson - Aye  
The vote was 5 Nay and 2 Aye - the motion failed

Commissioner Green then made a motion to approve the action as presented. There was a request for clarification, and Commissioner Salt seconded Commissioner Green by stating that there would be a removal of the sentence limiting the number of people in their unit. Vice Chair Jackson then asked for a vote, which was interpreted as 6 ayes and 1 nay. Vice Chair Jackson then asked for a roll call vote.

Commissioner Green - Aye  
Commissioner Jackson - Aye  
Commissioner Migilio - Aye  
Commissioner Ackman - Aye  
Commissioner Salt - Aye  
Commissioner White - Nay  
Commissioner Wilson - Aye  
Motion carried on a 6/1 vote with Commissioner White dissenting.

#### 4. Requests to be Heard -NONE.

5. Items for Discussion - NONE

6. Routine Business - NONE

7. Board & Commissions Updates & Reports

Leslie McGilivray-Rivas said that staff will be reviewing the attendance policy.

8. Adjournment

Motion by Samantha Green, seconded by Tina Wilson, to adjourn at 6:28 p.m. The motion passed on a 7\0 vote.





## Staff Report to the Planning Commission

**TO:** Planning Commission  
**THRU:** Harry Davis, City Planning Manager  
**FROM:** Leslie McGillivray-Rivas, Planner I  
**MEETING DATE:** October 20, 2025  
**SUBJECT:** Ivy Hill Senior Living /615 2<sup>nd</sup> Avenue NW, 607 2<sup>nd</sup> Avenue NW, and 118 6<sup>th</sup> Street NW- Zoning Map Amendment, Preliminary and Final Plat, CUP, and Variances.

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|                            |                                                                                                                                                                                                                    |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Request:</b>            | Applicant requests a zoning map amendment, preliminary and final plat, CUP, and variances to permit expansion of a residential care facility greater than 17 individuals.                                          |
| <b>Recommendation:</b>     | The DRC and City Planning Manager recommend approval of the applications.                                                                                                                                          |
| <b>Recommended Motion:</b> | See the chart at the end of this report for the correct and complete sequence of approvals. Criteria and findings for each application may be found in their associated draft resolutions and ordinance documents. |

### Request:

Mr. Dave TeBrake, on behalf of Dennis Piper and MacKenzie Ramsey (Property Owners & Applicants), requests approval for a Zoning Map Amendment, Preliminary Plat and Final Plat, Conditional Use Permit and Variance(s), seeking to redevelop four parcels located at the corner of 7<sup>th</sup> St NW, 2<sup>nd</sup> Avenue NW, and 6<sup>th</sup> St NW. Ivy Hill Senior Care LLC, located at 607 2<sup>nd</sup> Avenue NW, Owners seek to increase the number of occupants permitted to reside within the facility by way of a proposed building expansion. The existing 16 residential units are proposed to increase to a total of 32 residential units. The four parcels proposed to be combined for this project together contain approximately 43,979 square feet or +/-1 acre of land.

## Background:

The Owners of Ivy Hill Senior Care were granted a Conditional Use Permit for a residential care facility to convert an existing building (the former location of the Parker Kohl Funeral home) into a Senior Assisted Living Center serving 16 persons at 607-615 2<sup>nd</sup> Avenue NW. This was granted by way of Resolution #2016-107 on May 10, 2016. On the same date, there was an approval of a variance to reduce the separation between residential care facilities serving more than six residents or childcare facilities serving thirteen or more children at 607-615 2<sup>nd</sup> Ave NW. Resolution#2017-087 approved a one year extension for construction activities to commence to allow the former business to vacate the site and Ivy Hill construction to commence. The current owners have determined there is a greater need for additional senior housing within Faribault, Minnesota. To accomplish this goal, the Owners acquired the property at 118 6<sup>th</sup> St. NW, directly east of the Ivy Hill facility. The residence at that site has been demolished. The proposed expansion will extend from the existing facility to the east.

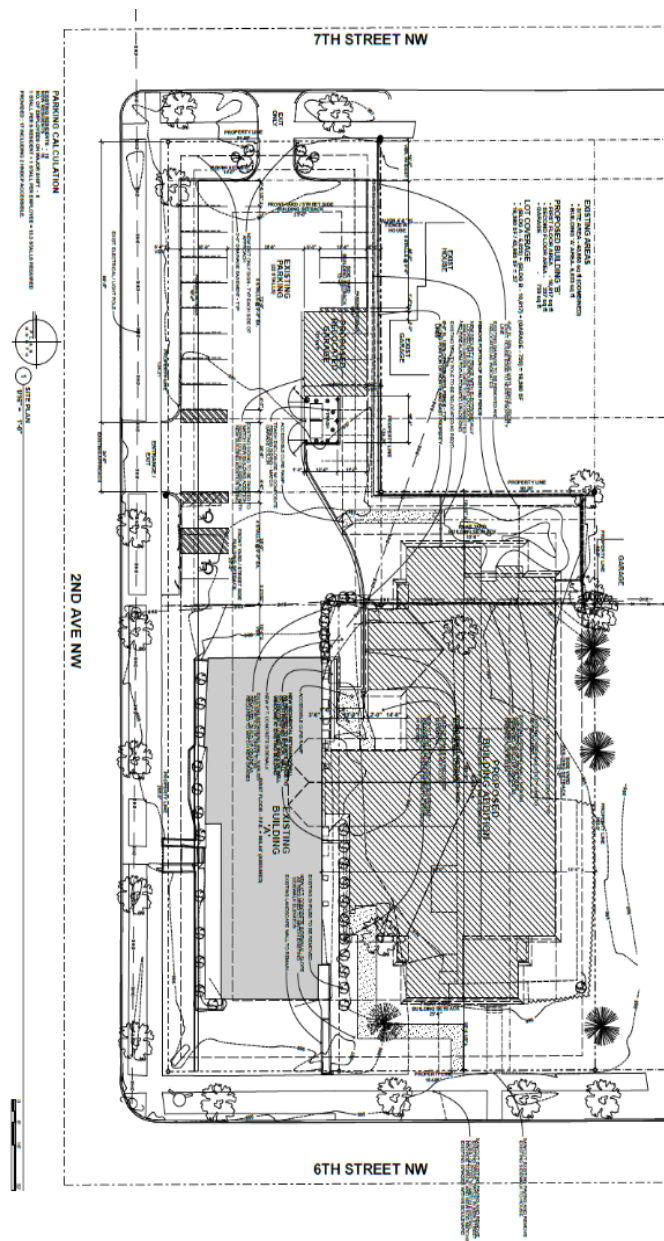


*Location Map*

There is an existing garage located north of the demolished residence parcel which is to be reused and relocated in a central location within the easterly side of the existing northern parking lot. The parking lot itself is a standalone parcel which has served the current Ivy Hill Senior Care Facility, and which will continue with some modifications. The parking lot was installed prior to Ivy Hill's occupancy supporting a former business use.

## Project Description and Request:

The expansion of the existing residential care facility by the Owner requires multiple approvals for the purpose of redeveloping the properties. By utilizing the existing structure and assembling four properties, the project site plan and related submittal documents demonstrate that there is adequate programmable land area for the proposed project. Redevelopment of the site will include expansion of the existing residential care facility, the relocation of the garage within the existing parking lot, a new recreational pedestrian path for the residents, placement of a screened trash enclosure, adequate parking and vehicular circulation and landscaping throughout the combined parcel with the additional of area with parking lot screening.



Site Plan

**Discussion:**

Certain aspects of the applicant's proposal are found to conflict with official maps and certain aspects of the City of Faribault's Unified Development Ordinance. However, upon review, Staff is of the opinion that the proposal and redevelopment of the properties are appropriate. Applications for consideration with staff review and recommendations are as follows:

**Zoning Map Amendment**

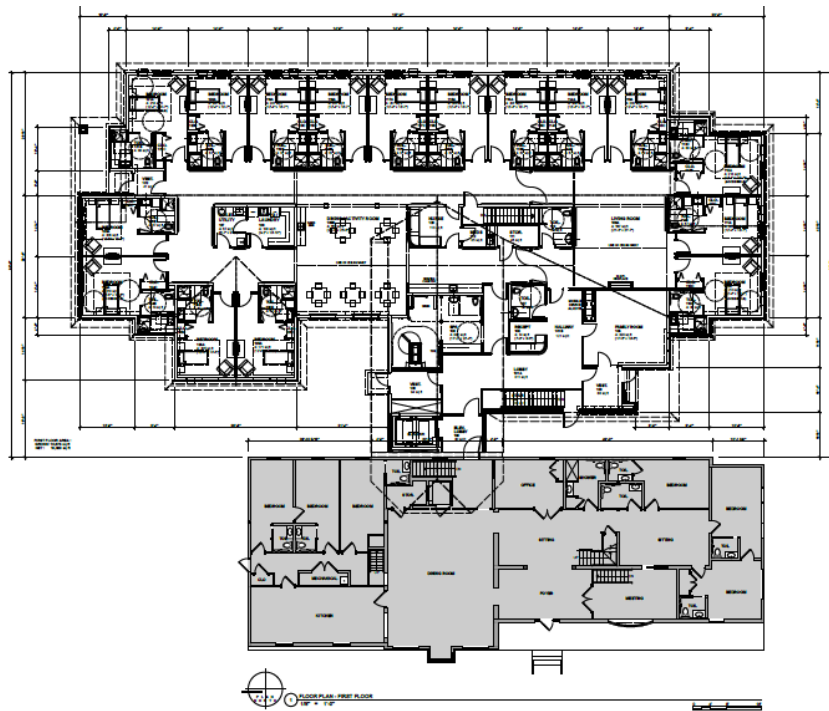
The applicant proposed to amend the existing zoning district of R-3 Medium Density Residential District to the R-4 High Density Residential District.

While there is an absence of similar zoning districts nearby, the proposed high density residential zoning district is not objectionable when reviewed in the context that the project serves the community providing an essential residential use. Further, the zoning map amendment proposed in conjunction with related applications demonstrate the intent of redevelopment of all properties within the applications scope. The combination of the applications indicate that by assembling a greater land area through platting, there will be adequate separation from adjoining and nearby structures, that increased residential occupant density and building footprint is accomplished without increasing building height. The aesthetic of the neighborhood is supported by retention of Ivy Hills current facility and the proposed expansion being a one-story structure. The desire to retain the unique character of the accessory structure further illustrates a desire to not disrupt the neighborhoods existing aesthetic.

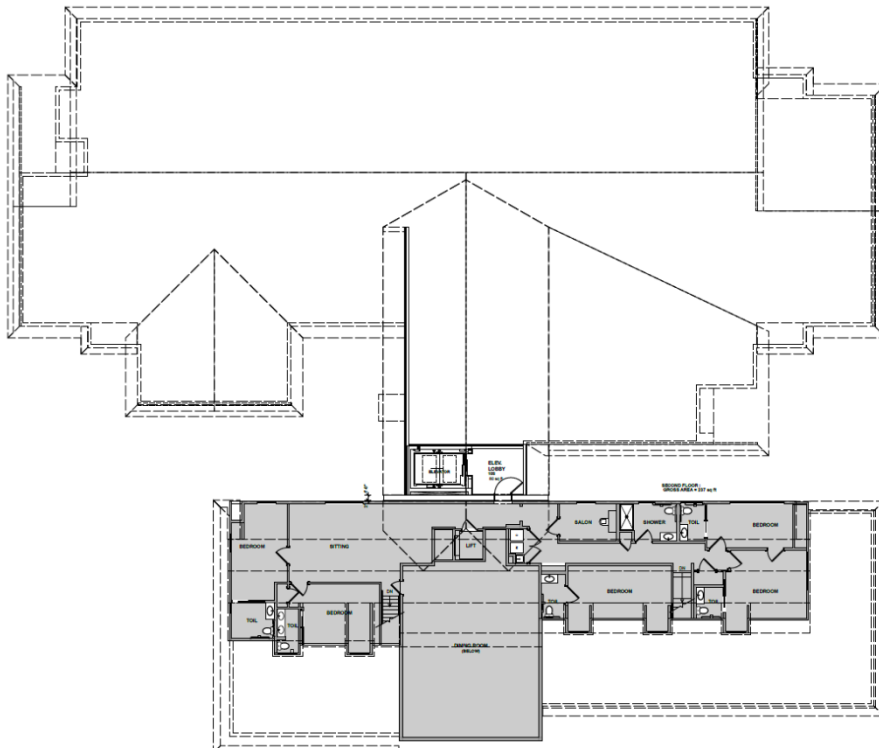
Any new proposal which would increase density beyond what is proposed in this application would be required to submit new applications to the city for review.



*View from 6<sup>th</sup> Street NW – SW Corner of the property*



*First Floor Plan Interior Layout – Original Ivy Hill Senior Care Center in Gray*

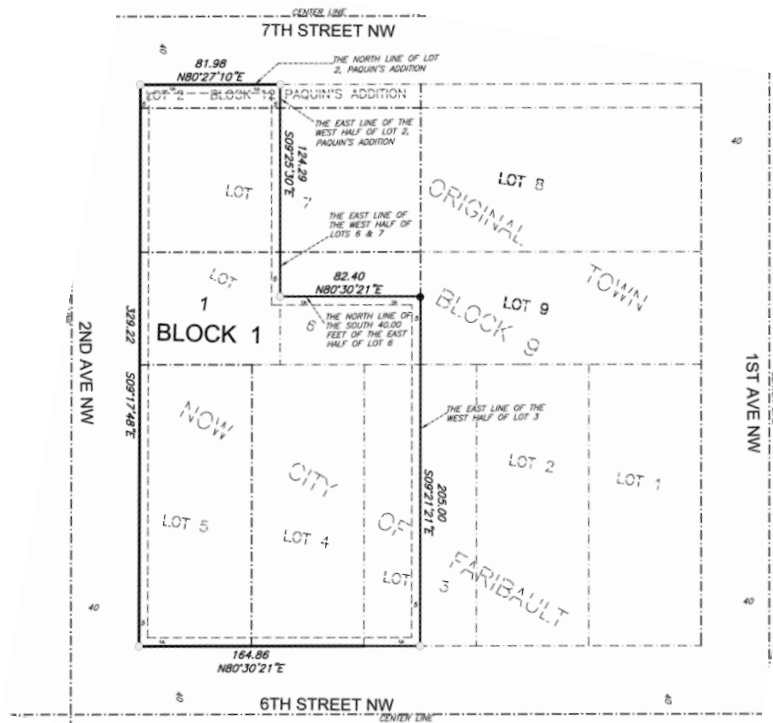


*Second Floor of Ivy Hill and Roof Line for Ivy Hill Single Story Expansion*



### Preliminary and Final Plat (combined approval)

The existing four lots are required to be combined into one parcel by way of Chapter 15.- Subdivision Regulations which provides for the orderly, economic and safe development of land, urban services and facilities.



*Final Plat*

### Conditional Use Permit(s)

As noted, the desired outcome of the application is to allow an increase in the total number of occupants to be served by Ivy Hill Senior Care, this requires a new Conditional Use Permit to replace the previously approved CUP and Variances. The Uniform Development Ordinance requires this when approval is sought to increase the permitted number of residents in a residential care facility beyond 16 people. This CUP application specifically proposes that the total number of occupants will create 32 residential units.

### Variances

The plan requests relief from some standards within the zoning requirements making it necessary to submit the accompanying variances application to fulfill the project redevelopment goals.

## Requests Table Summary

| <b>Application</b>                    | <b>Existing</b>                                                                                                                                                             | <b>Proposed</b>                                                                                     | <b>Recommendation</b>                              |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b>Zoning Map Amendment</b>           | R-3 Medium Density Residential                                                                                                                                              | R-4 High Density Residential                                                                        | <b>Approve subject to Findings</b>                 |
| <b>Preliminary &amp; Final Plat</b>   | 4 Lots                                                                                                                                                                      | Minor subdivision-creation of (1) One Lot                                                           | <b>Approve subject to Findings</b>                 |
| <b>CUP</b>                            | <b>Requirement</b>                                                                                                                                                          | <b>Proposed</b>                                                                                     |                                                    |
| R-4 High Density Residential          | New CUP required for Group Residential Care Facilities serving 17 or more persons.                                                                                          | Application submitted with supporting documentation                                                 | <b>Approve subject to Conditions</b>               |
| <b>Variances</b>                      | <b>Requirement</b>                                                                                                                                                          | <b>Proposed</b>                                                                                     | <b>Variance</b>                                    |
| Accessory Structure Setback Reduction | Chapter 11., Commercial Districts, Article 1, Section 11-100 Lot dimension and setback requirements in commercial districts, Table 11-2. Minimum lot area (sf. ft.) 20,000. | 5'-9" setback from the eastern property line, a variance of 4'-3" from the required 10' setback.    | <b>Approve subject to Findings and Conditions-</b> |
| Parking Setback Reduction             | Chapter 13. Article 6., Section 13-700 Stormwater Management District (5) Impervious surface coverage of lots must not exceed twenty-five (25) percent of the lot area.     | 5'-5" setback from the eastern property line, a variance of 4'-7" from the 10' parking lot setback. | <b>Approve subject to Findings and Conditions</b>  |

|                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                       |                                                   |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| Landscape Transition<br>Area Plantings | Chapter 4. – Site Plan Review, Article 3. – Landscaping and Screening, Section 4-130.- Landscaping requirements, all other uses. (E) Landscape Transitions. Landscape transitions are established to lessen the impact of more intense land uses on certain less intense land uses; and ... the plantings shall be evenly distributed and planted in the building setback area along the property line for which the increased plantings are required | Approval of variances for the reduction of the setbacks specifically in the areas for parking and accessory structure placement correspond to a reduction in depth of landscape area. | <b>Approve subject to Findings and Conditions</b> |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|

**Development Review Committee Recommendation.** The City’s Development Review Committee (DRC) has reviewed the proposal submitted by the Owners from conceptual level in the Spring of 2025 and provided feedback. The applicant provided revised drawings on July 18, 2025, July 28, 2025 and ultimately on September 24, 2025. In addition, at the request of the DRC, the applicant provided a turning radius diagram to provide assurance that large wheel-based service vehicles and emergency response vehicles would have unimpeded passage through the parking lot.





**Recommendation:**

The DRC and City Planning Manager recommend approvals for all applications based on findings and conditions of approval.

**CITY OF FARIBAULT  
ORDINANCE No. 2025-XX**

**APPROVE REZONING CERTAIN PROPERTIES AT THE CORNERS OF 2<sup>ND</sup> AVE  
NW, 7<sup>TH</sup> ST NW AND 6<sup>TH</sup> ST NW TO R-4, HIGH DENSITY RESIDENTIAL**

**WHEREAS**, Dennis Piper and MacKenzie Ramsey (the “Owner” and co-Applicants), request that the City Council rezone 615 2<sup>nd</sup> Avenue NW, 607 2<sup>nd</sup> Avenue NW and 118 6<sup>th</sup> St NW from R-3, Medium Density Residential to R-4, High Density Residential for Properties (the “Property”) legally described in Exhibit A and graphically depicted in Exhibit B; and

**WHEREAS**, the City Council approved Resolution 2020-149 on September 22, 2020, which adopted the City’s comprehensive plan, Journey to 2040 identifying the subject property as being in an Established Residential Neighborhood; and

**WHEREAS**, City Staff reviewed the Applicant’s rezoning request, prepared a report to the Planning Commission, and made a recommendation to approve the Applicant’s rezoning request; and

**WHEREAS**, the Planning Commission, on October 20, 2025, following proper notice, held a public hearing regarding the said request; and

**WHEREAS**, the Planning Commission finds that it is appropriate to rezone the subject property as requested by the Applicant based on the following written findings of the Planning Commission as required by Section 2-180 of the City’s Unified Development Ordinance:

**1. Criteria: Whether the amendment is consistent with the applicable policies of the City’s Land Use Plan.**

*Finding: Per Resolution 2025-149, the Land Use Plan guides the subject properties as an Established Residential Neighborhood,*

*which is consistent with the proposed R-4, High Density Residential zoning.*

**2. Criteria: Whether the amendment is in the public interest and is not solely for the benefit of a single property owner.**

*Finding: It is in the public's interest to ensure reasonable and logical use of the property. The property is currently zoned R-3, Medium Density Residential. By allowing a higher density zoning district, this will allow for reinvestment and expansion of an established senior residential care facility. The facilities expansion will serve a growing segment of the population, contribute to the diversity of residential senior care options while adding additional city amenities and increasing the tax base. Rezoning the property to allow a denser residential neighborhood will facilitate the investment needed to make the property viable for expansion of the facilities operations.*

**3. Criteria: Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of a particular property.**

*Finding: The existing use of the property as a senior residential care facility allows it to fit seamlessly into the fabric of the surrounding neighborhood. The proposed amendment to increase the density of residential use will be compatible within the general area which enjoy a mix of public and institutional uses, parkland, and a variety of residential housing styles in density, building scale and aesthetic.*

**4. Criteria: Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of a particular property.**

*Finding: while the parcels included in this rezoning proposal are reasonably used today for senior residential care, there is a limit to the number of occupants of the facility under the current zoning classification. As there is a growing need for supportive senior residential care, the proposed change of zoning to allow for an*

*incremental increase in growth of the facility and thereby an increase in the number of residents which can be served within.*

**5. Criteria: Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of a particular property.**

*Finding:* The existing senior residential care facility and parking lot was established on the property after a prior business no longer operated at the site. With the addition of an additional parcel allowing the facility to be expanded, this increase in both lot area and residential density will create opportunities for greater senior residential house and care. Therefore, rezoning the subject properties to R-4, High Density Residential is appropriate.

**WHEREAS,** the City Council held a public meeting on October 28, 2025, to consider approval of the first reading of Ordinance 2025-XX; and

**WHEREAS,** the City Council also held a public meeting on November 12, 2025 to consider approval of the second reading of Ordinance 2025-XX; and

**WHEREAS,** based on the City Staff's report, the results of the public hearing, and the written findings of the Planning Commission, the City Council of the City of Faribault concurs with the written findings of the Planning Commission and makes the identical findings.

**NOW, THEREFORE, THE CITY OF FARIBAULT ORDAINS:**

Section 1: Findings and Incorporation of Recitals and Exhibits. Where applicable, the recitals and exhibits incorporated in this ordinance constitute the written findings of the City Council.

Section 2: Rezoning Approval. The City Council hereby rezones the subject property graphically depicted in Exhibit B to R-4, High Density Residential. The effective date of the rezoning shall be as outlined in Section 5 of this resolution.

Section 3: Official Zoning Map. The City does not need to republish the City's official zoning map to show the rezoning. However, the City Planner shall show the rezoning on the official zoning map on file with the City.

Section 4: Authorization to Take Additional Steps. The City Council authorizes and directs the Mayor, City Staff, and City Consultants to take any additional steps and actions necessary and convenient to accomplish the intent of this ordinance. Such additional steps may include an adjustment to the R-4, High Density Residential zoning district boundary on the property based on a future final plat of the property.

Section 5: Effective Date. This ordinance is effective immediately upon its passage and publication per the City Charter.

|                   |                   |
|-------------------|-------------------|
| Public Hearing:   | October 20, 2025  |
| First Reading:    | October 28, 2025  |
| Second Reading:   | November 12, 2025 |
| Publication Date: | November 20, 2025 |

**Faribault City Council**

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Thomas J. Spooner, Mayor

**ATTEST:**

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Jessica L. Kinser, City Administrator

**Exhibit A**  
**Property Legal Descriptions**

Lot #1:

Address is: 607 2<sup>nd</sup> Ave. NW

PIN is: 18.31.1.26.075

Legal is: Lot 5 Block 9 of Original Town Faribault Orig Town All L5 & S40FT  
W2 L6 B9

Lot #2:

Address is: 607 2<sup>nd</sup> Ave. NW

PIN is: 18.31.1.26.074

Legal is: Lot 6 Block 9 of Original Town Faribault Orig Town S40FT E2 L6 B9

Lot #3:

Address is: 615 2<sup>nd</sup> Ave. NW

PIN is: 18.31.1.26.073

Legal is: Lot 2 Block 12 of Paquins Add & Lot 9 Block 6 of Original Town  
Faribault Orig Town Fblt W2 L6 & L7 B9 Ex S40FT W2 L6 & Paquins W2 L2  
B12

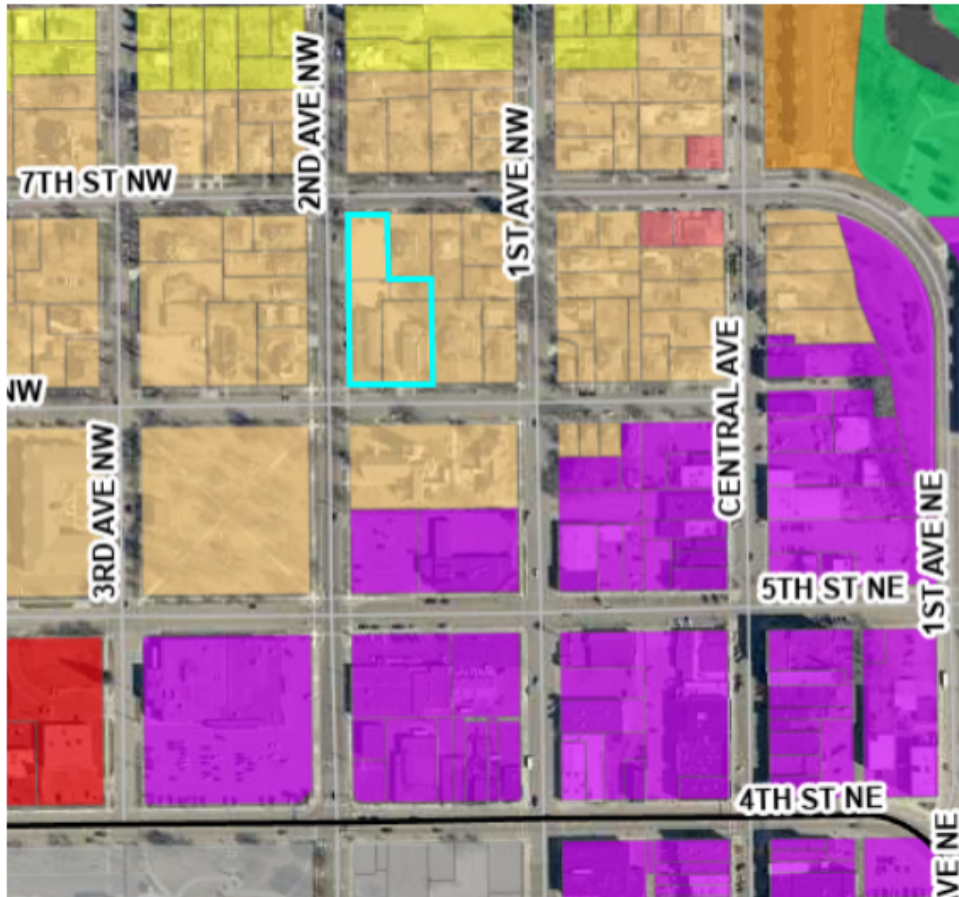
Lot #4:

Address is: 118 6<sup>th</sup> St. NW

PIN is: 18.31.1.26.076

Legal is: Lot 3 Block 9 of Original Town Faribault Orig Town W2 L3 & All L4  
B9

**Exhibit B**  
**Depiction of Subject Property to be Rezoned**  
**to R-4, High Density Residential**



Property Area Outlined in Cyan



**Exhibit C**  
**PC Staff Report**

*(insert staff report exhibit after this page)*

## **CITY OF FARIBAULT**

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### **RESOLUTION #2025-XXX**

#### **APPROVE THE PRELIMINARY AND FINAL PLATS FOR PIPER RAMSEY ADDITION**

**WHEREAS**, Dennis Piper and MacKenzie Ramsey (the "Owner" and co-Applicants), request approval for reduction of Landscape Standards in Limited Transitional Areas for Properties (the "Property") legally described in Exhibit A and graphically depicted in Exhibit B; and

**WHEREAS**, City Staff reviewed the Applicant's applications and made a report to the Planning Commission, a copy of which City Staff presented to the City Council; and

**WHEREAS**, the Planning Commission, on October 20, 2025, following proper notice, held a public hearing regarding the applications, and following said public hearing, made written findings and recommended approval of the applications; and

**WHEREAS**, the City Council, on October 28, 2025, at a public meeting, considered the applications; and

**WHEREAS**, based upon said report, hearing, and recommendation, the City Council hereby finds that approval of the preliminary plat for Piper Ramsey Addition as depicted on Exhibit B, subject to the attached conditions of approval, is appropriate with the following findings as required by Section 15-130 of the City's Unified Development Ordinance:

- 1. Criteria: The proposed preliminary plat conforms with the requirements of the Unified Development Ordinance, the applicable zoning district regulations, and any other applicable provisions of this Ordinance, subject only to**

**acceptable rule exceptions.**

*Finding: The proposed preliminary plat is substantially consistent with UDO requirements within the R-4 High Density Residential zoning district and subdivision platting requirements.*

**2. Criteria: The proposed subdivision is consistent with the City's Land Use Plan and any other adopted land use studies.**

*Finding: The City's Land Use Plan is proposed to be amended in conjunction with this platting application. Once approved, the subject property is suited for commercial. The proposed commercial use is consistent with this plan.*

**3. Criteria: The plat contains a sound, well-conceived parcel and land subdivision layout that is consistent with good land planning and site engineering design principles.**

*Finding: The preliminary plat provides for reasonable use of land intended for residential development, based on sound planning and engineering principles. The project utilizes existing infrastructure and street frontages to accommodate an expanded residential use.*

**4. Criteria: The spacing and design of proposed curb cuts and intersection locations is consistent with good traffic engineering design and public safety considerations.**

*Finding: The preliminary plat lot is consistent with the provisions of the City's Unified Development Ordinance. On-site stormwater management is proposed along with a proposed connection to the infrastructure on 6<sup>th</sup> Street NW. There are no new proposed curb-cut locations proposed to the existing drive site parking.*

*The Fire Chief inspected the site for ability to access the parking lot and the for fire truck overhead rescue equipment to reach the existing and proposed structures. An existing overhead powerline currently impedes overhead rescue equipment, it is recommended that future electrical services be buried wherever possible prevent obstructions.*

**5. Criteria: All submission requirements have been satisfied.**

*Finding: The proposed preliminary plat adequately addresses the submission requirements as outlined in the City's Unified Development Ordinance; and*

**WHEREAS**, the City Council further finds that approval of the final plat of Piper Ramsey Addition as depicted on Exhibit C, subject to certain conditions of approval, is appropriate with the following findings as required by Section 15-210 of the City's Unified Development Ordinance:

**1. Criteria: The final plat substantially conforms to the approved preliminary plat.**

*Finding: The Owner concurrently applied for the final plat approval with the preliminary plat. The final plat conforms to the preliminary plat as required.*

**2. Criteria: The plat conforms to all applicable requirements of the Unified Development Ordinance, subject only to approved rule exceptions.**

*Finding: The final plat conforms to all applicable requirements or exceptions of the City's Unified Development Ordinance.*

**3. All submission requirements have been satisfied.**

*Finding: The proposed final plat adequately addresses the submission requirements outlined in the City's Unified Development Ordinance.*

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARIBAULT AS FOLLOWS:**

**Section 1. Preliminary and Final Plat Approval.** The City Council approves the preliminary and final plat for the Piper Ramsey Addition included in Exhibit B and Exhibit C, respectively, subject to the following conditions:

1. The Applicant/Property Owner must make the following changes regarding the preliminary plat:
  - a. Show the post-combination legal description.
  - b. Add a Vicinity Map
  - c. Add information on those having property interests as

- part of the development team or having private agreements.
  - d. Add full street right of way widths
  - e. Show location of water and sewer mains.
  - f. Provide a statement of the proposed use of the property
  - g. Include applicable zoning district setbacks
  - h. Include existing and proposed zoning districts
  - i. Confirm relief from provision of a 10' front yard setback
2. The Applicant/Property Owner must make the following changes regarding the final plat:
    - a. Name and address of developer
    - b. Revision of dedication statement to comply with ordinance.
    - c. Add 'Jessica L. Kinser' for name under City Administrator instead of Clerk
    - d. Add Thomas J. Spooner for name under Mayor along
    - e. Names to correspond with Signatures from all owners and persons of interest, including mortgage holders.
    - f. Any additional content provided in the title commitment or found upon review by the county surveyor.
  3. The Owner and City must enter into a Development Agreement the specifies the provisions of the development related to the plat.
  4. Under Sec 15-338(A), the applicant will not be required to dedicate parkland or pay fees in lieu of parkland dedication, as the impact of the expanded commercial property is less than the demolished residential home.
  5. Before recording the plat with the Rice County Recorder, the Owner must pay all applicable fees, special assessments, and taxes.
  6. The plat must be recorded with the Rice County Recorder within 12 months following City Council approval or it shall be automatically deemed null and void, unless the City Council extends the deadline to record the plat.
  7. The Developer shall submit current title work for the Property pursuant to Minnesota Statutes Section 505.03, the Faribault City Code and the required Development Agreement for this matter and abide by all conditions resulting from such title work and the resulting attorney plat opinion, as well as city staff review of the title work.

**Section 2. Findings.** The recitals in this Resolution are integral to this Resolution and, where applicable, constitute the findings of the City

Council.

**Section 3. Authorization to take Additional Steps.** The City Council authorizes and directs City Staff and City Consultants to take all additional steps and actions necessary or convenient to accomplish the intent of this Resolution.

**Section 4. Authorization to Execute Documents.** The City Council authorizes and directs the Mayor and City Administrator to take all necessary actions and to execute all appropriate documents to effectuate the approvals contemplated by this Resolution.

**Section 5. Effective Date.** This Resolution is effective immediately upon its passage and without publication.

*(The remainder of this page has been left blank intentionally)*

**Date Adopted:** October 28, 2025

**Faribault City Council**

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**Thomas J. Spooner, Mayor**

**ATTEST:**

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**Jessica L. Kinser, City Administrator**

**Exhibit A**  
**Legal Description**

Lot #1:

Address is: 607 2nd Ave. NW

PIN is: 18.31.1.26.075

Legal is: Lot 5 Block 9 of Original Town Faribault Orig Town All L5 & S40FT W2 L6 B9

Lot #2:

Address is: 607 2nd Ave. NW

PIN is: 18.31.1.26.074

Legal is: Lot 6 Block 9 of Original Town Faribault Orig Town S40FT E2 L6 B9

Lot #3:

Address is: 615 2nd Ave. NW

PIN is: 18.31.1.26.073

Legal is: Lot 2 Block 12 of Paquins Add & Lot 9 Block 6 of Original Town Faribault Orig Town Fblt W2 L6 & L7 B9 Ex S40FT W2 L6 & Paquins W2 L2 B12

Lot #4:

Address is: 118 6th St. NW

PIN is: 18.31.1.26.076

Legal is: Lot 3 Block 9 of Original Town Faribault Orig Town W2 L3 & All L4 B9







## **CITY OF FARIBAULT**

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### **RESOLUTION #2025-XXX**

#### **APPROVE A CONDITIONAL USE PERMIT FOR R-4 RESIDENTIAL GROUP FACILITY GREATER THAN 17 RESIDENTS FOR IVY HILL SENIOR CARE, INC.**

**WHEREAS,** Dennis Piper and MacKenzie Ramsey (the "Owner" and co-Applicants), request approval for reduction of Landscape Standards in Limited Transitional Areas for Properties (the "Property") legally described in Exhibit A and graphically depicted in Exhibit B; and

**WHEREAS,** the Owners propose to expand the existing residential care facility through replatting of four separate parcels in create one parcel of record and rezoning the properties to a high-density zoning district which would allow the number of occupants to be greater than 17 persons; and

**WHEREAS,** Chapter 10. Residential District, Article 1. – General Provisions, Table 10-1 of the City of Faribault's Unified Development Ordinance requires a conditional use permit for a Residential care facility, serving 17 or more persons in the R-4 High Density Residential District; and

**WHEREAS,** City Staff completed a review of the Applicant's application and prepared a report to the Planning Commission about said request, attached as Exhibit C; and

**WHEREAS,** the Planning Commission, on October 20, 2025, following proper notice, held a public hearing to consider the Applicant's request; and

**WHEREAS**, following the public hearing, the Planning Commission recommended that the City Council approve the Applicant's conditional use permit amendment request based on the findings required in Section 2-300 of the Unified Development Ordinance as follows:

- 1. The conditional use will not be detrimental to or endanger the public health, safety, comfort, convenience, or general welfare.**

*Finding: The proposed drive-through will not be detrimental to or endanger the public health, safety, comfort, convenience, or general welfare. The use and overall development are compatible with the adjacent residential and commercial properties and will not result in adverse impacts.*

- 2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

*Finding: The development of the restaurant with the drive-through, with placement of the drive aisles and parking, will not negatively impact other nearby properties. Properties in the immediate area are a mix of residential, industrial and commercial. The proposed reactivation of a commercial structure and development of the property for a new business use does not impede the investment and development of adjacent properties.*

- 3. The conditional use will be designed, constructed, operated, and maintained in a manner that is compatible in appearance with the existing or intended character of the surrounding area.**

*Finding: The proposed reactivation of an existing commercial structure with a proposed new use is designed to be compatible and supportive of the performance standards of the city with consideration of the needs of the character of the surrounding area.*

- 4. The conditional use will not impose hazards or disturbing influences on neighboring properties.**

*Finding: The proposed expansion of the Ivy Hill Senior Care Facility does not contribute to hazards or disturbing activities that negatively affect other properties. It is of note that while the Ivy Hill facility addressed at 607 2<sup>nd</sup> Ave NW was limited to 16 residents. At one time, the property (now owned by Ivy Hill Senior Care Inc), addressed at 118 6<sup>th</sup> St NW also had a Cup which allowed that 10-unit residential care facility to exist at the time Ivy Hill began operations. Thus, the two properties operating separately had a total of 26 residential units. The current proposal which has removed the structure at 118 6<sup>th</sup> St NW allows the expansion of the 607 2<sup>nd</sup> Ave. NW building to increase to 32 residential units. This is only a net gain of 6 residential units from a historical perspective.*

*Staff received comments and navigated engagement and a meeting between themselves, their consultant and the owners of 121 7<sup>th</sup> St. NW. There is some disagreement as to the preserved or real disturbing influences on neighboring properties. There were no other comments from the public as a result of the published hearing notices.*

**5. The conditional use will not substantially diminish the value of neighboring properties.**

*Finding: The proposed assemblage of four parcels to facilitate expansion of the residential care facility at this location is unlikely to diminish nearby property values. The applicant is required to provide screening to the benefit of adjacent properties. A cooperative meeting has occurred between the property owners of the neighboring residential property at 121 7<sup>th</sup> St. NW which demonstrates support for neighborly cooperation. Reinvestment in the property with the proposed building expansion in this area may positively impact on nearby property values.*

**6. The site is served adequately by essential public facilities and services, including utilities, access roads, drainage, police and fire protection, and schools or will be served adequately as a result of improvements proposed as part of the conditional use.**

*Finding: Public sewer, water, and all other applicable municipal services serve the subject property. The property has adequate access to the larger road network. The expanded residential*

*care facility will not generate a notable increase in public service demand.*

- 7. Development and operation of the conditional use will not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.**

*Finding: The Project will not generate a notable increase in demand for public facilities or services. The Project's location at the intersection of three city streets, 7<sup>th</sup> St. NW, 2<sup>nd</sup> Ave. NW and 6<sup>th</sup> St NW will be directly connected to both the street, pedestrian facilities and underground utilities. This ability to revitalize the site optimizing existing city infrastructure will not be detrimental to the economic welfare of the community.*

- 8. Adequate measures have been or will be taken to minimize traffic congestion in the public streets and to provide for adequate on-site circulation of traffic.**

*Finding: The project strives not to cause traffic congestion as the scale of the operation increases to expand on an existing residential use. The residents are less likely to have automobiles, and parking is limited to support visitors and employees to the facility. An existing parking lot with a single drive aisle provide a linear interior circulation pattern which accommodates a pull through from service and emergency vehicles, on-site parking within the site. In this manner, the site plan provides for proper traffic circulation without causing congestion.*

- 9. The conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance to the community.**

*Finding: The Property does not have important natural, scenic, or historic features. The location is not visible nor detrimental to a water body, will not result in destruction, loss or damage of a natural, scenic, or historic feature of major importance to the community.*

- 10. The conditional use is consistent with the applicable policies and recommendations of the City's Land Use Plan or other adopted land use studies.**

*Finding: The City's Comprehensive Plan guides the Property as Established Residential Neighborhood. The project is consistent with the land use plan.*

**11. The conditional use(s), in all other respects, conforms to the applicable regulations of the district in which it is located.**

*Finding: The project conforms to the Unified Development Ordinance requirements to the greatest extent possible. Variance applications have been submitted in concurrence with these applications for circumstances requiring latitude within applicable regulations within the R-4 High Density Residential District.*

**WHEREAS**, the City Council, during a public meeting on October 28, 2025, considered the Applicant's conditional use permit request; and

**WHEREAS**, based on the City Staff report, the results of the public hearing, and the written findings of the Planning Commission as noted above, the City Council concurs with the findings of the Planning Commission and makes identical findings.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARIBAULT, MINNESOTA, AS FOLLOWS:**

**Section 1: Approval of a Conditional Use Permit.** The City Council hereby approves the Applicant's conditional use permit amendment request at the property described in Exhibit A to establish the drive-through described in Exhibit B, subject to the conditions in Sections 2 and 3 of this Resolution.

**Section 2: Conditions of Approval.** The conditional use permit is approved subject to conditions listed herein as authorized under Section 2-310 of the Unified Development Ordinance, which are deemed necessary to mitigate potential adverse impacts associated with the conditional use, to protect neighboring properties, and to achieve the objectives identified in the Unified Development Ordinance. The conditions of approval are as follows:

1. The Project must receive Site Plan approval from the City's Development Review Committee before obtaining building and development-related permits. Site Plan approval may include

additional conditions of approval not listed in this conditional use permit.

2. The Owner must construct the Project substantially similar to the Applicant's submittal included in Exhibit B of this Resolution. Any significant change, as determined by the City's Development Review Committee, would require approval of a conditional use permit amendment.
3. Approval of this conditional use permit does not constitute approval of any associated signs. Separate applications for sign permits are required before sign installation and applications must meet all City ordinance requirements.

**Section 3: Additional Conditions of Approval.** This conditional use permit includes the following additional conditions of approval:

1. Failure of the City to act on a violation of a condition, covenant, or term of this permit is not a waiver of such condition, covenant, or term, or any subsequent violation of the same or any other condition, covenant, or term.
2. The City may inspect the Property at all reasonable times to ensure compliance with the conditions of this permit.
3. This permit is subject to the City's code requirements. The Owner must comply with all applicable federal, state, and local laws, rules, and ordinances and obtain other permissions and permits as may be required.
4. The violation of any terms or conditions of this permit, including but not limited to any applicable federal, state, or local laws, rules, regulations, and ordinances, may result in revocation of the permit. The City must give the Owner written notice of any violation and reasonable time, as determined by the City, to cure the violation before the permit revocation.
5. This permit and its conditions are binding on the parties, their successors, and assigns. This permit runs with the Property and does not affect the subsequent sale, lease, or change from current ownership. The Owner's obligations under this permit shall also be the obligations of any subsequent owners or assigns of the Property.



6. Use of the Property as allowed by this permit signifies the agreement of the permit's terms and conditions without qualification, limitation, or reservation.
7. If substantial development or construction of the Project has not taken place within one (1) year of the date of approval of the conditional use permit, such permit shall be void unless the City Council grants a time extension. The Owner must submit an extension request in writing at least thirty (30) days before the expiration of the conditional use permit.

**Section 4. Findings and Incorporation of Recitals and Exhibits.**

Where applicable, the recitals and exhibits incorporated in this Resolution constitute the written findings of the City Council, all of which protect the public's health, safety, and welfare.

**Section 5. Authorization to take Additional Steps.** The City Council authorizes the Mayor, City Administrator, City Staff, and the City's Consultants to take any additional steps and actions necessary or convenient to accomplish the intent of this Resolution.

**Section 6. Effective Date.** This Resolution shall be effective upon passage.

*(The remainder of this page has been left blank intentionally.)*

**Date Adopted:** October 28, 2025

**Faribault City Council**

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**Thomas J. Spooner, Mayor**

**ATTEST:**

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**Jessica L. Kinser, City Administrator**

**Exhibit A**  
**Legal Description of the Property**

Lot #1:

Address is: 607 2<sup>nd</sup> Ave. NW

PIN is: 18.31.1.26.075

Legal is: Lot 5 Block 9 of Original Town Faribault Orig Town All L5 & S40FT W2 L6 B9

Lot #2:

Address is: 607 2<sup>nd</sup> Ave. NW

PIN is: 18.31.1.26.074

Legal is: Lot 6 Block 9 of Original Town Faribault Orig Town S40FT E2 L6 B9

Lot #3:

Address is: 615 2<sup>nd</sup> Ave. NW

PIN is: 18.31.1.26.073

Legal is: Lot 2 Block 12 of Paquins Add & Lot 9 Block 6 of Original Town Faribault Orig Town Fblt W2 L6 & L7 B9 Ex S40FT W2 L6 & Paquins W2 L2 B12

Lot #4:

Address is: 118 6<sup>th</sup> St. NW

PIN is: 18.31.1.26.076

Legal is: Lot 3 Block 9 of Original Town Faribault Orig Town W2 L3 & All L4 B9

## Depiction of Conditional Use Permit



**Exhibit C**  
**Staff Report from Planning Commission**

(insert document after this page)

## **CITY OF FARIBAULT**

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### **RESOLUTION #2025-XXX**

#### **APPROVE VARIANCE FOR PARKING AND ACCESSORY STRUCTURE SETBACKS AT THE CORNERS OF 2<sup>ND</sup> AVE NW, 7<sup>TH</sup> ST NW AND 6<sup>TH</sup> ST NW**

**WHEREAS**, Dennis Piper and MacKenzie Ramsey (the "Owner" and co-Applicants), request variances within the properties located at the corners of 615 2<sup>nd</sup> Avenue, 607 2<sup>nd</sup> Avenue NW and 118 6<sup>th</sup> St NW (the "Property") legally described in Exhibit A; and

**WHEREAS**, the properties described in the above recitals and graphically depicted in Exhibit B are hereinafter referred to as the subject property; and

**WHEREAS**, the Owners propose to expand the existing residential care facility through replatting of four separate parcels in create one parcel of record and rezoning the properties to a high-density zoning district which would allow the number of occupants to be greater than 17 persons; and

**WHEREAS**, an existing parking lot occupies the northern portion of the property which does not meet parking lot setback requirements; and

**WHEREAS**, the westerly parking stalls, driveway entrance and exit locations and central drive aisle location will remain unaltered; and

**WHEREAS**, an existing garage is proposed to be relocated centrally along the eastern property boundary within the existing parking lot, resulting in a request for allowance of a 5'-9" side yard setback, a reduction of 4'-3" from the (10) foot setback requirement; and

**WHEREAS**, under Appendix B (the Unified Development Ordinance [UDO]), Chapter 6.- General Regulations. Article 4. Accessory Uses and

Structures. Section 6-180- Residential accessory buildings. (C) Detached Structures. In accordance with Table 6-1, Other multi-family residential use require a (10) ten-foot setback from the side property line; and

**WHEREAS**, the parking stalls located north of the relocated garage are requested to reduce the setback from the eastern property side yard setback to 5'-6", allowing a reduction of 4'-6" from the required (10) ten-foot setback for off-street parking and loading areas; and

**WHEREAS**, under Appendix B (the Unified Development Ordinance [UDO]), Chapter 10. Residential Districts, Section 10-150- Parking and loading requirements, Table 10-3. require a (10) ten-foot setback for

**WHEREAS**, Appendix B (the UDO), Chapter 2, Article 9 Sec 2-420. Variances are intended to provide a means of departure from the literal requirements of this ordinance where strict adherence would cause practical difficulties because of unique circumstances related to the property; and

**WHEREAS**, City Staff has completed a review of the application and made a report to the Planning Commission, as depicted in Exhibit D; and

**WHEREAS**, the Planning Commission, on October 20, 2025, following proper notice, held a public hearing regarding the requests; and

**WHEREAS**, following said public hearing, the Planning Commission recommended approval of the variance based on the following criteria and findings as required by Section 2-460 of the City's Unified Development Ordinance:

**1. The variance is in harmony with the general purposes and intent of the City's ordinances.**

*Finding: The request by the applicant for both a reduction in the minimum setback of 10' for off-street parking and reduction of the minimum setback for the proposed relocated garage. The request is in harmony with the general purposes and intent of the City's ordinances in the following manner.*

*The applicant has provided a site plan for the overall combined parcels. Within the property in the vicinity of the former garage location, the parking lot with existing entrances and egresses are additional operational components such as a trash enclosure, a resident recreational trail/walkway, proposed landscape plantings for aesthetics and transitional screening with the incorporation of a 6' tall privacy fence. The Owner's consultant provided a turning radius model which demonstrated that the placement of the garage, which designed and placed by the Owners in response to community feedback, cannot move farther from the eastern property line without impeding vehicular circulation needed by large service vehicles. While there appears to be adequate area for the parking setback north of garage to be met, the owner removed all existing parking stalls to the south of the new garage and increased green space and landscaping in that location. Staff feels that it is reasonable to support the increased stall depth for the northern parking area.*

**2. The variance is consistent with the Comprehensive Plan.**

*Finding: The property is identified as an Established Residential Neighborhood and this proposal supports the continuation of this land use.*

*In Journey to 2040 the Comprehensive Plan notes that "Redevelopment...offers the chance to enhance an existing neighborhood and to develop in an area that does not require the construction of new streets, sewer and water.", and*

*Ensure that community plans, ordinance and service are in the best interest of the community and that they do not needlessly discourage or hinder others from succeeding in their endeavors to their situation and the community.*

**3. The applicant proposes to use the property in a reasonable manner not permitted by the City's ordinances.**



*Finding: The variances to allow a reasonable reduction from the 10' setback for parking and reduction of the 10' accessory structure setback. The site plan has been amended in response to community feedback and the setback depth reduced from earlier submittals. The Owner has attempted to balance the redevelopment program elements with elevating the buffering the transitional areas between the adjacent single family residential properties with landscape plantings and screening.*

- 4. Unique circumstances apply to the property, which do not apply generally to other properties in the same zone or vicinity and result from lot size or shape, topography or other circumstances over which the owner of the property has not had control. The unique circumstances do not result from the actions of the applicant.**

*Finding: The property is unique for its location adjacent to three public right of ways, having varying widths and depths within the existing platted parcels to be assembled. Further, the existing parking lot, existing senior care facility and garage require careful navigation in both the design and construction process to meet the needs of the proposed owners and existing and future occupants of the facility. These circumstances are not the result of the actions of the applicant.*

- 5. The variance does not alter the essential character of the neighborhood.**

*Finding: The request does not alter the essential character of the neighborhood as the existing structures and parking lot on have functioned as both a residential and formerly a commercial capacity as a funeral home. The expansion of the existing structure is consistent with the desire to maintain the character of the site. In addition, with the strategic placement site design elements in the most efficient manner as possible, the neighborhood character is maintained.*

- 6. The variance requested is the minimum variance, which would alleviate the practical difficulties.**

*Finding: Due to practical difficulties which exist as noted in earlier findings, the applicants' requests are the minimum necessary to meet certain performance standards including the modest variance from the location of the parking needed and the relocation of the garage accessory structure.*

**7. Economic conditions alone do not constitute practical difficulties.**

*Finding: The redevelopment of four platted parcels on the westerly third of a city block to support the applicant's proposal to expand a senior residential care facility for greater than 17 occupants with additional amenities along with reuse of an existing parking lot demonstrate a reasonable arrangement of urban design elements on the subject property.*

*The applicant has practical difficulty apart from any economic concerns or conditions in redevelopment. There has been great effort demonstrated by the Owners to respond to community feedback in a manner that serves both the form and functionality of the site, the reuse of the built structures and locational standards. Ultimately, some elements of the proposed site design has proven difficult to accomplish in a manner which support all city performance standards.*

**WHEREAS**, the City Council, at a public meeting, on October 28, 2025, considered the request and concurred with all findings of the Planning Commission and City Planner as stated in the above recitals and hereby makes the identical findings.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY FARIBAULT, MINNESOTA AS FOLLOWS:**

**Section 1: Approval of the Requested Variance.** The City Council hereby approves the requested variance as stated in the third and fourth recitals of this Resolution from Chapter 116, Sec 11-100. And Chapter 13, Article 8, Sec 8-270, of the City's Unified Development Ordinance. Said approval is based on the foregoing recitals, which are incorporated herein by reference, and which constitute the findings of the City

Council, all of which are to protect the public's health, safety, and welfare.

**Section 2: Conditions of Approval.** The variance is approved subject to conditions listed herein as authorized under Section 2-470 of the Unified Development Ordinance, which are deemed necessary to mitigate potential adverse impacts associated with the conditional use, to protect neighboring properties, and to achieve objectives identified in the Unified Development Ordinance. The conditions of approval are as follows:

1. The project must be substantially similar to what is depicted in Exhibit B and may not exceed the variance limits. If the Development Review Committee determines that the project is substantially different from what is approved in this Resolution, the applicant will need to submit for a new variance.

**Section 3. Compliance.** The City Council authorizes the Mayor, City Administrator, City Planner, and the City Attorney to take any additional steps and actions necessary or convenient to accomplish the intent of this resolution.

**Section 4. Effective Date.** This resolution shall become effective immediately upon its passage and without publication.

*(The remainder of this page has been left blank intentionally.)*

**Date Adopted:** October 28, 2025

**Faribault City Council**

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**Thomas J. Spooner, Mayor**

**ATTEST:**

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**Jessica L. Kinser, City Administrator**

**Exhibit A**  
**Property Legal Descriptions**

Lot #1:

Address is: 607 2<sup>nd</sup> Ave. NW

PIN is: 18.31.1.26.075

Legal is: Lot 5 Block 9 of Original Town Faribault Orig Town All L5 & S40FT W2 L6 B9

Lot #2:

Address is: 607 2<sup>nd</sup> Ave. NW

PIN is: 18.31.1.26.074

Legal is: Lot 6 Block 9 of Original Town Faribault Orig Town S40FT E2 L6 B9

Lot #3:

Address is: 615 2<sup>nd</sup> Ave. NW

PIN is: 18.31.1.26.073

Legal is: Lot 2 Block 12 of Paquins Add & Lot 9 Block 6 of Original Town Faribault Orig Town Fblt W2 L6 & L7 B9 Ex S40FT W2 L6 & Paquins W2 L2 B12

Lot #4:

Address is: 118 6<sup>th</sup> St. NW

PIN is: 18.31.1.26.076

Legal is: Lot 3 Block 9 of Original Town Faribault Orig Town W2 L3 & All L4 B9

## Exhibit B

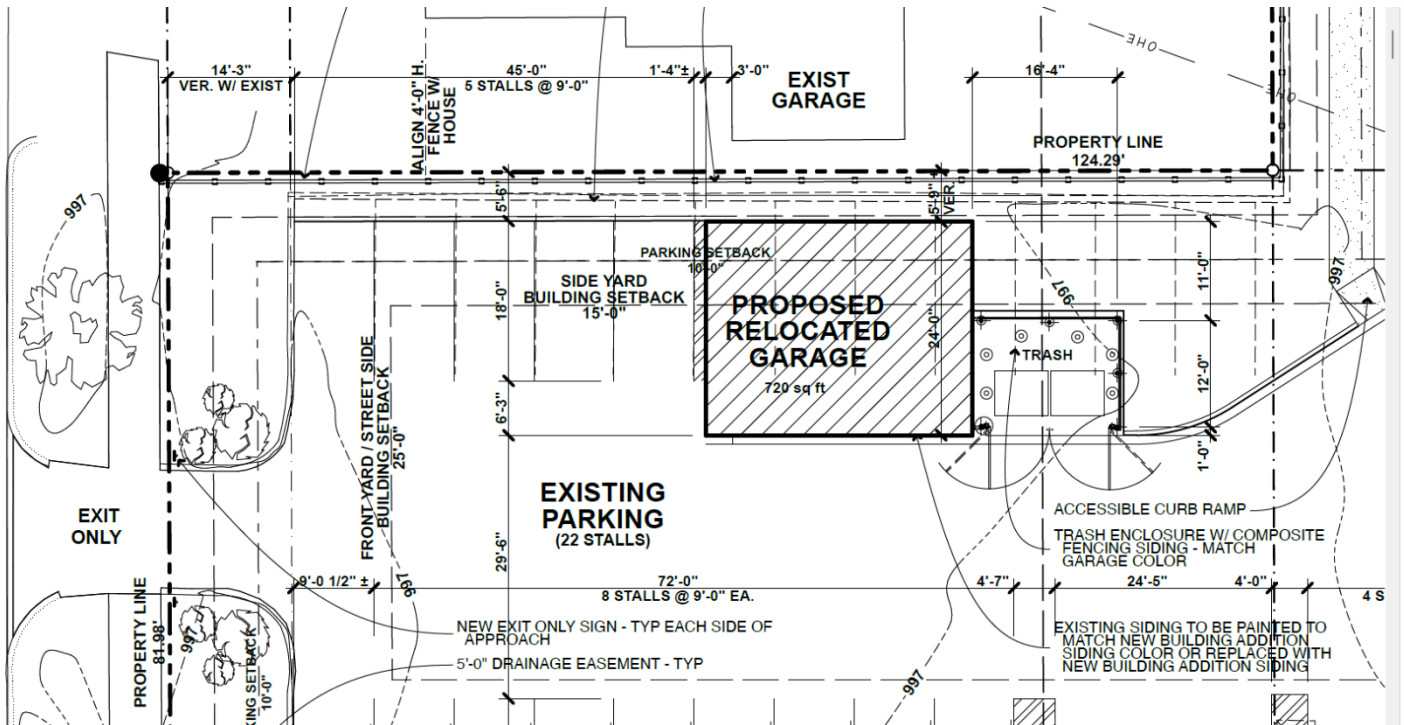
### Property Description



Cyan Outline = Subject Property

## Exhibit C

### Depiction of Variances



### Ivy Hill Senior Living Parking Lot and Accessory Structure Location

**Exhibit D**  
**Staff Report from Planning Commission**

(insert document after this page)



## **CITY OF FARIBAULT**

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### **RESOLUTION #2025-XXX**

#### **APPROVE VARIANCE FOR REDUCTION IN LANDSCAPE STANDARDS**

**WHEREAS**, Dennis Piper and MacKenzie Ramsey (the "Owner" and co-Applicants), request approval for the reduction of Landscape Standards in Transitional Areas for Properties (the "Property") legally described in Exhibit A and graphically depicted in Exhibit B; and

**WHEREAS**, the Owners propose to expand the existing residential care facility through replatting of four separate parcels and creating one parcel of record and rezoning the properties to a high-density zoning district, which would allow the number of occupants to be greater than 17 persons; and

**WHEREAS**, the properties are fully developed with commercial and higher density residential uses historically, the introduction of the new use does not substantially increase the intensity of the development or the impact on adjoining properties; and

**WHEREAS**, under Appendix B UDO (the Unified Development Ordinance) Chapter 4. – Site Plan Review, Article 3. – Landscaping and Screening, Section 4-130.- Landscaping requirements, all other uses. (E) Landscape Transitions. Landscape transitions are established to lessen the impact of more intense land uses on certain less intense land uses; and ... the plantings shall be evenly distributed and planted in the building setback area along the property line for which the increased plantings are required.

**WHEREAS**, Appendix B UDO, Chapter 2, Article 9 Sec 2-420. Variances are intended to provide a means of departure from the literal requirements of this ordinance where strict adherence would cause

practical difficulties because of unique circumstances related to the property; and

**WHEREAS**, City Staff has completed a review of the application and made a report to the Planning Commission, as depicted in Exhibit C; and

**WHEREAS**, the Planning Commission, on October 20, 2025, following proper notice, held a public hearing regarding the requests; and

**WHEREAS**, following said public hearing, the Planning Commission recommended approval of the variance based on the following criteria and findings as required by Section 2-460 of the City's Unified Development Ordinance:

**1. The variance is in harmony with the general purposes and intent of the City's ordinances.**

*Finding: The landscape plan provided demonstrates intent to support screening and buffering within transitional areas. The reduction in depth of the landscape area is countered by the choice of landscape plantings, which will create a dense evergreen buffer along with the placement of a six-foot privacy fence.*

**2. The variance is consistent with the Comprehensive Plan.**

*Finding: The property is guided for Established Residential Neighborhood and remains consistent with this land use. The modest reduction in landscape area is offset by the retention of sufficient green space and the reclamation of landscape area from previously paved surfaces.*

*In the Journey to 2040: Comprehensive Plan adopted on September 22, 2020, some of the Core Guiding Principles that support this application include:*

*"Encourage innovation, creativity, flexibility, and openness to new ideas and positive change in all sectors of the community"*

**3. The applicant proposes to use the property in a reasonable manner not permitted by the City's ordinances.**

*Finding: The variances flexibility to allow greater latitude for site planning and landscape elements due to redevelopment of existing properties and their corresponding existing structures including buildings and parking lot. The applicant is providing adequate landscaping and screened fence in a reasonable and conscience manner.*

**4. Unique circumstances apply to the property, which do not apply generally to other properties in the same zone or vicinity and result from lot size or shape, topography or other circumstances over which the owner of the property has not had control. The unique circumstances do not result from the actions of the applicant.**

*Finding: The property is unique for its location adjacent to three public rights-of-way, with existing structures and built environments, such as the existing parking lot. These circumstances are not the result of the applicant's actions, and while the applicant substantially complies with the majority of the city's landscape requirements, the fact that this is a redevelopment site indicates that these unique circumstances are not the result of the applicant's actions.*

**4. The variance does not alter the essential character of the neighborhood.**

*Finding: The request does not alter the essential character of the neighborhood as these properties at one time were functioning in both a residential and commercial capacity. The previous redevelopment of the former commercial structure into a residential care facility does not detract from the existing character of the proposed landscape reduction in a modest portion of the property. The majority of the site adjacent to residential single-family dwellings will be screened by way of a 6-foot privacy fence or will meet landscape requirements.*

**5. The variance requested is the minimum variance, which would alleviate the practical difficulties.**

*Finding: Due to the practical difficulties noted in earlier findings, the applicants' requests are the minimum necessary and are mitigated by landscape material choices that provide screening in lieu of additional square footage of greenspace.*

**6. Economic conditions alone do not constitute practical difficulties.**

*Finding: The applicant has practical difficulty apart from any economic concerns or conditions in redevelopment. The assemblage of the parcel and site design posed a difficult challenge to accomplish in a manner that supports all criteria. Redevelopment of the overall site with sustainable reuse of an existing garage and existing parking lot, not meeting current setback requirements have constrained ability to incorporate perimeter overstory trees into the landscaping transition areas. The space constraints have been mitigated between the use of hedgerow plantings and a 6' privacy fence. These measures have proven to have a reasonable arrangement of landscape elements on the subject property to provide transition between the proposed R-4 zoning district and the adjoining R-1 properties.*

**WHEREAS**, the City Council, at a public meeting, on October 28, 2025, considered the request and concurred with all findings of the Planning Commission and City Planner as stated in the above recitals and hereby makes the identical findings.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY FARIBAULT, MINNESOTA AS FOLLOWS:**

**Section 1: Approval of the Requested Variance.** The City Council hereby approves the reduction in the improved landscaping standards based that the new development does not substantially intensify the impacts of the surrounding neighborhood. The City Council hereby authorizes staff to confirm landscape standards are met or that

reasonable substitutions are acceptable upon review by the Development Review Committee.

**Section 2: Conditions of Approval.** The variance is approved subject to conditions listed herein as authorized under Section 2-470 of the Unified Development Ordinance, which are deemed necessary to mitigate potential adverse impacts associated with the conditional use, to protect neighboring properties, and to achieve objectives identified in the Unified Development Ordinance. The conditions of approval are as follows:

1. The project must be substantially similar to what is depicted in Exhibit C and may not exceed the variance limits. If the Development Review Committee determines that the project is substantially different from what is approved in this Resolution, the applicant will need to submit for a new variance.

**Section 3. Compliance.** The City Council authorizes the Mayor, City Administrator, City Planner, and the City Attorney to take any additional steps and actions necessary or convenient to accomplish the intent of this resolution.

**Section 4. Effective Date.** This resolution shall become effective immediately upon its passage and without publication.

*(The remainder of this page has been left blank intentionally.)*

**Date Adopted:** October 28, 2025

**Faribault City Council**

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**Thomas J. Spooner, Mayor**

**ATTEST:**

---

**Jessica L. Kinser, City Administrator**

**Exhibit A**  
**Property Legal Descriptions**

Lot #1:

Address is: 607 2<sup>nd</sup> Ave. NW

PIN is: 18.31.1.26.075

Legal is: Lot 5 Block 9 of Original Town Faribault Orig Town All L5 & S40FT W2 L6 B9

Lot #2:

Address is: 607 2<sup>nd</sup> Ave. NW

PIN is: 18.31.1.26.074

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Lot #3:

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PIN is: 18.31.1.26.073

Legal is: Lot 2 Block 12 of Paquins Add & Lot 9 Block 6 of Original Town Faribault Orig Town Fblt W2 L6 & L7 B9 Ex S40FT W2 L6 & Paquins W2 L2 B12

Lot #4:

Address is: 118 6<sup>th</sup> St. NW

PIN is: 18.31.1.26.076

Legal is: Lot 3 Block 9 of Original Town Faribault Orig Town W2 L3 & All L4 B9

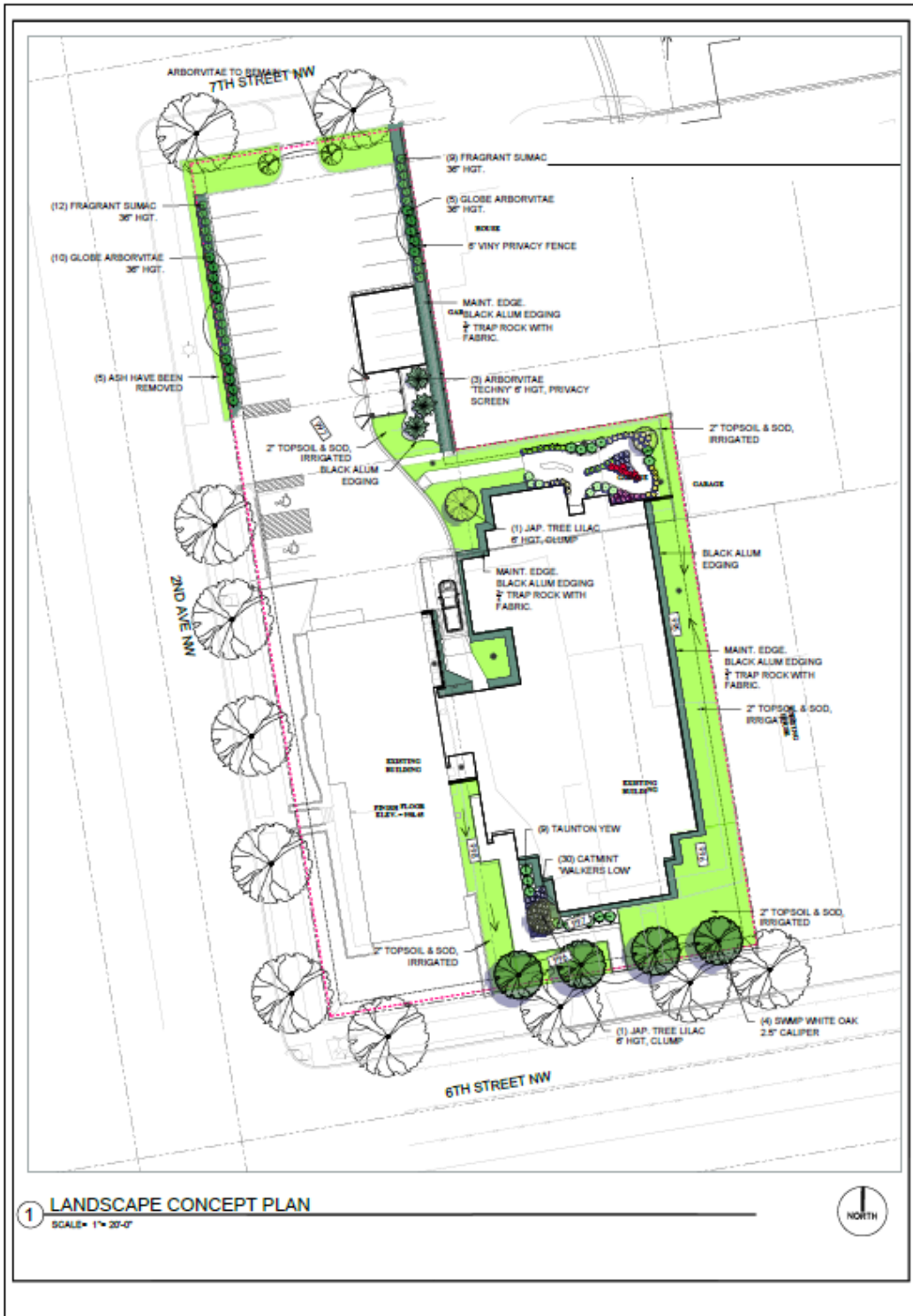
## Exhibit B Property Description



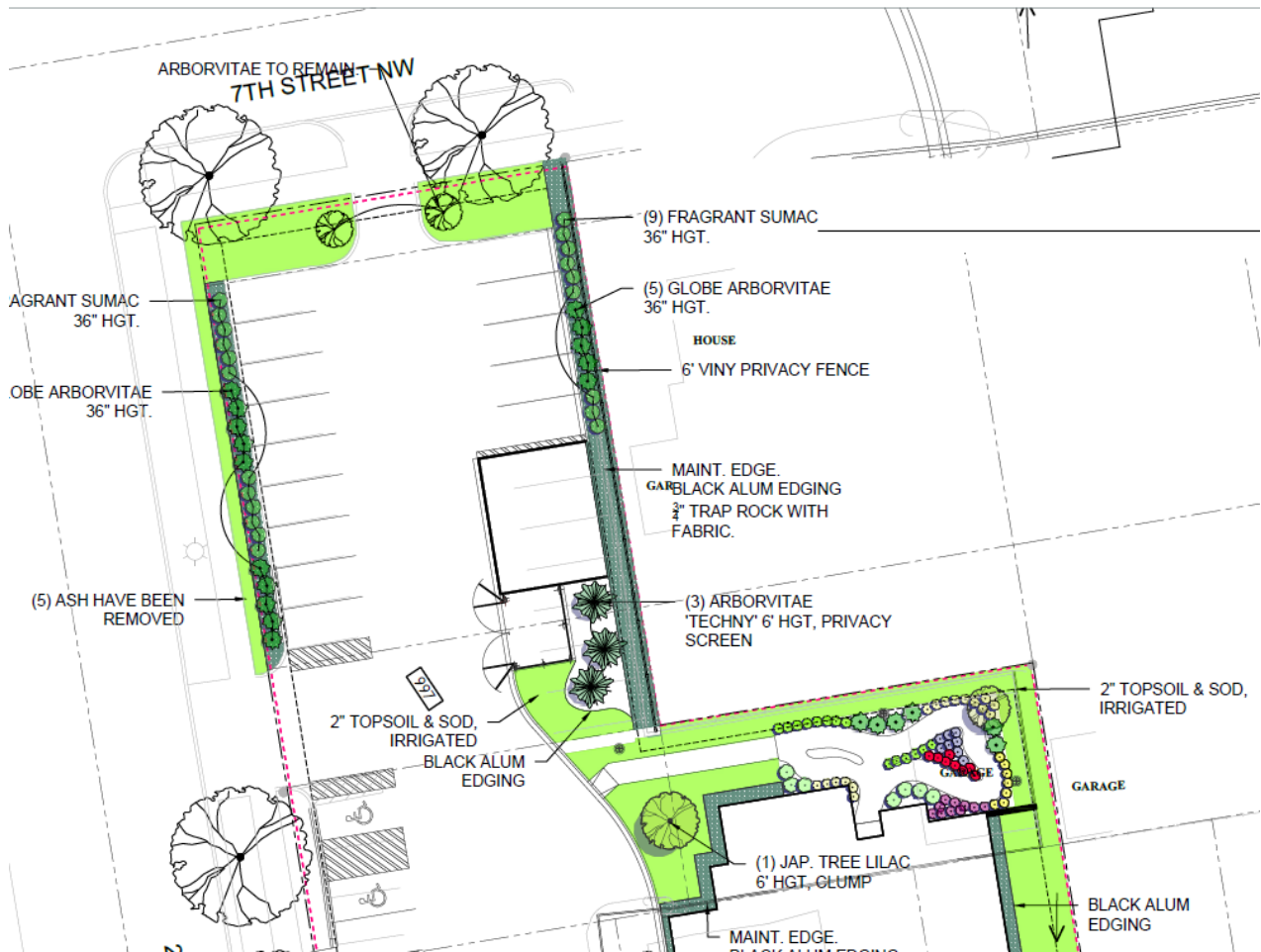
Cyan Outline = Subject Property



## Exhibit C Depiction of Variance



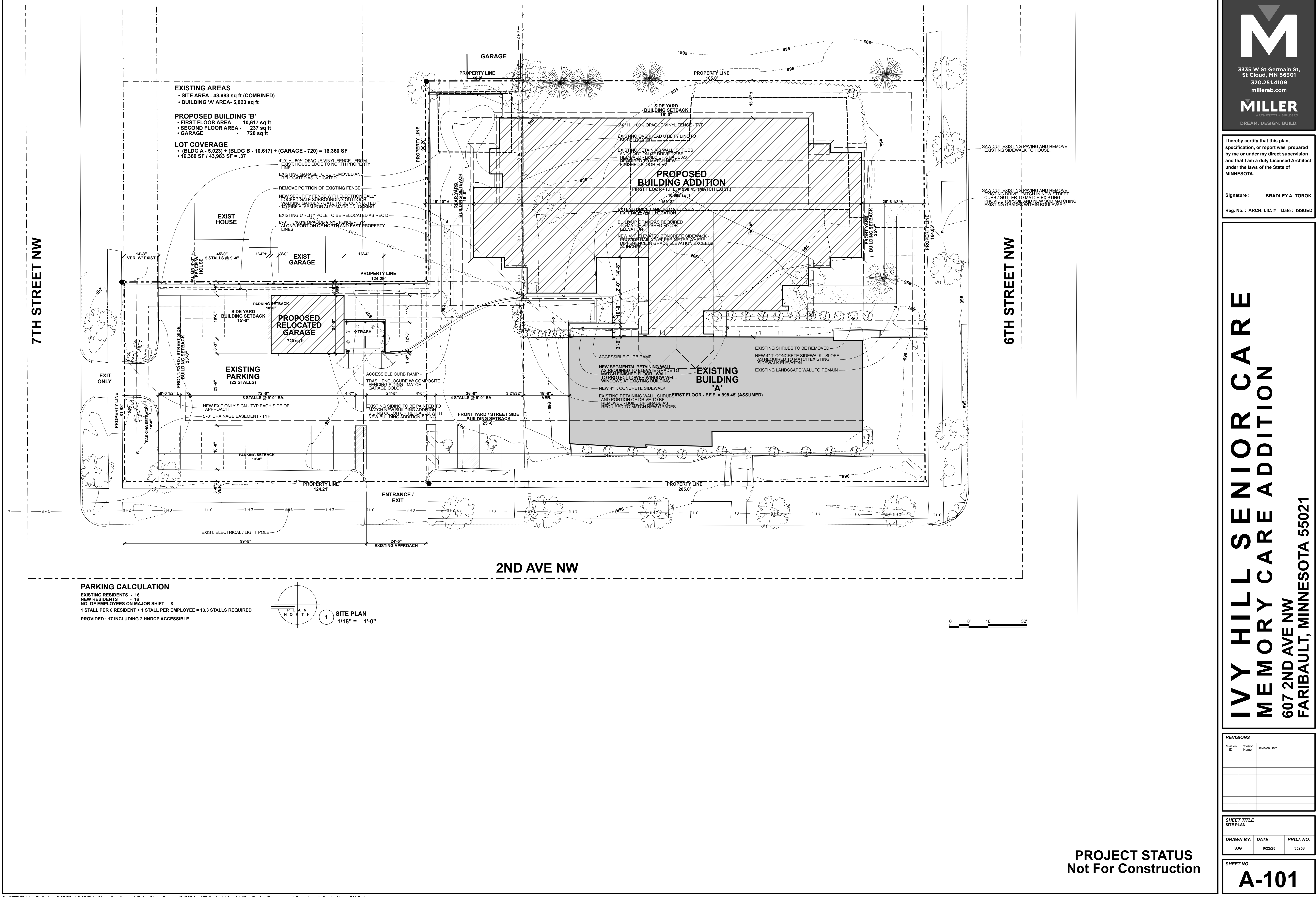
Overall Landscape Plan



Variance Request from Landscape Standard

**Exhibit D**  
**Staff Report from Planning Commission**

(insert document after this page)



M

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IVY HILL SENIOR CARE

MEMORY CARE ADDITION

607 2ND AVE NW

FARIBAULT, MINNESOTA 55021

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SHEET TITLE

SITE PLAN

DRAWN BY: S.J.G.

DATE: 9/22/25

PROJ. NO. 35258

SHEET NO.

A-101

PROJECT STATUS

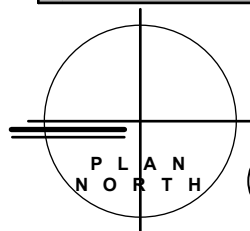
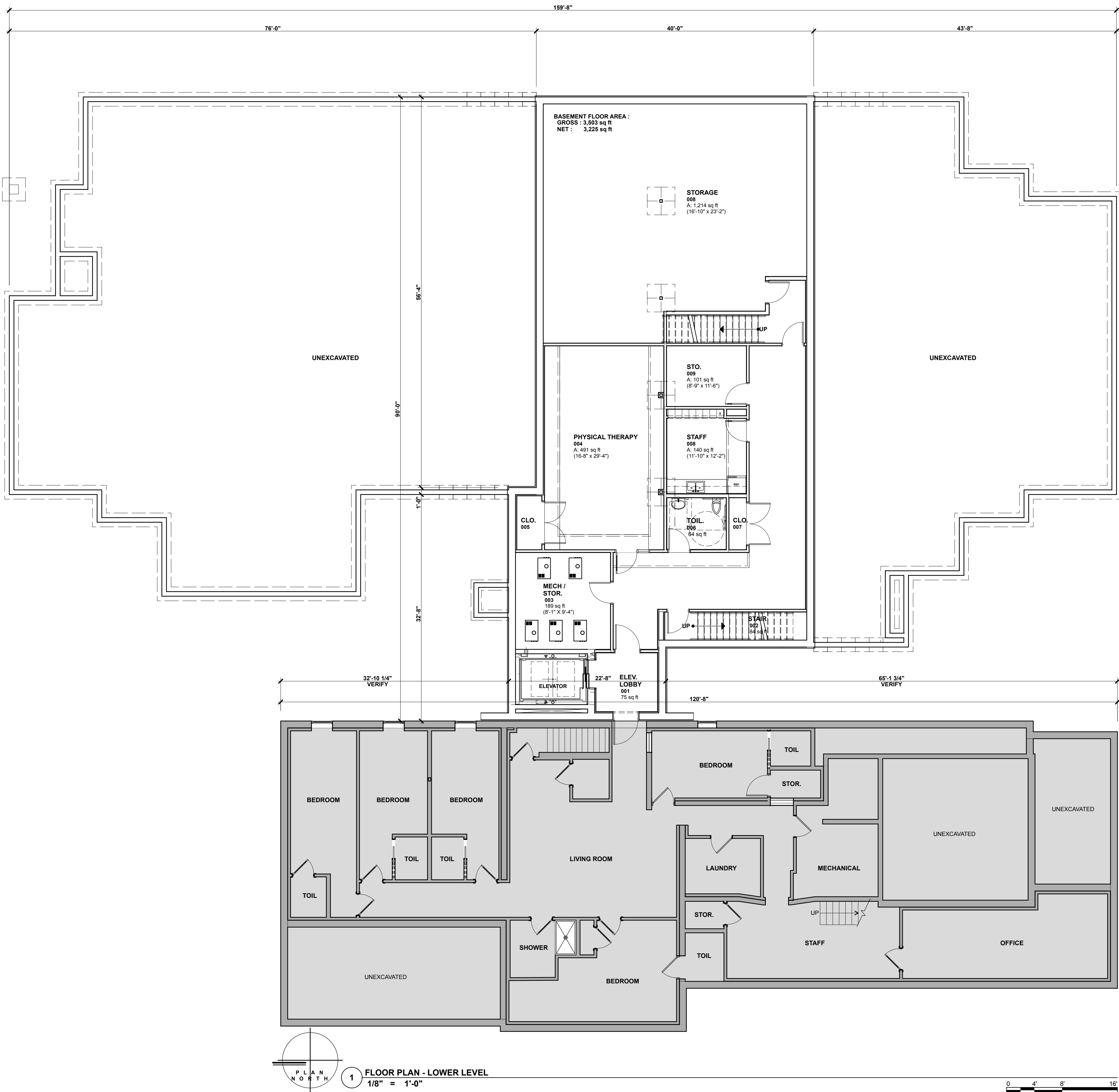
Not For Construction

3 - SITE PLAN : Plotted on 9/22/25 at 3:33 PM - /Users/bradleytorok/Public/Miller Projects/34282-Ivy Hill Senior Living Addition/Design Drawings and Data/Ivy Hill Senior Living DN-5.pln

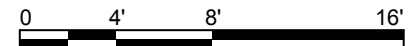
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Page 64 of 92





1 FLOOR PLAN - LOWER LEVEL  
1/8" = 1'-0"



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IVY HILL SENIOR CARE

MEMORY CARE ADDITION

607 2ND AVE NW

FARIBAULT, MINNESOTA 55021

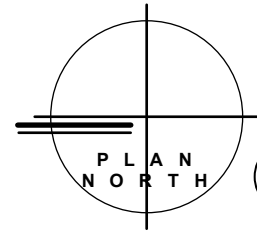
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| BASEMENT FLOOR PLAN |         |           |
| DRAWN BY:           | DATE:   | PROJ. NO. |
| SJG                 | 7/15/25 | 35258     |

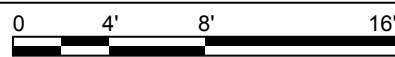
SHEET NO.  
A-201

PROJECT STATUS  
Not For Construction





1 FLOOR PLAN - FIRST FLOOR  
1/8" = 1'-0"



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IVY HILL SENIOR CARE  
MEMORY CARE ADDITION  
607 2ND AVE NW  
FARIBAULT, MINNESOTA 55021

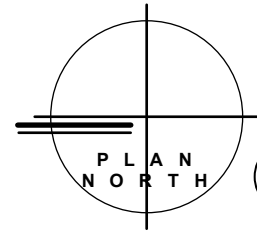
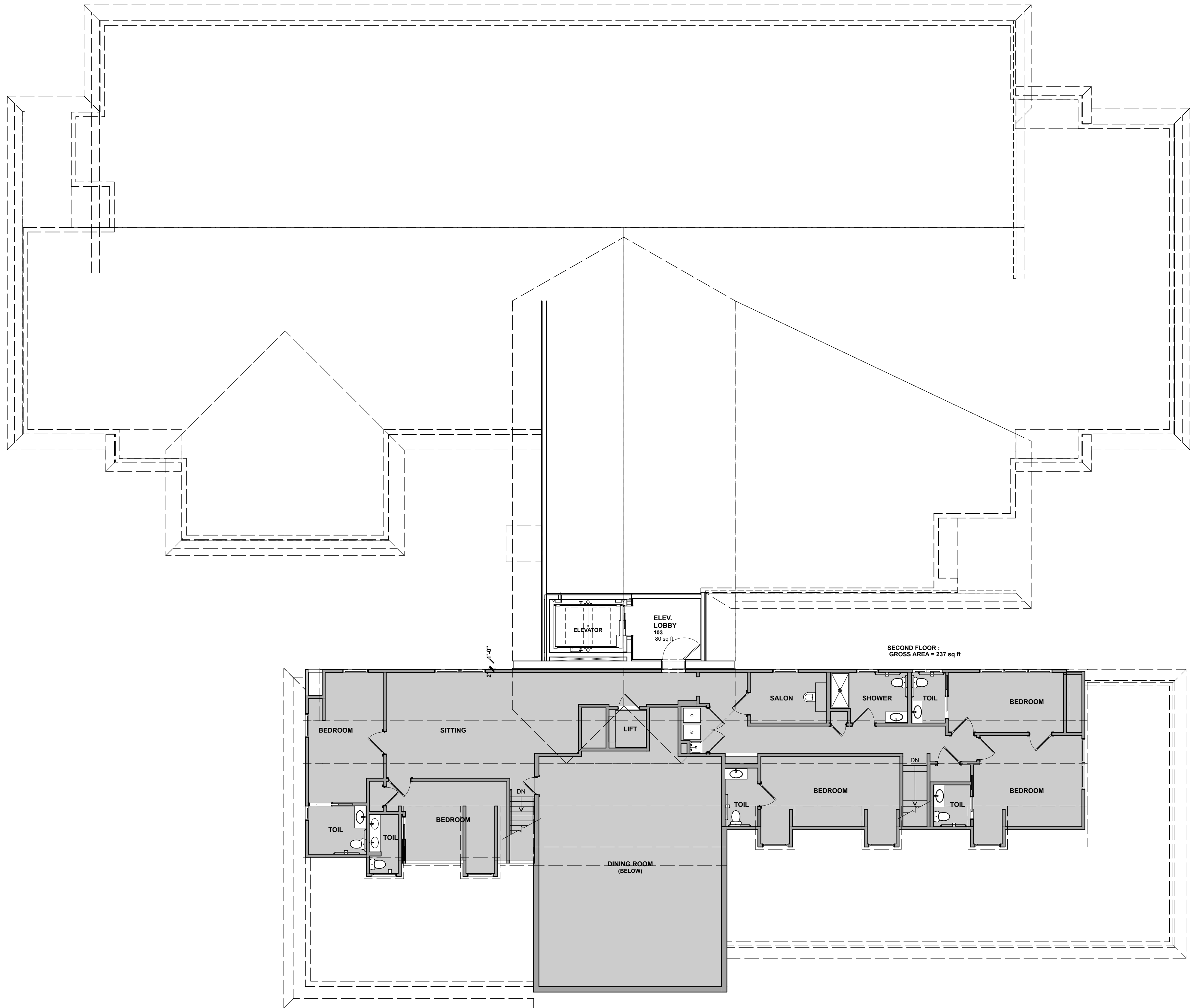
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| SHEET TITLE<br>FIRST FLOOR PLAN |         |           |
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| SJG                             | 7/15/25 | 35258     |

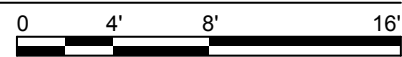
SHEET NO.  
**A-202**

PROJECT STATUS  
Not For Construction





1 FLOOR PLAN - SECOND FLOOR  
1/8" = 1'-0"



PROJECT STATUS  
Not For Construction

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IVY HILL SENIOR CARE  
MEMORY CARE ADDITION  
607 2ND AVE NW  
FARIBAULT, MINNESOTA 55021

| REVISIONS   |               |               |
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| SHEET TITLE<br>SECOND FLOOR PLAN |         |           |
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| DRAWN BY:                        | DATE:   | PROJ. NO. |
| S.J.G.                           | 7/15/25 | 35258     |

SHEET NO.  
A-203





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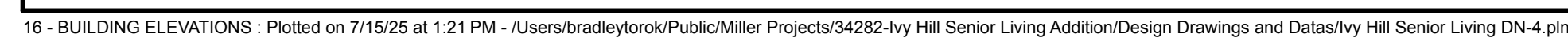
**IVY HILL SENIOR CARE  
MEMORY CARE ADDITION**  
**607 2ND AVE NW  
FARIBAULT, MINNESOTA 55021**

[illegible]

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| <b>DRAWN BY:</b> | <b>DATE:</b> | <b>PROJ. NO.</b> |
| SJG              | 7/15/25      | 35258            |

**A-601**

**PROJECT STATUS**  
**Not For Construction**







View From Southwest (6th Street NW)



View From Northwest (Parking Lot)



View From Southeast (6th Street NW)



View From Northeast



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IVY HILL SENIOR CARE  
MEMORY CARE ADDITION  
607 2ND AVE NW  
FARIBAULT, MINNESOTA 55021

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| SHEET TITLE<br>3-D IMAGES |         |           |
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| DRAWN BY:                 | DATE:   | PROJ. NO. |
| S.J.G                     | 6/25/25 | 35258     |

SHEET NO.  
**P-001**

PROJECT STATUS  
Not For Construction



STANDARDS AND REFERENCES

Materials and construction methods specified in the plans reference the Minnesota Department of Transportation (MNDOT) Standard Specifications for Construction. The Contractor shall review current specification sections, applicable to this plan set, from the MNDOT Standard Specifications for Construction, which can be found on MNDOT's website or via an obtained hard copy of the specifications:

MNDOT: <https://www.dot.state.mn.us/pre-letting/spec/>

Materials and construction methods specified in the plans, and related to site utilities, also reference the Minnesota Plumbing Code (within private sites) and the City Engineers Association of Minnesota (CEAM) Standard Specifications (within public right-of-way). The Contractor shall review current specification sections, applicable to this plan set, from the MN Plumbing Code and the CEAM Standard Specifications, which can be found on the associated websites or via obtained hard copies of the specifications:

MN Plumbing Code: <https://www.dl.mn.gov/business/plumbing-contractors/2020-minnesota-plumbing-code>

CEAM: <https://www.ceam.org/SECC=CEFF15C3-795B-4D3E-8660-F129069993D1>

**It is mandatory that the Contractor be knowledgeable of the applicable standard specification sections indicated above during construction. No additional compensation will be paid to the Contractor for additional work due to unfamiliarity with the applicable specification sections.**

Contractor shall refer to the geotechnical report, if any, for additional requirements and recommendations.

EARTHWORK NOTES

PROTECTION

- The Contractor shall maintain all benchmarks, monuments, and other reference points. If any are disturbed or destroyed, they shall be replaced at the Contractor's expense.
- The Contractor shall contact the Engineer immediately if any unknown functioning underground utilities are discovered during the course of the project, which may interfere with construction. The Contractor shall wait for instructions before proceeding.
- The Contractor shall be responsible for any damage to functioning underground or overhead utility lines. Damaged utilities shall be repaired immediately and service restored at no additional cost to the Owner.
- The Contractor shall provide barricades, shoring and other safety measures, as required by OSHA.
- The Contractor shall protect all adjacent existing facilities from damage, including but not limited to, settlement due to excavations, erosion, etc.. The Contractor shall be responsible for the repair of such damages.

PROJECT CONDITIONS

- The Contractor shall become familiar with the project site, and compare actual conditions in the field with those shown on the project drawings. The Contractor shall contact the Engineer immediately if any inconsistencies are found between the existing conditions and the project drawings.
- The Contractor shall field verify locations and elevations of existing underground utilities at proposed utility connections, proposed utility crossings, and at locations where these existing underground utilities will be affected by construction. The Contractor shall complete the field verification of these existing underground utility locations and elevations as early in the project schedule as practical.
- No additional compensation will be allowed due to unusual conditions which could have reasonably been determined or anticipated by examination of the project site and project drawings.

PLAN GRADES

- Elevations shown on the project drawings are finished grade elevations, unless noted otherwise. Elevations not specifically indicated shall be determined by interpolation of uniform slope between spot elevations and/or contours, or between such points and existing elevations. Adequate slope shall be constructed to provide positive drainage away from structures.
- If inconsistencies exist on the plans between contours and spot elevations, the spot elevations shall govern.

TOPSOIL

- Adequate imported and/or stockpiled salvageable topsoil shall be utilized for this project, such that the topsoil thicknesses specified in the plan specifications and details are provided.
- Topsoil shall be free of clay lumps, roots, brush, large stones, and debris, and shall have a minimum organic content of 5 percent.
- Remove topsoil to its entire depth from areas, which are to be disturbed by new construction work. Existing vegetated areas, which are not in the proposed construction area(s) shall remain in place. The Contractor shall field verify topsoil depths between any soil borings, and remove to greater depths than indicated in the soils report if such conditions are encountered. Salvaged topsoil shall be maintained in stockpiles with adequate erosion & sediment control provided.
- Stockpiled topsoil shall only be used for finish grading of new vegetated areas. Excess topsoil shall be removed from the site by the Contractor.
- Protect all existing vegetated areas, plantings, and other landscaping to remain in place. Any damaged areas shall be replaced at the Contractor's expense.

UNFORESEEN OBSTACLES

- The Engineer shall be contacted immediately if any unforeseen major obstacles are encountered during excavation, such as abandoned wells, abandoned or functioning utilities, subsurface streams or rock, etc., which would add significant expense to the Contractor.
- The Contractor shall still be responsible for completing all work required for this project where encountered conditions may be reasonably determined from a soils/geotechnical report and review of the project site and contract documents.

DEWATERING

- Surface drainage shall be provided during construction in a manner so as not to create a nuisance to adjacent areas.
- All excavations shall be free of water during construction within the excavations. Dewatering shall be accomplished by pumping or trenching, and shall be conducted regardless of the cause, source, or nature of the water.
- Berms, cofferdams, piling, etc., shall be provided as necessary to protect excavations.
- Excavations shall be sloped to drain, and necessary pumps, hoses and other equipment shall be provided to keep excavation free of water.
- All dewatering operations shall be provided with erosion & sediment control as per the project SWPPP.
- All temporary equipment used for dewatering shall be removed from the site when no longer necessary.

FILLING AND GRADING

- Rough grading of all areas within the construction limits, including adjacent transition areas shall be reasonably smooth and compacted. The rough graded subgrade surface generally shall not be more than 6 inches above or below the established subgrade elevations. All ditches, swales, and gutters shall be graded to drain adequately. The subgrade shall be evenly sloped to provide drainage away from building walls in all directions at a minimum slope of 1%. The Contractor shall provide rounded transitions at top and bottom of banks and other breaks in grade.
- Fill and backfill materials shall be inorganic soils, free of roots, rocks, boulders, and debris.
- Bedding material or granular backfill larger than 2" in its largest dimension shall not be allowed within 2 feet of new underground pipes. Material larger than 3" in its largest dimension shall not be allowed within 1 foot of subgrade elevation.
- Imported compacted fill material shall have a maximum of 12 percent passing the #20 sieve, by weight. The proposed imported fill material shall be tested by an independent testing lab for suitability as compacted fill for this project. The Contractor shall pay for the testing services and provide a copy of the test results to the Engineer.
- The Contractor shall fill and grade as necessary to bring surfaces to required elevations, and provide all materials necessary, whether obtained on or off the project site.
- The Contractor shall place compacted material in uniform horizontal lifts not exceeding 8" in depth for clay soils, and 12" in depth for sandy soils, and compact as required to achieve specified density.
- Compaction shall be obtained with the use of vibratory rollers or rammers. During compaction, fill material shall contain moisture content, as necessary, for the required compaction as indicated by an independent testing laboratory. The moisture shall be uniform throughout each lift. If the material is too dry, water shall be added with approved equipment and methods, which will not wash out fine material. If the material is too wet, it shall be dried by harrowing, disk, blading, or other approved methods recommended by the independent testing laboratory.
- Areas designated for pavement in excavated (cut) areas shall be scarified to a depth of 1 foot. The Contractor shall bring the subgrade material to optimum moisture content as indicated by the independent testing laboratory, and compact the subgrade to the specified density listed below for soils underneath pavements.
- The Contractor shall not place fill material when either the fill material, or the material on which it is to be placed, is frozen. Any soft or yielding areas appearing in the fill resulting from frost, rain, or any other reason whatsoever shall be scarified, removed, re-compacted and/or otherwise rectified to the satisfaction of the Engineer before any new fill is placed.

COMPACTION TESTS

- Utility Trench Backfill: The Contractor's independent soils technician and approved testing laboratory shall perform in-place density and moisture tests at random depths in trench backfill at 100 foot intervals, or fraction thereof. Compaction of trench backfill shall be a minimum of 95% of the maximum dry density (as determined by the independent testing laboratory) in vegetated areas, and at depths greater than 3 feet below areas designated for pavement. Compaction of trench backfill at depths within 3 feet of paved surfaces shall be a minimum of 100% of the maximum dry density.
- Compacted Fill Under Pavements: Compaction tests shall not be required beneath new pavements. Adequate compaction of materials under pavements shall be determined by test rolling the subgrade, and checking for excessive rutting. Test rolling shall be performed as per MNDOT Spec. 2111.
- Areas exhibiting a failed compaction test or excessive rutting from test rolling shall be re-compacted and re-tested to the satisfaction of the Engineer.
- Copies of all compaction testing and test roll observation reports shall be provided to the Engineer.
- Optimum moisture-density relationships will be determined by testing laboratory in accordance with ASTM D698 and maximum density determination made by Method D of ASTM D698 unless otherwise noted in these specifications.

SUBGRADE PREPARATION

- Finished subgrade elevations shall be as follows:
  - Concrete pavement/apron: 12" below finished grade.
  - Concrete sidewalk: 8" below finished grade (plus thickened edge).
  - Lawn areas: 4" below finished grade.
  - Planting areas: See Landscaping Plans/Details
- The tolerance for areas to be paved shall not exceed 0.15 feet above or below plan subgrade.
- The Contractor shall protect newly graded areas from erosion. Settlement or washing that occurs prior to acceptance of the Work shall be repaired and grades re-established.

DISPOSAL OF EXCESS WASTE MATERIALS

- The Contractor shall remove excess excavated material, debris, and waste materials from the Owner's property and legally dispose of it in accordance with all federal, state, and local governing codes.

SPREADING TOPSOIL AND FINISH GRADING

- Scarify subgrade to a depth of 3" prior to placing topsoil. Spread topsoil evenly over complete subgrade as follows:
  - Vegetated Areas on Private Property: Spread 4-inch lightly compacted layer of topsoil.
  - Vegetated Areas within Public Right-of-Way: Per requirements of governing authority.
  - Planting Areas: See Landscape Plan/Details
- Finish grade accurately within 0.15 feet of the finished grades shown on the project drawings, less the thickness of any sod where it is to be installed. Slope all grades away from buildings to provide positive drainage.
- Prepare topsoil suitable to receive seed and/or sod. Grading of areas designated for topsoil shall be reasonably smooth and even, and in accordance with MNDOT Spec. 2574.3A3. All debris and stones exceeding 3" in diameter shall be removed from the soil surface of these areas prior to seeding. Areas compacted by vehicles or storage of materials shall be plowed, disked and harrowed to match texture of other finish graded areas.
- Gross seed shall be in accordance with MnDOT Spec. 3876, seed mix No. 25-131, applied at the rate of 220 pounds per acre or as indicated on the landscape plans. At a minimum for the purposes of erosion control, mulch shall be applied and disanchored to all seeded areas and shall meet the requirements of MNDOT Spec. 3882, Type 3 or as otherwise indicated by the Engineer.

UTILITY NOTES

STANDARD SPECIFICATIONS

- The following standard specifications shall apply to this project:
  - Minnesota Plumbing Code (MPC) - MN Rules Chapter 4714 (MN Dept. of Labor and Industry-MNDOL)
  - City Engineers Association of Minnesota (CEAM) Standard Specifications
  - American Society for Testing Materials (ASTM)
  - American National Standards Institute (ANSI)
  - American Water Works Association (AWWA)
  - Minnesota Department of Transportation "Standard Specifications for Construction" (MNDOT)
- The Contractor shall comply with all local and State ordinances and codes
- Certifications of all utility materials, as well as shop drawings, shall be submitted to the Engineer for review

POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS - SANITARY

- If located more than 10-ft from buildings and more than 10-ft from a water utility crossing, polyvinyl chloride pipe and fittings shall consist of SDR 26 or SDR 35 pipe, unless noted otherwise, and meet the requirements of:
  - Within Private Sites: ASTM D3034 as well as Table 701.2 and Section 715.1 of the MCP
  - Within Public Right-of-Way or Public Easements: ASTM D3034 and Section 2621.2A5 of the CEAM Standard Specifications
- All pipe and fittings shall be SDR 35 for depths of up to 20 feet, and SDR 26 for depths exceeding 20'.
- PVC sanitary sewer pipe and fittings within 10-ft of a building, or within 10-ft of a water pipe crossing and crossing above the water pipe or below the water pipe with a separation of 12-inches or less, or when specified on the plans, shall consist of Schedule 40 PVC, and meet the requirements of ASTM D1785 and ASTM D2665, and Section 2621.2A5 of the CEAM Standard Specifications
- Pipe joints shall meet the requirements of:
  - Within Private Sites: Sections 705 and 715.2 of the MCP
  - Within Public Right-of-Way or Public Easements: Section 2621.3A3 of the CEAM Standard Specifications.

DUCTILE IRON (DI) PIPE AND FITTINGS - WATER

- Ductile iron pipe and fittings shall meet the requirements of:
  - Within Private Sites: AWWA C151 as well as Table 604.1 of the MCP
  - Within Public Right-of-Way: AWWA C151 and Section 2611.2A1 of the CEAM Standard Specifications
- Pipe joints shall meet the requirements of:
  - Within Private Sites: Section 605.4 of the MPC. Stainless steel fasteners shall be prohibited.
  - Within Public Right-of-Way: Section 2611.38 of the CEAM Standard Specifications. Stainless steel fasteners shall be prohibited.
- 6" pipe shall be Class 52. 8" and larger pipe shall be Class 50.

POLYVINYL CHLORIDE (C900 PVC) PIPE AND FITTINGS - WATER

- Polyvinyl chloride pressure pipe and fittings shall meet the requirements of:
  - Within Private Sites: AWWA C900 as well as Table 604.1 of the MCP
  - Within Public Right-of-Way: AWWA C900 and Section 2611.2A3 of the CEAM Standard Specifications
- Pipe joints shall meet the requirements of:
  - Within Private Sites: Section 605.12 of the MPC
  - Within Public Right-of-Way: Section 2611.38 of the CEAM Standard Specifications.

GATE VALVES - WATER

- Gate valves shall meet the requirements of:
  - Within Private Sites: Section 606 of the MPC
  - Within Public Right-of-Way: Sections 2611.2C and 2611.3D of the CEAM Standard Specifications

HYDRANTS - WATER

- Hydrants shall meet the requirements of Sections 2611.2B and 2611.3D of the CEAM Standard Specifications
- Hydrants shall be Waterous WB67, or approved equal

BLOCKING AND ANCHORING - WATER

- Water main and/or service blocking and anchoring shall meet the requirements of Section 2611.3A4 of the CEAM Standard Specifications
- Contractor shall provide thrust reaction blocking consisting of concrete with a minimum 28 day compressive strength of 2000 psi.
- Place between undisturbed ground and the fitting to be anchored. Place thrust blocking so that the pipe and fitting joints are accessible for repair.
- Mega-Lug joint restraint may be used in lieu of thrust block if allowed by local utility.

WATER SERVICE PIPE AND CURB STOPS

- Copper tubing for water services shall meet the requirements of:
  - Within Private Sites: ASTM B88 as well as Table 604.1 of the MCP
  - Within Public Right-of-Way: ASTM B88 and Section 2611.2D of the CEAM Standard Specifications
- HDPE pressure pipe for water services shall meet the requirements of:
  - Within Private Sites: Table 604.1 of the MCP
  - Within Public Right-of-Way: Section 2611.2D of the CEAM Standard Specifications
- Joints and connections shall meet the requirements of:
  - Within Private Sites: Section 605 of the MPC
  - Within Public Right-of-Way: Section 2611.2D of the CEAM Standard Specifications.
- Curb stops for water services shall meet the requirements of Section 2611.2D of the CEAM Standard Specifications

HIGH DENSITY POLYETHYLENE PIPE (HDPE) AND FITTINGS - STORM

- HDPE pipe and fittings shall meet the requirements of ASTM F2306, and Section 2621.2A8 of the CEAM Standard Specifications. *Per MN Plumbing Code requirements, Contractor or Owner shall obtain approval from the local administrative authority as an alternate material prior to installation, as allowed by Section 301.3 of the MCP.*
- Pipe joints shall meet the requirements of Section 2621.3A3 of the CEAM Standard Specifications
- Minimum wall thickness shall be 0.035 inches for 12 and 15 inch diameter pipe, and shall be 0.05 inches for 18 and 24 inch diameter pipe.

POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS - STORM

- PVC storm sewer pipe and fittings within 10-ft of a building or within 10-ft of a water pipe crossing, or when specified on the plans, shall consist of Schedule 40 PVC, and meet the requirements of ASTM D1785, ASTM D2665, or ASTM F794. If within the public right-of-way, Schedule 40 PVC pipe shall also meet the requirements of Section 2621.2A5 of the CEAM Standard Specifications
- If further than 10-ft from a building or further than 10-ft from a water pipe crossing, PVC storm sewer pipe and fittings may consist of SDR 26 or SDR 35 pipe, unless noted otherwise, and meet the requirements of ASTM D3034. If within the public right-of-way, ASTM D3034 PVC pipe shall also meet the requirements of Section 2621.2A5 of the CEAM Standard Specifications
- All ASTM 3034 PVC pipe and fittings shall be SDR 35 for depths of up to 20 feet, and SDR 26 for depths exceeding 20'.
- Pipe joints shall meet the requirements of:
  - Within Private Sites: Section 705 of the MPC
  - Within Public Right-of-Way: Section 2621.3A3 of the CEAM Standard Specifications.

REINFORCED CONCRETE SEWER PIPE (RCP) AND FITINGS - STORM

- RCP pipe and fittings shall meet the requirements of ASTM C76, and Section 2621.2A3 of the CEAM Standard Specifications. *Per MN Plumbing Code requirements, Contractor or Owner shall obtain approval from the local administrative authority as an alternate material prior to installation, as allowed by Section 301.3 of the MCP.*
- Pipe joints shall meet the requirements of Section 2621.3A3 of the CEAM Standard Specifications
- The ASTM strength class of pipe shall be Class II unless otherwise shown on the Plans.
- The pipe shall be drawn together by an approved method of jacking or winching. This pressure must be maintained until sufficient backfill is placed to keep the joint from opening.

END SECTIONS - STORM

- End sections shall be provided at all pipe inlets and outlets.
- The end sections shall consist of material matching the material of the pipe, which it is being connected to. Materials and joints shall be as per the specifications described above for the applicable pipe material.
- The last 3 joints of RCP shall be tied, and all end sections shall be provided with approved trash guards.

MANHOLES AND CATCH BASINS - SANITARY AND STORM

- Unless otherwise noted, manhole and catch basin structures shall consist of precast concrete, and meet the requirements of:
  - Within Private Sites: Section 719.6 of the MPC. *Per MN Plumbing Code requirements, Contractor or Owner shall obtain approval from the local administrative authority as an alternate material prior to installation, as allowed by Section 301.3 of the MCP.*
  - Within Public Right-of-Way: Sections 2621.2C and 2621.3D of the CEAM Standard Specifications
- Catch basins shall be provided with the following castings:
  - Along curbline:
    - 27" Structure: Neenah R-3075-L
    - 48" (or larger) Structure: Neenah R-3067-L
  - Isolated (in paved area): Neenah R-2553
  - Isolated (in vegetated area): Neenah R-2560-EA w/ type "C" grate
- Manholes shall be provided with the following castings:
  - Sanitary: Neenah R-1733 w/ concealed pick hole
  - Storm: Neenah R-1733 lettered "STORM", center pick cross hole

INSTALLATION

- Unless otherwise noted, installation of all water and sewer pipe, fittings, and appurtenances shall be as per:
  - Within Private Sites: Minnesota Plumbing Code
  - Within Public Right-of-Way: CEAM Standard Specifications.

TESTING REQUIREMENTS

- Water and sewer pipe, fittings, and appurtenances shall be inspected and tested as per:
  - Within Private Sites: Minnesota Plumbing Code
  - Within Public Right-of-Way: CEAM Standard Specifications.

CONCRETE PAVEMENT, CURB & GUTTER, AND SIDEWALK

STANDARDS

- ACI 318, ACI 315, CRSI, ACI 301, latest adoptions.
- Minnesota Standard Specifications for Construction, most recent edition

GRANULAR BASE COURSE MATERIAL

- Compacted thickness of finished base: 6" - Concrete Pavement/Aprons  
4" - Concrete Sidewalk
- Base material shall consist of MNDOT 3149.2B Select Granular Material.

AGGREGATES

- Coarse: MnDOT Spec. 3137.
- Fine: MnDOT Spec. 3126.

AIR ENTRAINING ADMIXTURES

- ASTM C260.
- Provide entrainment of 4 - 7 percent by volume.

OTHER ADMIXTURES

- MnDOT Spec. 3113.
- Calcium Chloride or materials containing chlorides or nitrates shall not be allowed.

PROPORTIONING AND DESIGN OF CONCRETE MIXES

- Concrete Classifications & Mix Designs
  - Curb and gutter, slip-formed concrete: MNDOT Spec. 2461, Mix Design 3F32
  - Sidewalk, aprons, incidental concrete, manual curb & gutter: MNDOT Spec. 2461, Mix Design 3F52
  - Concrete pavements: MNDOT Spec. 2461, Mix Design 3F52
  - Repair concrete, fast strength concrete: MNDOT Spec. 2461, Mix Design 3HE52
- Concrete Specifications:
  - Mix Design 3F32: Slump =  $\frac{3}{4}$ " to 3", 28-Day Compressive Strength = 4500 psi, % Air Entrainment = 5-8%
  - Mix Design 3F52: Slump = 2" to 5", 28-Day Compressive Strength = 4500 psi, % Air Entrainment = 5-8%
  - Mix Design 3HE52: Slump = 2" to 5", 28-Day Compressive Strength = 4500 psi, % Air Entrainment = 5-8%
  - Temperatures of all concrete during placement shall be 50-deg F to 90-deg F

CONCRETE PLACEMENT

- Place concrete as soon as possible after mixing. Place before initial set has occurred, and in no event after it has contained its water content for more than one hour.
- Avoid overworking concrete or allowing concrete to fall unrestricted for excessive vertical distances, and other situations which can cause segregation of the aggregates.
- Concrete pavements shall be placed in accordance with applicable portions of MnDOT 2301.
- Sidewalks shall be placed in accordance with MnDOT 2521.
- Curb and gutter shall be placed in accordance with MnDOT 2531.

PROTECTION

- Provide adequate protection against rain, sleet and snow before and during placement and finishing of concrete.
- Protect concrete from premature drying. Provide temporary covering as required. Keep concrete continuously moist for 7 days.
- Treat concrete with membrane curing compound in accordance with MnDOT 2531.3G.

COLD WEATHER CONCRETE

- Do not place concrete when the atmospheric temperature is below 40 degrees F, or when the concrete is likely to be subjected to freezing temperatures within 24 hours after it has been deposited, unless adequate temporary heating is provided.
- Maintain concrete temperature of 40 to 90 degrees F, for 3 days. Protect from freezing for the following 5 days.
- No frozen materials may be used in the concrete. Chemicals may not be used to prevent freezing unless approved by the Engineer.
- Perform all cold weather Concrete placement in accordance with ACI 306.

HOT WEATHER CONCRETE

- Do not place concrete when the atmospheric temperature is above 100 degrees F.
- Maintain concrete temperature of 40 to 90 degrees F, for 3 days. Protect from temperatures over 90 degrees for the following 5 days.
- Thoroughly wet dry porous surfaces before placing concrete.
- Water reducing admixtures with retarding properties are required for all concrete placed when the temperature exceeds 80 degrees F.
- Perform all hot weather concrete placement in accordance with ACI 305.

FINISHING

- Provide a broomed finish on exterior sidewalks and ramps unless noted otherwise.

QUALITY CONTROL

- The Contractor shall hire an independent testing firm to provide the following tests:
  - The independent testing technician shall perform random field testing of the fresh concrete including slump, air content, and temperature. (ASTM C143, C173, C231 and C138). One series of the aforementioned tests shall be performed on the first load of concrete. Random testing of slump, air content, and temperature shall be completed on several of the remaining concrete loads to ensure that the associated range requirements are being met for the overall concrete placement.
  - The independent testing technician shall cast a set of four compression test cylinders for the first load of concrete as well as 1 set for every 100 cubic yards, or fraction thereof, of concrete thereafter. Compression tests shall be performed on one test cylinder at 7 days and two test cylinders at 28 days. The fourth test cylinder shall be retained in the event of failing compression tests on the 28-day test cylinders.

PAINTED LINES

- Special marking paint compound especially for striping bituminous and/or concrete paving in one coat.
- Manufacturers: Pratt & Lambert, Inc.; Sherwin Williams Co. or DuPont Co.
- Colors: Use white paint for concrete and bituminous pavements.
- All surfaces to be painted must be thoroughly clean and dry.
- Lay out painted lines with chalk on pavement in accordance with Project Drawings.
- Accurately apply paint to the chalk marks, using striping machines - 4" wide stripes.
- Apply paint in strict accordance with the manufacturer's directions.
- Protect all paint from damage by traffic until dry.
- Apply handicap logo at handicap stall.

PRELIMINARY - NOT FOR CONSTRUCTION

25031Specs.dwg



SCHULTZ ENGINEERING & SITE DESIGN

18 SOUTH RIVERSIDE AVENUE, SUITE 230  
SARIELL, MINNESOTA 56377  
PH: (320) 339-0669  
FX: (866) 633-1830  
schultzeng@live.com  
www.schultzengdesign.com

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 ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

NORMAN E. STATZ, PE  
LICENSE NO.: 63480  
DATE: xx/xx/2025

REVISEMENTS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |
| 2   |      |             |
| 3   |      |             |
| 4   |      |             |

SCHULTZ ENG, PROJECT NO.: 25031

ISSUE DATE: xx/xx/2025

DRAWN BY: NES

REVIEWED BY: BJS

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CIVIL SHEET INDEX

C1 - STANDARD NOTES & SPECIFICATIONS  
C2 - STANDARD DETAILS  
C3 - DEMOLITION LIMITS  
C4 - GRADING PLAN  
C5 - SWPPP - STANDARD NOTES  
C6 - SWPPP - PLAN VIEW  
C7 - UTILITY PLAN & PAVING PLAN

IVY HILL SENIOR CARE ADDITION

FARIBAULT, MN

STANDARD NOTES & SPECIFICATIONS

C1

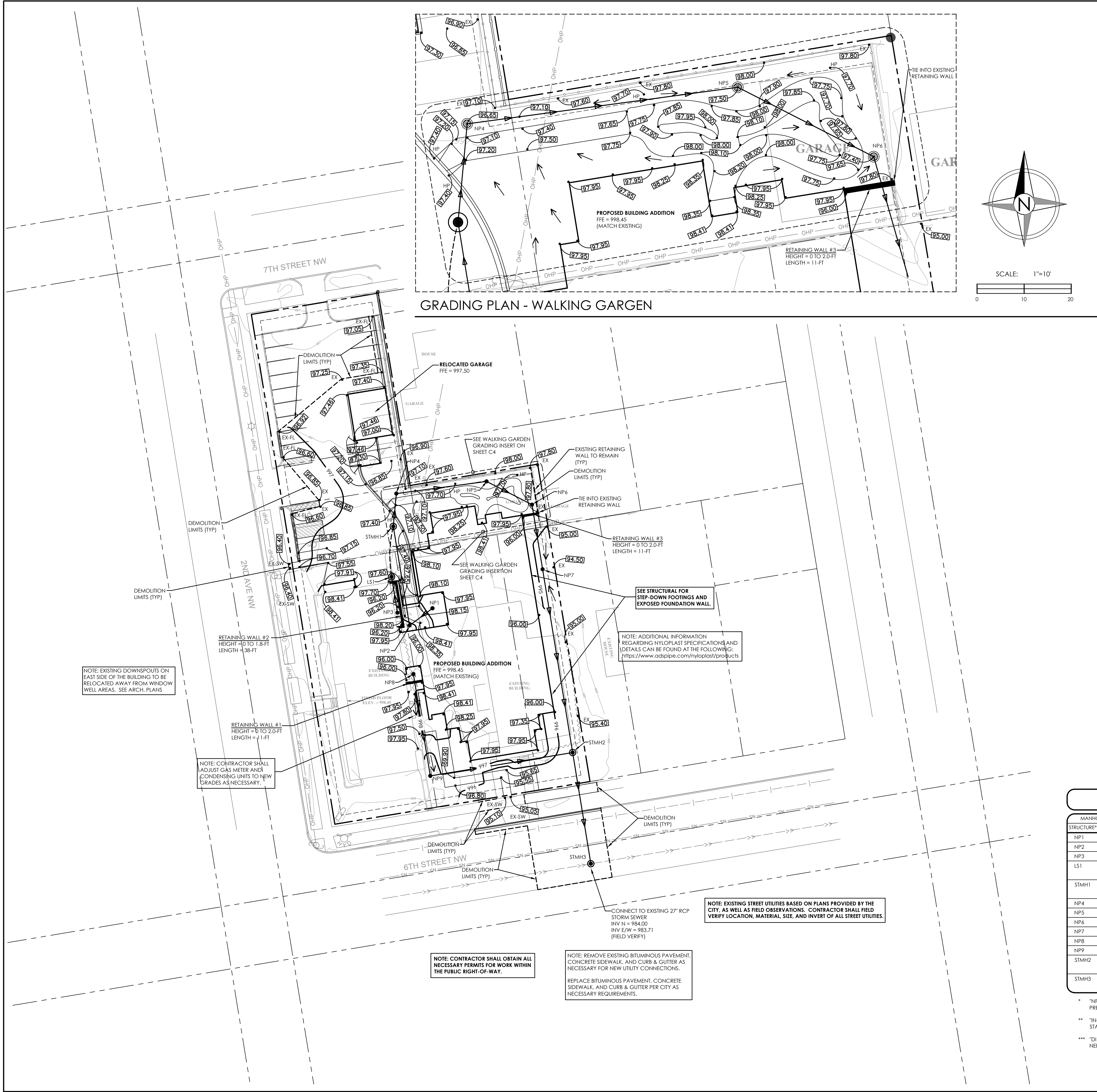












GRADING NOTES:

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
  - LOCATIONS, DEPTHS, SIZES, AND MATERIAL TYPES OF EXISTING SANITARY, WATER, AND STORM SEWER UTILITIES, INCLUDING EXISTING STUBS
  - RIM AND INVERT ELEVATIONS OF EXISTING SANITARY AND STORM SEWER UTILITIES, INCLUDING EXISTING STUBS
  - LOCATIONS AND DEPTHS OF EXISTING NON-SEWER AND NON-WATER UTILITIES (IE: GAS, ELECTRIC, COMMUNICATIONS, ETC.)
  - EXISTING ABOVE-GROUND INFRASTRUCTURE AND SITE FEATURES
- NOTIFY ENGINEER IMMEDIATELY IF ANY INCONSISTENCIES ARE DISCOVERED BETWEEN ACTUAL SITE CONDITIONS AND WHAT IS SHOWN ON THE PLANS, WHICH ARE SIGNIFICANT ENOUGH TO ALTER THE INTENT OF THE DRAWINGS.
- EXISTING TOPOGRAPHICAL INFORMATION WAS OBTAINED FROM A TOPOGRAPHICAL SURVEY COMPLETED BY BOHLEN SURVEYING & ASSOCIATES, NORTHFIELD, MN, (952) 895-9212
- BENCHMARK: CONTACT SURVEYOR.
- CONTRACTOR SHALL CONTACT GOPHER ONE CALL AT (800) 252-1166, OR <https://www.gopherstateonecall.org/ticketing>, FOR A UTILITY LOCATE PRIOR TO THE START OF CONSTRUCTION AND VERIFY LOCATIONS OF EXISTING UTILITIES BEFORE BEGINNING WORK.
- SEE SHEET C2 FOR STANDARD DETAILS.
- STORM SEWER STRUCTURE DESIGNATIONS:
  - "CB" DENOTES PRECAST CONCRETE CATCH BASIN
  - "NP" DENOTES NYLOPLAST CATCH BASIN
  - "STMH" DENOTES PRECAST CONCRETE STORM SEWER MANHOLE
  - "STCO" DENOTES STORM SEWER CLEANOUT
  - "TX-ID" DENOTES INTERIOR DIAMETER OF STRUCTURE
- FINISHED ELEVATIONS OF LANDSCAPED AREAS IMMEDIATELY ADJACENT TO BUILDINGS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR OR TOP-OF-BLOCK ELEVATION, UNLESS NOTED OTHERWISE ON THE PLAN.
- CONTRACTOR SHALL PERFORM ALL NECESSARY CALCULATIONS TO VERIFY EARTHWORK QUANTITIES. CONTRACTOR'S BID RELATED TO EARTHWORK, CUTTING, FILLING, GRADING, ETC. SHALL BE BASED ON EARTHWORK CALCULATIONS COMPLETED BY THE CONTRACTOR.
- SPOT ELEVATIONS INDICATED ON THIS PLAN REPRESENT FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.
- SPOT ELEVATIONS LOCATED ALONG CURB & GUTTER OR THICKENED EDGE SIDEWALK REPRESENT FLOWLINE ELEVATION AND WHAT IS SHOWN ON THE PLANS, WHICH ARE SIGNIFICANT ENOUGH TO ALTER THE INTENT OF THE DRAWINGS.
- SPOT ELEVATIONS INDICATED ON THIS PLAN REPRESENT FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL CONTRACT WITH A LICENSED STRUCTURAL ENGINEER FOR DESIGN OF ANY RETAINING WALLS SHOWN ON THIS PLAN.
- LINEAL FOOTAGE AND HEIGHTS OF ANY RETAINING WALLS SHOWN ON THIS PLAN ARE ESTIMATED, BASED ON THE TOPOGRAPHIC SURVEY BACKGROUND, AND SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
- CONTRACTOR SHALL PROVIDE RAILING ALONG RETAINING WALL AS REQUIRED BY CODE.

IF REQUIRED BY THE MN DEPT. OF LABOR AND INDUSTRY (MNDLI), OWNER AND/OR CONTRACTOR SHALL SUBMIT FOR STATE PLUMBING REVIEW, AND OBTAIN AN APPROVED PLUMBING REVIEW REPORT FROM MNDLI, PRIOR TO THE INSTALLATION OF ANY STORM SEWER UTILITIES.

CONSTRUCTION OF STORM SEWER UTILITIES SHALL NOT COMMENCE UNTIL AFTER THE APPROVED PLUMBING REVIEW REPORT HAS BEEN OBTAINED, AND ANY AND ALL PERTINENT COMMENTS HAVE BEEN ADDRESSED ON THE PLANS AND IN THE PROJECT SPECIFICATIONS. CONTRACTOR IS ADVISED TO ORDER STORM SEWER UTILITY MATERIALS AFTER APPROVED PLUMBING REVIEW REPORT HAS BEEN OBTAINED FROM MNDLI

NOTE: CADD FILES FOR ESTIMATING EARTHWORK QUANTITIES ARE AVAILABLE TO CONTRACTORS FOR PREPARING BIDS. IN ORDER TO RECEIVE THE CADD FILES, THE CONTRACTOR WILL NEED TO SIGN A HOLD-HARMLESS AGREEMENT PROVIDED BY SCHULTZ ENGINEERING & SITE DESIGN, AND AGREE TO PAY A \$50 PROCESSING FEE. THE CADD FILES WILL BE RELEASED UPON RECEIPT OF THE CHECK.

STORM SEWER PIPE SCHEDULE

| STRUCTURE* | MANHOLE OR CATCH BASIN | TYPE/DIA** | CASTING*** | ELEVATIONS |        | SEWER PIPE LEAVING |                        | TO STRUCTURE           | COMMENTS |
|------------|------------------------|------------|------------|------------|--------|--------------------|------------------------|------------------------|----------|
|            |                        |            |            | RIM        | INVERT | LENGTH             | SIZE                   |                        |          |
| NP1        | IN-LINE                | DI GRATE   |            | 997.40     | 994.60 | 18 LF              | 6" SCH 40 PVC @ 1.00%  | NP2                    |          |
| NP2        | DRAIN BASIN            | DI GRATE   |            | 998.15     | 994.42 | 64 LF              | 8" SCH 40 PVC @ 1.00%  | STMH1                  |          |
| NP3        | DRAIN BASIN            | DI GRATE   |            | 996.00     | 993.00 | 24 LF              | 6" SCH 40 PVC @ 1.00%  | LS1                    |          |
| LS1        | 48" - 4020             | R-1733-1   |            | 997.90     | 993.00 | 34 LF              | 2" PVC FOREMAIN        | STMH1                  |          |
| STMH1      | 48" - 4020             | R-1733-1   |            | 997.35     | 993.35 | 22 LF              | 8" SCH 40 PVC @ 1.72%  | NP4                    |          |
| NP4        | DRAIN BASIN            | DI GRATE   |            | 996.65     | 993.40 | 58 LF              | 8" SCH 40 PVC @ 1.72%  | NP5                    |          |
| NP5        | DRAIN BASIN            | DI GRATE   |            | 997.50     | 992.40 | 34 LF              | 8" SCH 40 PVC @ 1.72%  | NP6                    |          |
| NP6        | DRAIN BASIN            | DI GRATE   |            | 997.40     | 991.82 | 42 LF              | 8" SCH 40 PVC @ 1.72%  | NP7                    |          |
| NP7        | DRAIN BASIN            | DI GRATE   |            | 994.40     | 991.10 | 118 LF             | 12" SCH 40 PVC @ 2.00% | STMH3                  |          |
| NP8        | IN-LINE                | DI GRATE   |            | 995.75     | 992.75 | 66 LF              | 6" SCH 40 PVC @ 1.00%  | NP9                    |          |
| NP9        | DRAIN BASIN            | DI GRATE   |            | 996.70     | 992.09 | 92 LF              | 6" SCH 40 PVC @ 1.00%  | STMH3                  |          |
| STMH2      | 48" - 4020             | R-1733-1   |            | 995.50     | 991.37 | 72 LF              | 12" HDPE @ 2.00%       | STMH4                  |          |
| STMH3      | 48" - 4020             | R-1733-1   |            | 994.50     | 984.00 | NA                 | NA                     | PUBLIC 27" STORM SEWER |          |

\* "NP" REFERS TO NYLOPLAST STRUCTURES, AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS. "CB" AND "STMH" REFER TO PRECAST CONCRETE CATCH BASIN AND MANHOLE STRUCTURES, RESPECTIVELY. LS1 REFERS TO A LIFT STATION (SEE DETAIL 4/C2).

\*\* "IN-LINE" AND "DRAIN BASIN" REFER TO THE TYPE OF NYLOPLAST STRUCTURE. "XX - 4020" REFERS TO THE STRUCTURE INDICATED IN STANDARD MNDOT PLATE 4020, AS WELL AS THE STRUCTURE INTERIOR DIAMETER.

\*\*\* "DI GRATE" REFERS TO DUCTILE IRON GRATES, AS PROVIDED FOR NYLOPLAST STRUCTURES. "R-XXXX-X" REFERS TO STANDARD NEENAH CASTINGS AS MANUFACTURED BY NEENAH FOUNDRY.

CIVIL CHECK SET - 09/23/2025

PRELIMINARY - NOT FOR CONSTRUCTION

| REVISIONS |      |             |
|-----------|------|-------------|
| NO.       | DATE | DESCRIPTION |
| 1         |      |             |
| 2         |      |             |
| 3         |      |             |
| 4         |      |             |

NORMAN E. STATZ, PE  
LICENSE NO.: 63480  
DATE: xx/xx/2025

SCHULTZ ENG. PROJECT NO.: 25031  
ISSUE DATE: xx/xx/2025  
DRAWN BY: NES  
REVIEWED BY: BJS  
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CIVIL SHEET INDEX

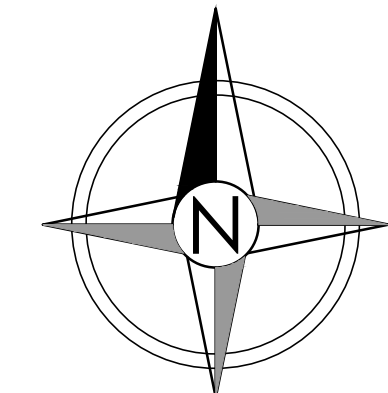
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C7 - UTILITY PLAN & PAVING PLAN

IVY HILL SENIOR CARE ADDITION

FARIBAULT, MN

GRADING PLAN

SCALE: 1"=30'



C4

25031Grading.dwg



PROJECT INFORMATION

Project Description

This project will consist of the construction of a residential building addition with an approximate footprint of 10,685 SF, as well as parking lot and sidewalk.

Disturbed Area & Impervious Surface Tabulation  
(within proposed construction area)

|                              |            |
|------------------------------|------------|
| Disturbed Area               | 0.70 acres |
| Existing Impervious Area     | 0.47 acres |
| Proposed Impervious Area     | 0.47 acres |
| Net Impervious Area Increase | 0.00 acres |

Permanent Site Drainage

Site drainage will be routed off site in a manner consistent with existing drainage patterns.

SEDIMENT AND OTHER POLLUTANTS

This SWPPP has been designed mainly to provide erosion and sediment control of naturally occurring soils at this site (ie: sands, loams, and clays). Although this SWPPP does address pollution prevention of other man-made materials, it is assumed that these materials will consist of debris from existing structures and pavements to be demolished, or debris and chemicals (ie: fuels, new paints, etc.) resulting from new construction.

There are no known solid wastes or hazardous materials buried below grade at this site. If such wastes or hazard materials are discovered during construction, the SWPPP Coordinator (described below) will be responsible for notifying the Engineer. This SWPPP will then be revised to address the presence and disposal of these additional pollutants

EROSION PREVENTION AND SEDIMENT CONTROL BMPs

Standards and References

Materials and construction methods of all BMPs included in this SWPPP shall be as per the Minnesota Department of Transportation (MNDOT) Standard Specifications for Construction, latest edition. The Contractor and SWPPP Coordinator shall obtain a current copy of MNDOT's Standard Specifications for Construction and familiarize themselves with the specification sections applicable to this SWPPP, as there are several BMPs that specifically reference these sections.

The Contractor and SWPPP Coordinator shall be expected to be familiar with the applicable MNDOT specification sections during construction. No additional compensation will be paid to the Contractor for additional work due to unfamiliarity with these specification sections.

Undisturbed Areas

If shown on the plan, the Contractor shall delineate areas that are not to be disturbed on the site. This may be done with flags, stakes, signs, silt fence, etc., and shall be completed prior to the start of any grading operations. Regardless of the delineation method the Contractor chooses to use, the Contractor must communicate to his/her personnel and subcontractors that these areas are not to be disturbed and construction equipment (including trucks and personal vehicles) shall not be allowed in these areas.

The Contractor shall minimize compaction and preserve topsoil as much as possible at the site. In pervious ("green") areas that are not essential to the construction of the project, the Contractor shall avoid construction traffic and maintain the existing condition of these areas.

Temporary and Permanent Stabilization

All exposed soil areas (including stockpiles) shall be provided with temporary or permanent cover within 14 days of construction activity temporarily or permanently ceasing in that portion of the site. Temporary or permanent drainage ditches or swales, which drain off-site or to a surface water, and are within 200 lineal feet of the property line or surface water shall be provided with temporary or permanent cover within 24 hours of construction. Placement of temporary or permanent cover shall be initiated immediately upon suspension or completion of excavation operations.

Temporary Cover:

If the Contractor chooses to halt grading operations in a portion of the site (or the whole site) for a period exceeding 14 days, and grading operations (rough or finish grading) in the affected area has not yet been completed, temporary cover shall be placed. Affected areas consisting of drainage ditches or swales connected to, and within, 200 lineal feet of a property line or surface water shall be provided with temporary cover within 24 hours of connection. Depending on the Contractor's schedule, the temporary cover shall consist of one of the following BMPs:

1). Disconnected Mulch

- Disconnected mulch may be used in an area of the site (or the whole site) if the Contractor is halting grading operations for a period that is relatively short, but exceeds 14 days.
- The mulch shall be Type 3 per MNDOT Spec. 3882
- An adequate quantity of mulch shall be evenly distributed to achieve 90% coverage of the exposed soils.
- Mulch shall be placed as per MNDOT 2575.3F.
- All mulch shall be disc anchored as per MNDOT 2575.3G. Prior to the placement and disanchoring of the mulch, the soils shall be loosened and the area smooth-rough graded per MNDOT 2575.3B1.
- Any areas that are exposed as a result of wind action after the initial mulch placement shall be covered with additional mulch to maintain 90% coverage.

2). Temporary Seeding with Mulch

- Temporary seeding with mulch may be used in areas of the site (or the whole site) if the Contractor is halting grading operations for a period that is relatively long. Although mulch still needs to be applied as described above, once the temporary seeding/turf is established, the mulch will no longer need to be maintained. The temporary seeding/turf will require very little maintenance.
- Prior to the sowing of temporary seed, the soils shall be loosened and the area smooth-rough graded per MNDOT 2575.3B1.
- Contractor shall utilize Seed Mixes 100, 110, or 130 per MNDOT Spec. 3876 for temporary seeding.
- Temporary seeding shall be sown per MNDOT Spec. 2575.3D.
- Once temporary seeding has been sown, mulch shall be placed over the area as described above.

Permanent Cover:

Upon completion of finish grading and/or placement of topsoil, initiation of the placement of permanent cover shall begin immediately over all exposed areas. This includes areas designated for impervious surfacing (ie: buildings, pavements/gravel bases, sidewalks, etc.). Where the construction schedule will not allow for the placement of the permanent impervious surfacing within 14 days of the completion of finish grading, temporary cover shall be provided in these areas, as described above, until the permanent impervious surfacing can be constructed. Affected areas consisting of drainage ditches or swales connected to, and within, 200 lineal feet of a property line or surface water, shall be provided with permanent cover within 24 hours of connection.

Areas designated for permanent turf establishment shall be provided with one or more of the following BMPs (see plan):

1). Permanent Seeding with Mulch

- Unless otherwise noted on the plans, all areas designated for turf establishment shall be provided with permanent seeding.
- In addition to the plan included as part of this SWPPP, the Contractor shall verify if a Landscaping Plan has been included in the plans by the Architect. If a Landscape Architect has specified higher quality permanent cover (ie: sod, hydroseeding, etc.), the Contractor shall provide this permanent cover in lieu of the permanent seeding specified in this SWPPP.
- Prior to the sowing of permanent seed, the soils shall be loosened and the area smooth-rough graded per MNDOT 2575.3B1.
- Contractor shall utilize Seed Mix 260 per MNDOT Spec. 3876 for permanent seeding.
- Permanent seeding shall be sown per MNDOT Spec. 2575.3D.
- Once permanent seeding has been sown, mulch shall be placed over the area as described above (under Temporary Cover), unless noted otherwise.

2). Erosion Control Blanket

- Erosion control blanket shall be placed in areas as shown on the plan included in this SWPPP. These areas shall still be provided with permanent seeding, as described above, beneath the erosion control blanket.
- Erosion control blanket shall meet the requirements indicated in MNDOT Spec. 3885. See plan for category(s) of erosion control blanket.
- Erosion control blanket shall be installed as per MNDOT Spec. 2575.3J2.
- Erosion control blanket specified in drainage ditches and swales connected to, and within 200 lineal feet, of a property line or surface water shall be installed within 24 hours of the completion of finish grading (including permanent seeding).

3). Riprap

- Riprap shall be placed in areas as shown on the plan included in this SWPPP.
- All riprap shall be underlain with Type 4 geotextile fabric. The fabric shall meet the requirements of MNDOT Spec. 3733 and shall be installed as per MNDOT Spec. 2511.3B2.
- Riprap materials shall meet the requirements of MNDOT Spec. 3601, and shall be Class 3, unless noted otherwise on the plans.
- Riprap shall be considered "Random Riprap" and shall be placed as per MNDOT Spec. 2511.
- Although it is permitted for the riprap to be placed with machinery, it will be necessary for the Contractor to hand place some of the riprap in order to provide a dense, well-keyed layer of stones with the least practical quantity of void space.
- The minimum thickness of the riprap shall be 18 inches, unless otherwise noted on the plans.
- Riprap designated at the end of pipe outlets shall be placed within 24 hours of installation of the pipe outlet end section.
- Riprap specified in drainage ditches and swales connected to, and within 200 lineal feet, of a property line or surface water shall be installed within 24 hours of the completion of finish grading.

Sediment Control

The following sediment control BMPs shall be implemented as part of this project:

1. Silt Fence

- Silt fence shall be installed at the locations shown on the plan included in this SWPPP.
- Silt fence shall be machine sliced and materials shall meet the requirements of MNDOT Spec. 3886.
- Silt fence shall be installed as per MNDOT Spec. 2573.3B2.
- Silt fence shall be installed prior to any upgradient grading operations, and shall remain in place and maintained adequately until up-gradient areas achieve Final Stabilization (see below).
- Silt fence shall be repaired or replaced if damaged during, or after, rain events, or if accumulated sediment on the upstream side of the fence reaches 1/2 the height of the fence. Repair or replacement of silt fence shall be completed within 24 hours of discovery.
- Portions of silt fence may be removed to accommodate short-term activities, such as vehicle passage. Short-term activities shall be completed as quickly as possible, and new silt fence installed immediately after completion of the short-term activity. If rainfall is imminent or forecasted in the near future, new silt fence shall be installed regardless of if the short term activity has been completed or not. The Contractor is advised to schedule short term activities during dry weather as much as practicable. No additional compensation will be paid due to additional silt fence associated with short-term activities.

Temporary soil stockpiles shall be placed on the site in areas up-gradient from silt fence. Where the Contractor chooses to place temporary soil stockpiles outside designated silt fenced areas, the stockpiles shall be surrounded by additional silt fence. The Contractor shall locate stockpiles outside of natural buffers or surface waters, including stormwater conveyances such as curb and gutter systems unless there is a bypass in place for the stormwater. Under no circumstances shall temporary soil stockpiles be placed over surface waters, curb and gutter, catch basins, culvert inlets or outlets, or ditches.

2. Catch Basin Protection

- WIMCO Road Drain protection devices, as manufactured by WIMCO, shall be used for catch basin protection on this project. WIMCO can be contacted at (952)-233-3055, and their web page is www.roadrain.com.
  - "Road Drain Top Slab" devices shall be installed at all catch basin locations immediately after placement of the catch basin structures. "Road Drain Top Slab" devices shall remain in place and be adequately maintained until permanent surfacing is constructed (ie: curb and gutter, pavements, and/or gravel surfacing). In areas designated for turf establishment, "Road Drain Top Slab" devices shall remain in place until Final Stabilization of all upgradient areas is established.
  - Upon construction of the permanent surfacing, the "Road Drain Top Slab" devices shall be replaced with the WIMCO product specified on the plans. The WIMCO devices shall remain in place until Final Stabilization of all upgradient areas has been established.
  - The Contractor shall install and maintain the catch basin protection devices as per the manufacturer's instructions and specifications.
  - The Contractor may remove catch basin protection for a particular inlet if a specific safety concern (e. g. street flooding/freezing) is identified by the Contractor or the jurisdictional authority.
- Culvert Inlet Protection
- Culvert inlet protection shall be provided at all culvert inlet locations immediately after construction of the culvert. See plan included in this SWPPP for culvert inlet locations.
  - Culvert inlet protection shall consist of the SedJacket, as manufactured by SedCatch Environmental Products. SedCatch Environmental Products can be contacted at (937)-435-5075, and their web page is https://sedcatch.com/collections/sedjacket.
  - The culvert inlet protection shall remain in place and adequately maintained until Final Stabilization of all up-gradient areas has been established.
  - Culvert inlet protection shall be repaired or replaced if damaged during, or after, rain events, or if accumulated sediment reaches 1/2 of the height of the SedJacket device fabric. Repair or replacement of culvert inlet protection shall be completed within 24 hours of discovery.
  - The Contractor may remove culvert inlet protection for a particular inlet if a specific safety concern (e. g. street flooding/freezing) is identified by the Contractor or the jurisdictional authority.

4. Temporary Rock Construction Entrance

- Temporary rock construction entrances shall be installed at the locations shown on the plan included in this SWPPP. See detail for temporary rock entrance design.
- If the Contractor chooses to access the site from locations other than where temporary rock entrances are specified on the plans, additional temporary rock entrances shall be placed at these locations, as well.
- Temporary rock entrance shall be constructed prior to the start of grading operations, and shall remain in place and be adequately maintained until Final Stabilization has been established.
- Temporary rock entrances shall be maintained in such a manner that the entrances prevent sediment tracking onto adjacent streets. If a temporary rock entrance is found to be ineffective, it shall be replaced or improved within 24 hours of discovery.
- The Contractor has the option to place Type 4 geotextile fabric beneath the temporary rock entrance. The fabric may extend the life of the entrance as it will reduce rock "sinking" into the underlying soils. If the Contractor chooses to use fabric, it should meet the requirements of MNDOT Spec. 3733 and shall be installed as per MNDOT Spec. 2511.3B2.
- If sediment tracking from the site is discovered on adjacent streets, the sediment shall be removed with a street sweeper or other approved method within 24 hours of discovery. This shall be done throughout construction of the project. This sediment may be returned and graded over exposed areas of the site, or disposed of off site per MPCA requirements.

The City may order street sweeping to be performed at the Contractor's or Owner's expense if City staff find that construction activities are resulting in sediment or debris being tracked onto City streets.

5. Filter Logs

- Filter logs shall be installed at the locations shown on the plan included in this SWPPP.
- Filter logs shall consist of Type Wood Fiber biorolls and meet the requirements of MNDOT Spec. 3897.
- Filter logs shall be installed as per MNDOT Spec. 2573.3F.
- Filter logs shall be installed immediately after placement of erosion control blanket.
- Filter logs shall remain in place for the life of the project, and shall be allowed to degrade naturally.

Dewatering

If dewatering of sandy subsoils is required for this project, the pump discharge shall be treated prior to discharge off-site or into a surface water. Treatment or discharge shall be achieved with the use of a "Dandy Dewatering Bag" (or approved equivalent), as manufactured by Dandy Products, Inc. Dandy Products, Inc. can be contacted at (877) 307-0141, and their web page is www.dandyproducts.com. The "Dandy Dewatering Bag" shall be installed, utilized, and maintained per the manufacturer's instructions and specifications.

Once dewatering water has been treated, it may be discharged off-site or to a surface water. The discharge shall be visually checked to ensure that it is relatively clean and not visibly different from any receiving waters. If discharge is noticeably "dirty", the Engineer shall be contacted as additional treatment methods may be necessary.

Adequate erosion control shall be provided at the point of discharge if it is located in an area with exposed soils or established turf. This erosion control may consist of temporarily placed rip rap, or other approved energy dissipation measures. The type of erosion control measure shall be at the Contractor's discretion, depending on the location of the dewatering discharge and the unique site characteristics. The erosion control measures shall be effective and shall be maintained adequately such that no erosion occurs at the point of discharge.

POLLUTION PREVENTION MANAGEMENT

Solid waste accumulated during construction, including collected sediment, construction materials, floating debris, construction debris, paper, plastics, and other solid wastes shall be disposed of in accordance with MPCA disposal requirements:

- Building products that have the potential to leach pollutants shall be maintained under cover (e.g., plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by a similarly effective means designed to minimize contact with storm water.
- Pesticides, herbicides, insecticides, fertilizers, treatment chemicals, and landscape materials shall be maintained under cover (e.g., plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by similarly effective means designed to minimize contact with stormwater.
- Hazardous materials, toxic waste, (including oil, diesel fuel, gasoline, hydraulic fluids, paint solvents, petroleum-based products, wood preservatives, additives, curing compounds, and acids) shall be properly stored in sealed containers to prevent spills, leaks or other discharge. Restricted access storage areas shall be provided to prevent vandalism. Storage and disposal of hazardous waste or hazardous materials shall be in compliance with Minn. R. ch. 7045 including secondary containment as applicable.
- Solid waste shall be stored, collected and disposed of properly in compliance with Minn. R. ch. 7035.
- Portable toilets shall be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. ch. 7041.

The Contractor shall take steps to prevent the discharge of spilled or leaked chemicals, including fuel, from any area where chemicals or fuel will be loaded or unloaded including the use of drip pans or absorbents unless infeasible. The Contractor shall conduct fueling in a contained area unless infeasible. The Contractor shall ensure adequate supplies are available at all times to clean up discharged materials and that an appropriate disposal method is available for recovered spilled materials. The Contractor shall report and clean up spills immediately as required by Minn. Stat. § 115.061, using dry clean up measures where possible.

If the Contractor washes the exterior of vehicles or equipment on the project site, washing shall be limited to a defined area of the site. Runoff from the washing area shall be contained in a sediment basin or other similarly effective controls and waste from the washing activity shall be properly disposed of. The Contractor shall properly use and store soaps, detergents, or solvents. No engine degreasing shall be allowed on site.

The Contractor shall provide effective containment for all liquid and solid wastes generated by washout operations (concrete, stucco, paint, form release oils, curing compounds and other construction materials) related to the construction activity. The liquid and solid washout wastes shall not contact the ground, and the containment shall be designed so that it does not result in runoff from the washout operations or areas. Liquid and solid wastes shall be disposed of properly and in compliance with MPCA rules. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

FINAL STABILIZATION

Final Stabilization shall be considered established once the following requirements have been achieved:

- All soil disturbing activities at the site have been completed and all soils are stabilized by a uniform perennial vegetative cover with a density of 70 percent of its expected final growth density over the entire pervious surface area, or other equivalent means necessary to prevent soil failure under erosive conditions.
- The permanent storm water management system is constructed, and is operating as designed. Temporary or permanent sedimentation basins that are to be used as permanent water quality management basins have been cleaned of any accumulated sediment. All sediment has been removed from conveyance systems and ditches are stabilized with permanent cover.
- All temporary synthetic and structural erosion prevention and sediment control BMPs have been removed from the project site. BMPs designed to decompose on site may be left in place.



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OF THE STATE OF MINNESOTA

NORMAN E. STATZ, PE  
LICENSE NO.: 63480  
DATE: xx/xx/2025

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SCHULTZ ENG. PROJECT NO.: 25031

ISSUE DATE: xx/xx/2025

DRAWN BY: NES

REVIEWED BY: BJS

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C7 - UTILITY PLAN & PAVING PLAN

IVY HILL SENIOR CARE  
ADDITION

FARIBAULT, MN

SWPPP - STANDARD  
NOTES

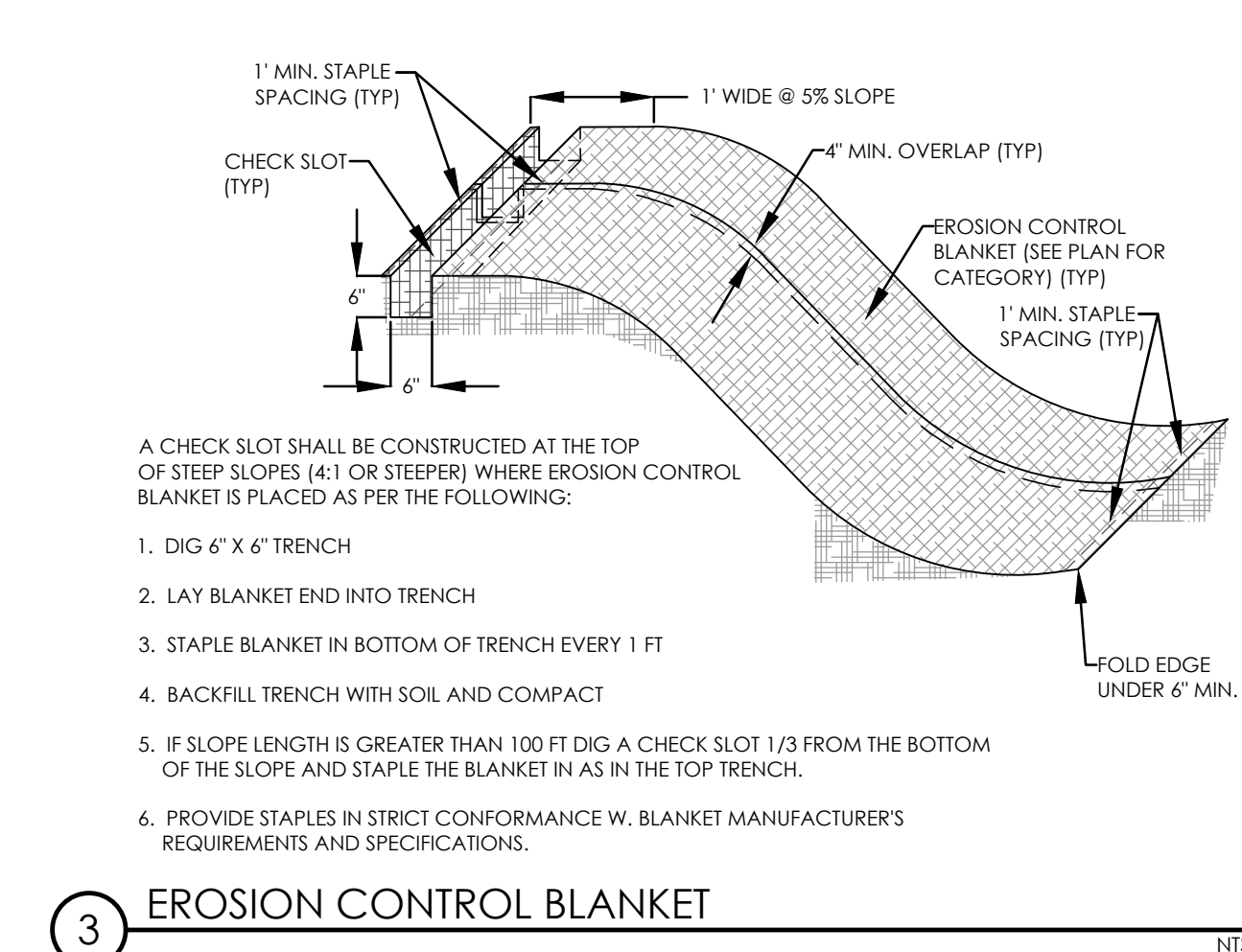
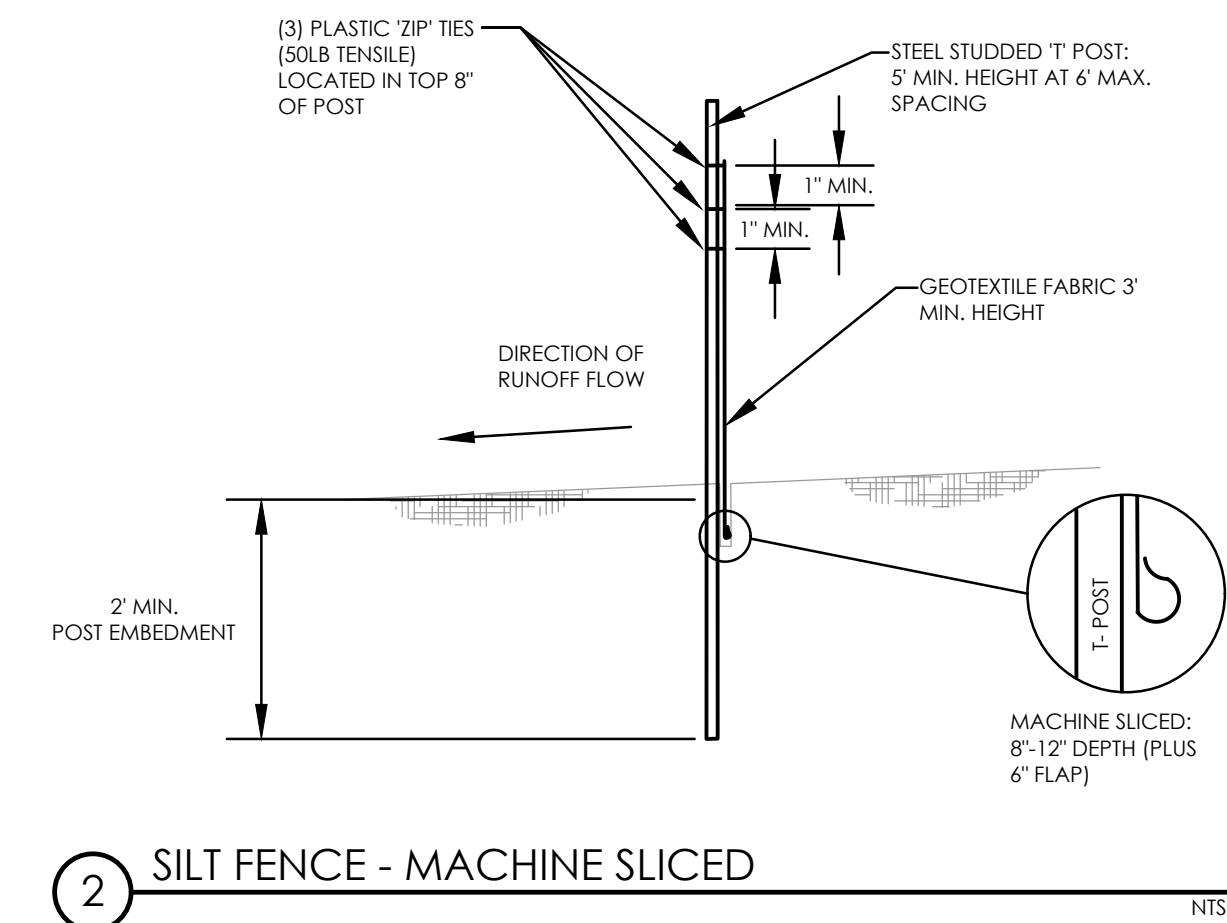
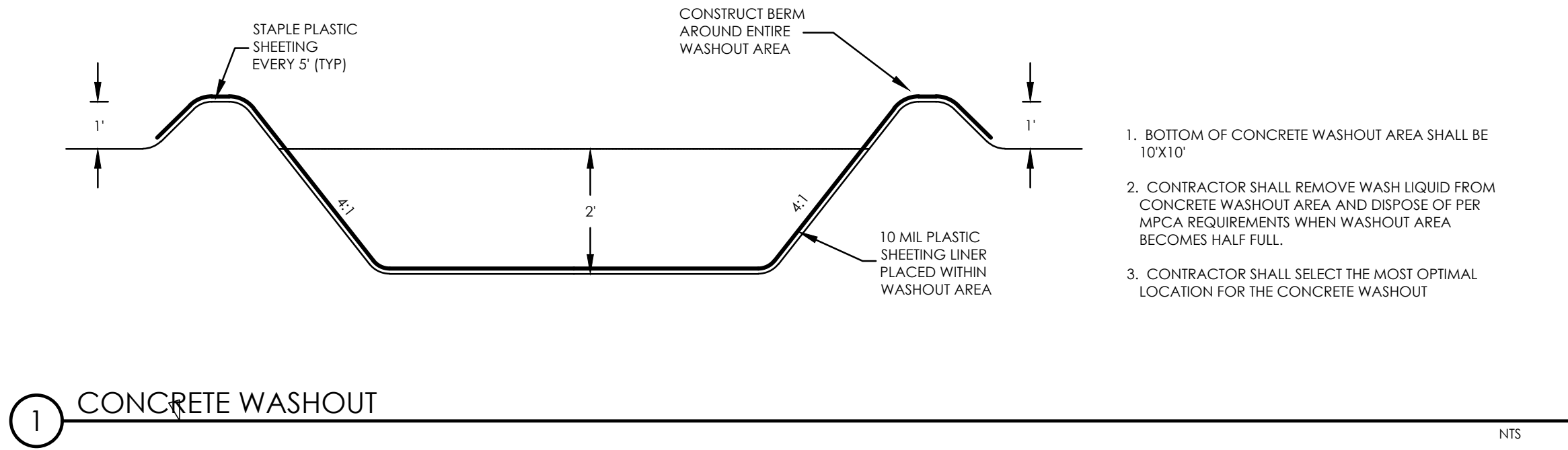
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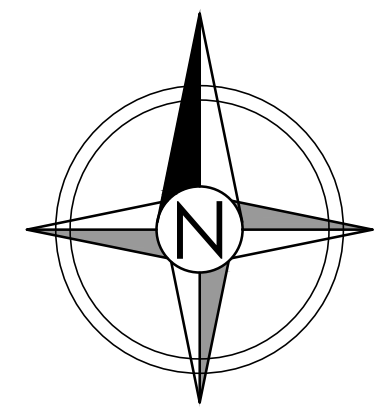
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**IVY HILL SENIOR CARE  
ADDITION**

FARIBAULT, MN

**SWPPP - PLAN VIEW**

SCALE: 1"=30'



**C6**

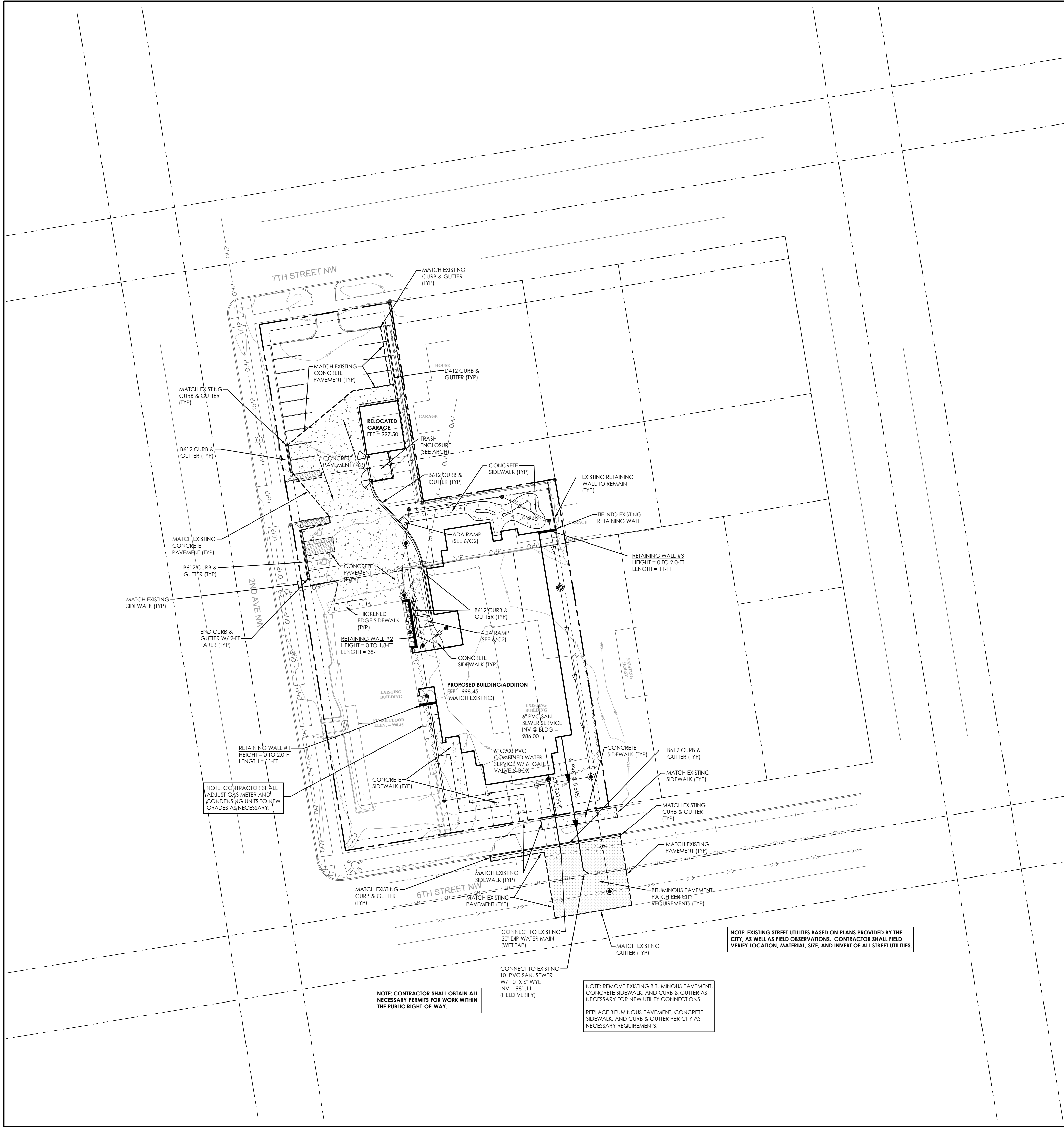
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25031SWPPP-Plan.dwg

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UTILITY AND SURFACING NOTES:

WATER AND SANITARY SEWER UTILITIES

- 1. WATER MAIN AND ANY WATER SERVICE LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 8 FEET BELOW FINISHED GRADE.
- 2. IF CONFLICTS ARE DISCOVERED WHERE WATER MAIN OR SERVICES CROSS EXISTING OR PROPOSED SANITARY SEWER, SERVICE LINES, OR STORM SEWER, THE WATER MAIN SHALL BE RAISED OR LOWERED APPROPRIATELY WHILE STILL MAINTAINING A MINIMUM DEPTH OF 8 FEET BELOW FINISHED GRADE.
- 3. INSULATION SHALL BE PLACED AT ALL LOCATIONS WHERE STORM SEWER CROSSES SANITARY SEWER, WATER MAIN, OR ASSOCIATED SERVICES. INSULATION SHALL CONSIST OF AN 8-FT X 8-FT SQUARE OF 3"-THICK RIGID INSULATION. INSULATION SHALL BE PLACED BETWEEN THE STORM SEWER AND PIPE CROSSING WITH THE EDGES OF THE INSULATION PARALLEL TO THE PIPING AS MUCH AS POSSIBLE.
- 4. INSTALL SANITARY SEWER SERVICE LINE CLEANOUTS AS REQUIRED BY THE MINNESOTA PLUMBING CODE.
- 5. INSTALL TRACER WIRE ALONG PROPOSED UNDERGROUND UTILITY PIPE AS PER MINNESOTA RURAL WATER ASSOCIATION STANDARDS AND SPECIFICATIONS.
- 6. SEE SHEET C4 FOR STORM SEWER ELEVATIONS AND SLOPE, AND SHEET C2 FOR STANDARD DETAILS RELATING TO THE PLACEMENT OF THE UTILITIES.
- 7. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
- 8. PRIOR TO CONSTRUCTION OF SANITARY SEWER, AND ORDERING ASSOCIATED MATERIALS, THE CONTRACTOR'S PLUMBING DESIGNER SHALL PROVIDE THE ENGINEER WITH THE TOTAL DRAINAGE FIXTURE UNITS (DFUs) FOR THE INTERIOR PLUMBING TO VERIFY THE CORRECT SIZING AND SLOPE OF THE SANITARY SEWER SERVICE.

OWNER AND/OR CONTRACTOR SHALL SUBMIT FOR STATE PLUMBING REVIEW, AND OBTAIN AN APPROVED PLUMBING REVIEW REPORT FROM MNDDJ, PRIOR TO THE INSTALLATION OF ANY SANITARY SEWER OR WATER UTILITIES.

CONSTRUCTION OF SANITARY SEWER OR WATER UTILITIES SHALL NOT COMMENCE UNTIL AFTER THE APPROVED PLUMBING REVIEW REPORT HAS BEEN OBTAINED, AND ANY AND ALL PERTINENT COMMENTS HAVE BEEN ADDRESSED ON THE PLANS AND IN THE PROJECT SPECIFICATIONS. CONTRACTOR IS ADVISED TO ORDER UTILITY MATERIALS AFTER APPROVED PLUMBING REVIEW REPORT HAS BEEN OBTAINED FROM MNDDJ

SURFACING

- 1. SUBGRADES SHALL BE SCARIFIED AND COMPACTED AS NECESSARY TO ATTAIN THE REQUIRED COMPACTION INDICATED IN THE GENERAL NOTES (SHEET C1). TEST ROLLING OF THE SUBGRADE SHALL BE OBSERVED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN. LOCATIONS EXHIBITING EXCESSIVE RUTTING (PER MNDOT SPEC. 211.1) SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER PRIOR TO THE PLACEMENT OF AGGREGATE BASE. COMPACTION TESTING IN UTILITY TRENCHES SHALL BE PERFORMED BY AN INDEPENDENT TESTING FIRM.
- 2. AGGREGATE BASE AND SURFACE COURSES SHALL BE ROLLED AND COMPACTED. TEST ROLLING OF THE AGGREGATE BASE AND/OR SURFACING SHALL BE OBSERVED BY A SOILS ENGINEER TO VERIFY STABILITY. MAXIMUM ALLOWED DEFLECTION DURING TEST ROLLING OF AGGREGATE BASE OR SURFACE COURSES SHALL BE 1/2".
- 3. ALL EXISTING BITUMINOUS OR CONCRETE EDGES, WHICH WILL ABUT NEW BITUMINOUS OR CONCRETE SURFACING SHALL BE SAWCUT TO OBTAIN A VERTICAL EDGE.
- 4. EXPANSION JOINTS SHALL BE PLACED AT ALL LOCATIONS WHERE NEW CONCRETE ABUTS EXISTING CONCRETE, AND AT ALL LOCATIONS WHERE SEPARATE CONCRETE POURS ABUT EACH OTHER.
- 5. SEE SHEET C1 FOR SPECIFICATIONS REGARDING THE CONSTRUCTION OF HARDSCAPES.

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25031UtilityPaving.dwg



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NORMAN E. STATZ, PE  
LICENSE NO.: 63480  
DATE: xx/xx/2025

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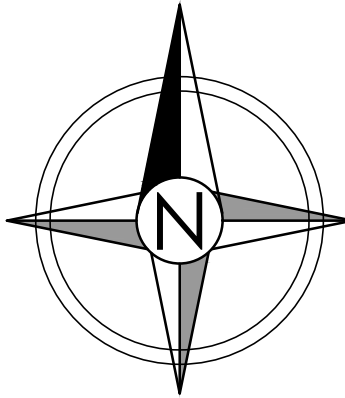
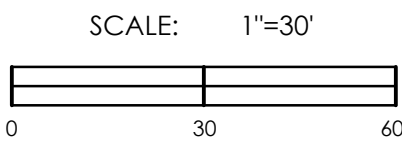
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IVY HILL SENIOR CARE ADDITION

FARIBAULT, MN

UTILITY & PAVING PLAN



C7



Date: October 14, 2025

To: The City of Faribault Planning Commission

From: Rebecca and Perry Starr

Subject: Ivy Hill’s Proposed Expansion

Rebecca is the owner of 121 7<sup>th</sup> Street NW adjacent to the Ivy Hill Senior Care facility. We love our old home and the surrounding neighborhood, including the proximity to historic downtown Faribault. Our house was originally built in 1875 and was remodeled to its current appearance around 1900. The first owner was Evangeline Whipple, the second wife of Bishop Whipple, and benefactor who originally funded the creation of what is now Shattuck-St Mary’s School and the bell tower for The Cathedral of Our Merciful Saviour, the first cathedral of any denomination in the United States. It is unfortunate that Bishop Whipple’s house was razed for what later became the Ivy Hill Senior Care facility. We would like to see this new use mesh better with the historic neighborhood around it. Below is a summary of our comments, taken from the detail that follows. Also included are exhibits with diagrams and pictures supporting our comments.

- 1. **Parking Lot 10’ Setback Variance Request:** The Starrs respectfully ask the Planning Commission to deny Ivy Hill’s parking lot variance request with respect to their East property line along the Starr’s property. The Starrs disagree with Ivy Hill and do not accept their parking lot directly on our property line. The Starr’s do not object to a variance for Ivy Hill’s West property line adjacent to 2<sup>nd</sup> Ave NW.
- 2. **Reduction in Landscaping Requirements:** The Starr’s ask the Planning Commission to deny Ivy Hill’s request to reduce the landscaping requirements between a high-density and a single-family use, but rather ensures that Ivy Hill’s proposal is modified to include appropriate transitional landscaping that meets the letter and intent of the ordinance.
- 3. **Garage Relocation and 10’ Setback Variance Request:** The Starrs respectfully ask the Planning Commission to recommend the City Council deny the relocation of the garage in Ivy Hill’s proposal. The best outcome would be for Ivy Hill to dispose of the structure along with the larger existing apartment building to make way for the addition. If the relocation of the structure were to be approved, the Starrs ask the Planning Commission to recommend that the City Council deny Ivy Hill’s garage variance request.
- 4. **New Fence:** The Starrs respectfully ask that the Planning Commission require Ivy Hill to document and construct the new fence with its finished side facing the Starr’s adjacent property. The Starrs also ask the Planning Commission to have Ivy Hill remove the descriptors “white vinyl” from their proposal before it is submitted to the City Council for approval.

We are hopeful that the Planning Commission will look favorably on and grant these requests.

Best regards,

Rebecca and Perry Starr

STARR’S COMMENTS

| TOPIC          | IVY HILL’S PROPSAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ORDINANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | STARR’S COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Parking Lot | a. Ivy Hill is seeking a variance to the 10’ setback requirement for parking lots, leaving only 3’ between their parking lot and the Starr’s property. In support of their variance request, Ivy Hill contends that the Starr’s are accepting of the current parking lot with essentially no setback. Ivy Hill also uses the argument that the setbacks have been small to nonexistent for a long time. Ivy Hill’s requested setback variance results in an unnecessarily large 37-38’ of aisle between parking stalls. They have supported this desire through ambiguous safety concerns, such as a supposed need for ambulances to turn around in the aisle. | a. 10’ Setback: The parking lot setback from the property line should be at least 10’ (see Table 10-3). The aisle between the stalls should be at least 24’ (see Table 8-2). The minimum aisle width of 24’ in the ordinance should presumably be safe.<br>Purpose of Lot Controls: <i>Lot controls are established to provide for the orderly development and use of land, to minimize conflicts among land uses, and to provide adequate light, air, open space, and separation of uses.</i> (see 6-50) | a. The Starrs respectfully ask the Planning Commission to deny Ivy Hill’s parking lot variance request with respect to their East property line along the Starr’s property. The Starrs disagree with Ivy Hill and do not accept their parking lot directly on our property line. The Starr’s currently have headlights shining in their home and yard and with no landscaping or setback they very clearly hear echoing voices, car engines, car doors slamming, rumbling semi-truck engines, and the hissing air brakes while said semi-trucks navigate the lot (see Exhibit A and Exhibit E). Home care staff quickly turn over a few select parking spots, resulting in a flurry of activity along the fence line throughout the day. The existing fence is mangled from cars hitting it and snow being pushed against it. (see Exhibit E) The current lack of setback does not allow for the separation of uses which is the purpose of lot controls in the ordinance, and the absence of a transition space between properties is unsightly. The safety concerns claimed by Ivy Hill about the 10’ setback negatively impacting safety are frivolous. A 10’ setback would compress the aisle to 30’. The 30’ aisle significantly exceeds the required 24’ minimum for a 2-way aisle, which is presumably safe. As for ambulances turning around, on many occasions the Starrs have witnessed emergency vehicles backing into position using a 3-point turn, then exiting straight out one of the exists, but they have never witnessed vehicles turning around in the space (see Exhibit E). The Starr’s are only concerned with the setback along their property line, and do not disagree with Ivy Hill’s variance request with respect to their West property line, adjacent to 2 <sup>nd</sup> Ave NW. |
|                | b. Ivy Hill plans to demolish over 70% of the concrete pavement along their East lot line that abuts the Starr property. Likely this is to reinforce the parking pad to support the weight of the relocated structure. Ivy Hill has said that they are not touching the parking lot. To the contrary, their submitted prints reflect that they are removing most of it.                                                                                                                                                                                                                                                                                        | b. N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | b. The Starrs have heard that Ivy Hill raised concerns about how much the setback would cost. As currently proposed by Ivy Hill, only an additional 2% of the existing concrete pavement would need to be removed for the setback, which is insignificant compared to the 70+% they already plan to remove and repour. The Starrs believe any incremental expense would be minor. (see Exhibit B)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

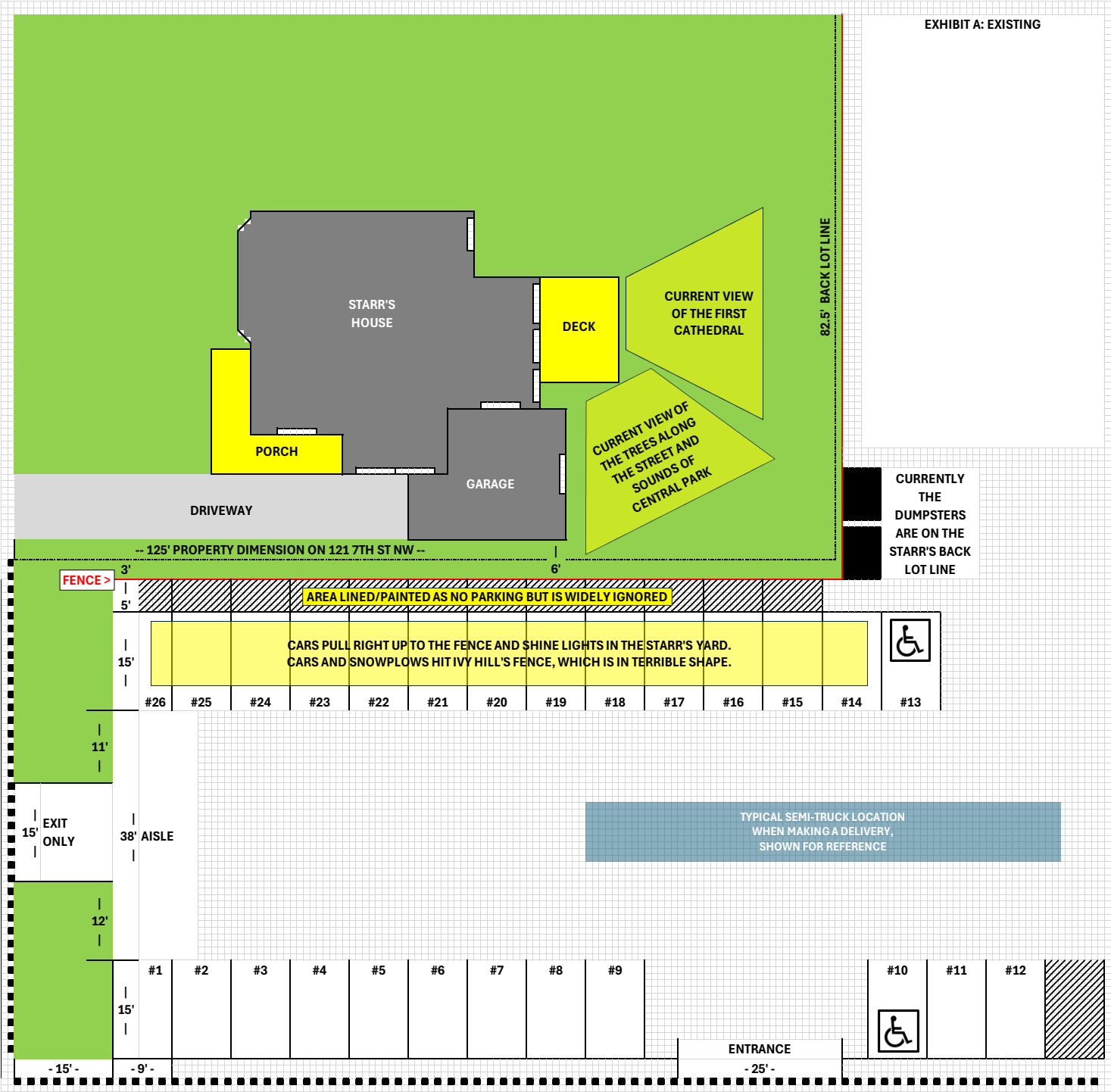
| TOPIC          | IVY HILL'S PROPOSAL                                                                                                                                                                                             | ORDINANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | STARR'S COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| 2. Landscaping | a. Ivy Hill proposes modest landscaping of rock and shrubs in the three-foot strip along the Starr's lot line. The proposal implies a variance request to reduce the landscaping requirements in the ordinance. | <p>a. Landscape Transition from R-4 to a single-family use. <i>Landscape transitions are established to lessen the impact of more intense land uses on certain less intense land uses. A 100% increase in the base number of plantings is required if a (R-4) high-density residential use is adjacent to a single-family residential use... Such plantings shall be planted in the setback area adjacent to the neighboring use.</i> (see 4-130(E)(5)).</p> <p>Residential Care Landscape Transition: <i>An appropriate transition area between the residential care facility and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.</i> (see 7-30 Residential care facility (6))</p> <p>The combined Ivy Hill lot is 1.01 acres. Ivy Hill only disclosed the impervious surface for the “disturbed area,” which is 71% of that surface. Using that 71%, the ordinance requires 10 base plantings are required (see 4-130(A)). No more than 1/3 of the total required plantings can be shrubs (meaning 2/3 must be trees). (see 4-130(B)). Taking these provisions together, the 100% increase in base plantings under the ordinance requires 10+ additional plantings in the setback area, of which two thirds must be trees.</p> | a. The Starr's ask the Planning Commission to deny Ivy Hill's request to reduce the landscaping requirements between a high-density and a single-family use, but rather ensures that Ivy Hill's proposal is modified to include appropriate transitional landscaping that meets the letter and intent of the ordinance. Ivy Hill is asking to be rezoned as a R-4 high-density property, the only one within three blocks. The transition is from a R-4 high-density use to the Starr's home, which is a single-family use. It is the Starr's understanding that the ordinance requires 10+ plantings in the setback area, of which two thirds (2/3) are trees, not shrubs. This parking lot sits on one of the highest visibility intersections in Faribault (7 <sup>th</sup> ST NW @ 2 <sup>nd</sup> AVE NW) and is a throughfare for visitors attracted to new and existing businesses in Faribault's historic downtown area. The area along Ivy Hill's East property line that abuts the Starr's adjacent property is the most visible from the street, and as such intent of the ordinance would be met by concentrating the plantings in that setback area. The other corner homeowners on this busy intersection take pride in maintaining their properties, and the community deserves for Ivy Hill to also do their part to ensure Faribault looks it's very best for residents and visitors. |

| TOPIC                  | IVY HILL'S PROPOSAL                                                                                                                                                                                                                                                                                                                                    | ORDINANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | STARR'S COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| 3. "Garage" Relocation | a. Ivy Hill proposes to relocate a large existing two-story garage/apartment ("structure") that is about 20' high at its peak, 30' wide and 24' deep. Ivy Hill is characterizing the structure as a "garage". In support of their proposal, Ivy Hill contends that the Starrs will not be worse off because the setback would be like how it is today. | a. Purpose of Residential Districts: <i>The residential districts are established to preserve and enhance the quality of living in residential neighborhoods, to regulate structures and uses which may affect the character or desirability of residential areas, to encourage a variety of dwelling types and locations and a range of population densities consistent with the city's Land Use Plan, and to ensure adequate light, air, privacy, and open space.</i> (see 10-10)                                                                        | a. The Starrs respectfully ask the Planning Commission to recommend the City Council deny the relocation of the garage in Ivy Hill's proposal. The best outcome would be for Ivy Hill to dispose of the structure. The structure has a second level and is described as an "apartment" on property tax records because of its use as a dwelling. It has a gambrel (barn) roof, which is much wider than a normal gable (triangular) roof. It is very large, standing 20+' tall at its peak and may exceed the 16' height limitation on accessory structures. Ivy Hill says the structure is too large to relocate off-site, and although they offered it to the Starrs for free, the structure was also too large for the Starr's lot. Setback or not, the structure would obstruct movement in the parking lot. Ambulances would not have room to turn around and semi-trucks would struggle backing in with deliveries. It would be a big, awkward barrier (see Exhibit E). The Starrs invited Ivy Hill's Dennis and MacKenzie to their home and met on August 16 <sup>th</sup> to discuss the project. In that meeting it was confirmed that the structure is used for storage today, and that the storage is to be moved into the new addition. As it is being used today, for storage, the structure will no longer be needed. MacKenzie expressed a desire to repurpose the structure for enclosed parking for a company car. The Starrs suggested alternatives to moving the structure that would be less intrusive for all parties and would probably cost less, including building a smaller garage or canopy. Dennis/MacKenzie expressed interest in a canopy for covered transfers of people, but that is not reflected on Ivy Hill's current proposal. Again, the Starrs respectfully ask the Planning Commission to recommend that the City Council deny the relocation of the garage in Ivy Hill's proposal. |
|                        | b. Ivy Hill is seeking a variance to the 10' setback requirement for detached structures based on the similarity to the current setback and ambiguous safety concerns about shrinking the aisle.                                                                                                                                                       | b. 10' Setback: The requirement for a detached accessory structure in residential districts for R-4 zoning is a 10' setback (see Table 6-2). <i>If a non-conforming structure is moved for any reason, it shall thereafter conform to the regulations for the district in which it is located.</i> (3-40(4)). In addition to the 10' setback, for this building's gambrel roof, measured as the point halfway between the highest top plate and the highest ridge (peak), the height limit is 16'. (see Table 6-2, and Ch. 1 Height of Building)<br><br>c. | b. If the relocation of the structure were to be approved, the Starrs ask the Planning Commission to recommend that the City Council deny Ivy Hill's garage variance request. A 10' setback would allow for the required landscape transition, and would still allow a 25' aisle, more than the 24' minimum. Setback or not, the structure would block movement in the lot (see above). The relocated structure itself would reduce safety, and the proposed variance does not change that. Also, the Starr's are concerned that the relocated structure would be less than 10 feet from their garage. The Starr's garage wall is 2'10" from the property line and has a roof that overhangs 6", placing it 2'4" from the property line. That puts the relocated structure 8'1" from the Starr's roof (5'9" relocated structure setback plus 2'4" to the Starr's garage roof). That distance is even less if you include the relocated structure's overhang. From the Starr's meeting with City Planners it sounded like the separation being less than 10' would be a building code violation and a fire hazard.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



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| <p>4. Fence</p> | <p>a. Ivy Hill plans to erect a new 6', white vinyl fence that is 100% opaque on their property line, with a 4' white vinyl fence that is 50% opaque running from the front of the Starr's house to the sidewalk. Ivy Hill has not said which direction the finished side will face, although MacKenzie stated in a meeting with City Planners that the fence would be finished on both sides.</p> | <p>a. <i>Fences may be erected, placed, or maintained in any yard along or adjacent to a lot line, in accordance with the requirements identified below. The owner shall be responsible for properly locating all property lines before construction of any fence. (see 6-250). No fence shall exceed six (6) feet in height in residential districts. (see 6-250(1))</i><br/><i>When screening is required, as stated in other sections of this ordinance, the following standards shall apply: (1) The screening shall be a minimum of six (6) feet in height. (2) The screening shall have a minimum of 90% opacity. ... (4) Screening shall be required when the area is visible from one of the following areas: a. A residential zoning district or use ... c. ... or (a) County Highway. (see 4-130(l)).</i><br/><i>All fence posts and supporting members shall be erected so that the finished side or sides of the fence face the adjacent property or public right-of-way. (see 6-260(3))</i></p> | <p>a. The Starrs respectfully ask that the Planning Commission require Ivy Hill to document and construct the new fence with a finished side facing the Starr's adjacent property. The Starrs also ask the Planning Commission to have Ivy Hill remove the descriptors "white vinyl" from their proposal before it is submitted to the City Council for approval. In their conversation with Ivy Hill's Dennis and MacKenzie on August 16th, the Starrs agreed with the 6' fence but sought a different color and material. The color white is difficult to keep clean of bird droppings and rain-splattered dirt. Vinyl is known to warp, crack, and mold, and the Starrs are concerned about the short life expectancy of it. Wood and composite fences are more common in the neighborhood and have an overall better appearance than vinyl, which is important considering that the fence will be visible from the busy 7<sup>th</sup> Street NW and 2<sup>nd</sup> Ave NW intersection. After all, even Ivy Hill's trash enclosure would be composite, and the fence should be as well. Although Dennis and MacKenzie have vaguely discussed other options, if the City approves this plan both it and the Starrs lose leverage, and with it the ability to achieve a better outcome.</p> <p>b. The 4' fence section from the front of our house to the sidewalk would impede on the Starr's sight distance triangle, so that section should only be 3' not 4'. The exception for open, decorative, ornamental fencing materials should not apply to opaque white vinyl. The Starrs would rather not have the short section of fence extend past Ivy Hill's parking lot to the sidewalk.</p> |
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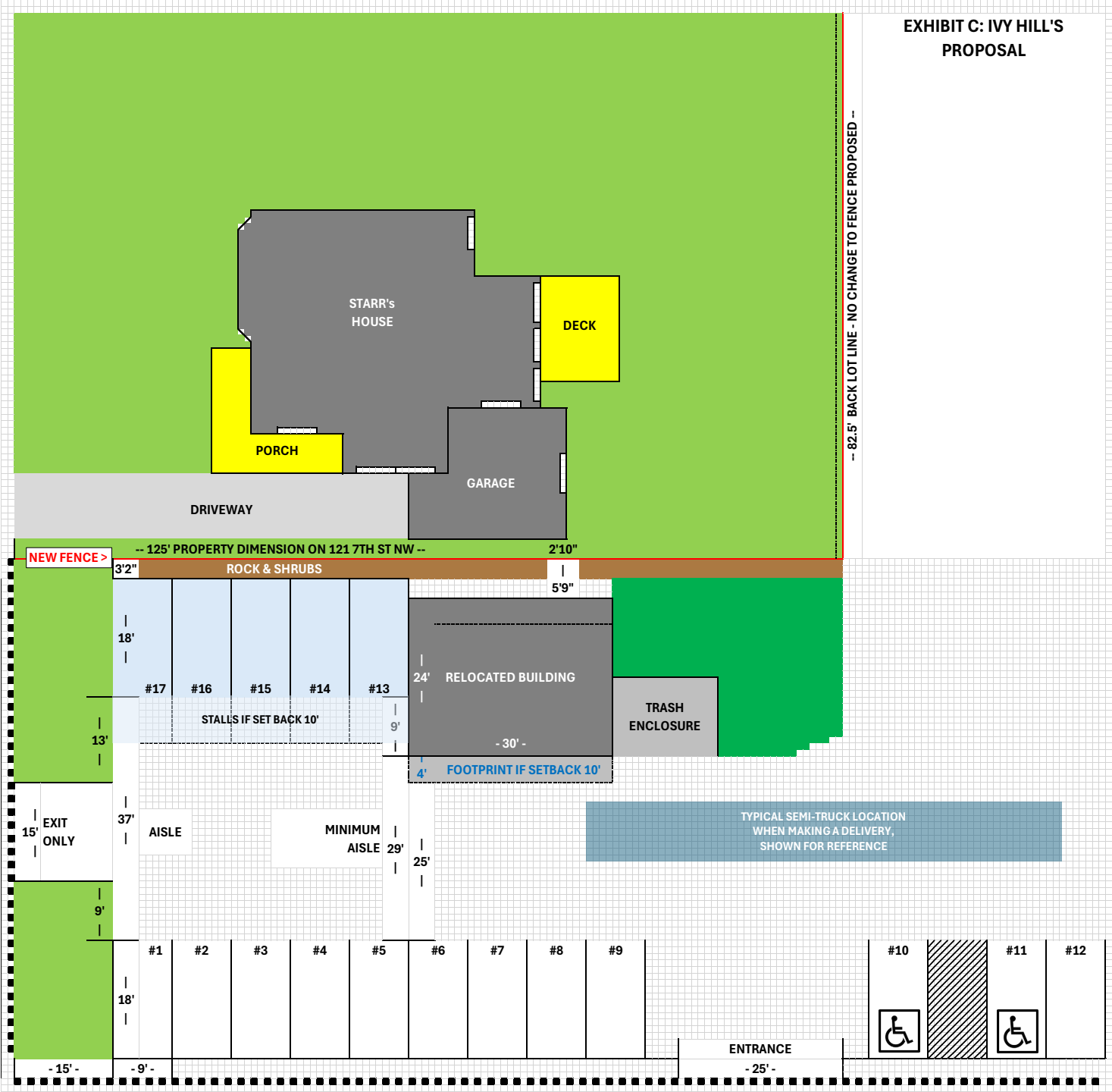
EXHIBIT A: EXISTING





## EXHIBIT B: DEMOLITION





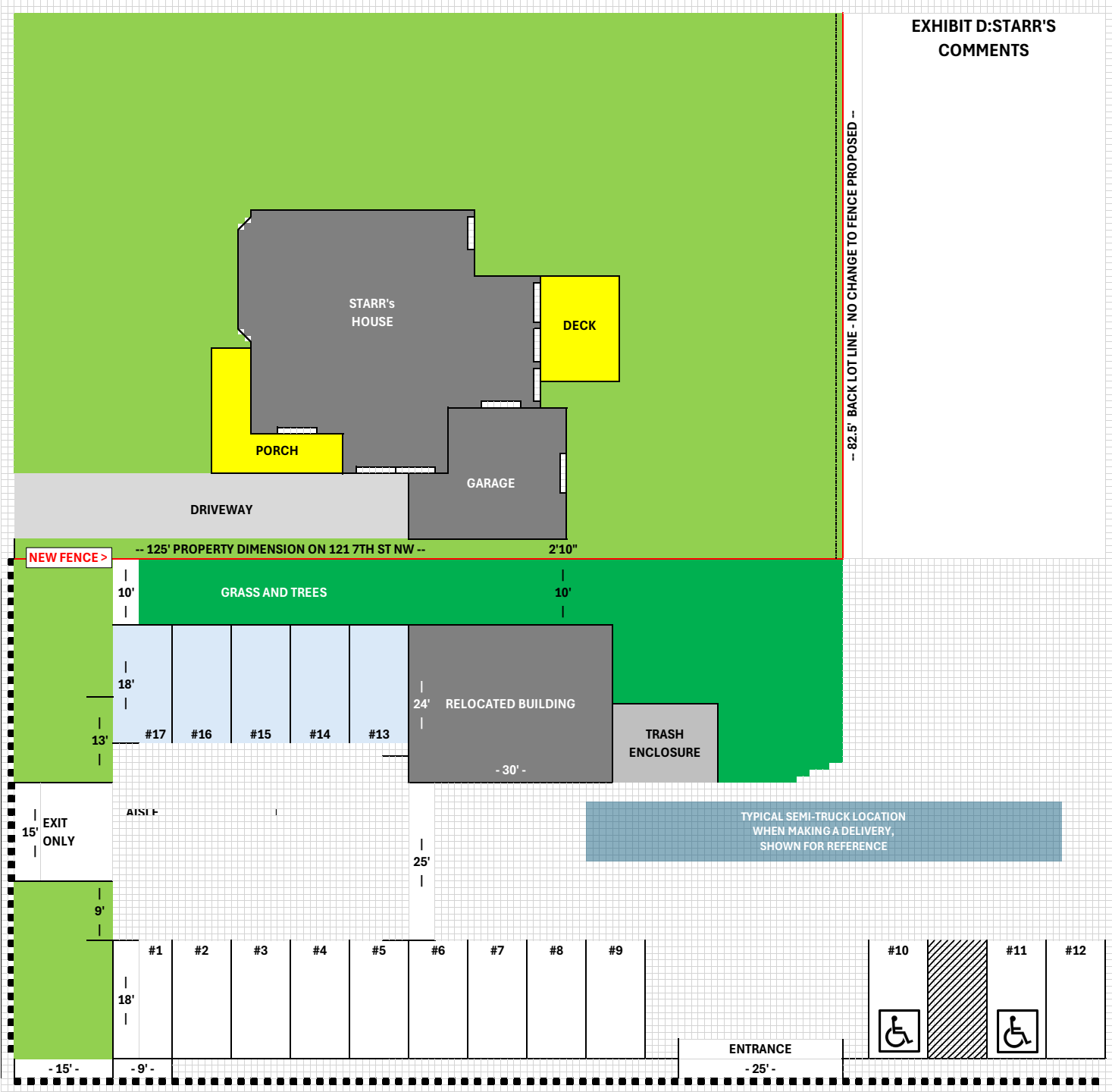




EXHIBIT E: PICTURES

SEMI-TRUCK LEAVING IVY HILL THROUGH THE EXIT ONLY





AMBULANCE ENTERING WITH 3-POINT TURN





THE BEAST – AKA THE STRUCTURE TO BE RELOCATED





IVY HILL’S PROPOSED LOCATION FOR RELOCATED STRUCTURE CONFLICTING WITH FIRE ENGINE





FENCE IN DISREPAIR





**CARS PARKED RIGHT UP AGAINST THE FENCE, DESPITE A 5' BUFFER LINED IN YELLOW FOR NO PARKING**

