



November 4, 2020

TO: Planning & Development Committee
RE: Planned Development Project Review

Petitioner: Adam Schlifer, Project Manager
Wieser Brothers General Contractor, Inc.
200 Twilite Street
La Crescent, MN 55947
507-895-8903



Zoning District Classification: PDD-Specific
Proposed Zoning Classification: PDD-Specific

Legal Description:

- CERTIFIED SURVEY MAP NO. 87 VOL 12 LOT 1 DOC NO. 1425978 SUBJ TO ESMT IN DOC NO. 1449095

Property is Presently Used For:

- The buildings on the property are currently used to house students. There are 4 buildings on the property currently that serve this purpose.

Property is Proposed to be Used For:

- Wieser Brothers is contracted with Chileda to construct additions onto two of Chileda's duplexes, creating two additional bedrooms to each building.
- The purpose of these added bedrooms is to eliminate the shared double bedrooms in the buildings. The desire for each student to have a separate room is a result of COVID-19 and the need for separation between students while living in the housing units.



Specific Planned Development District (PDD) Items:

- I. A plat plan is included in the plan set showing the location of the public and private roads, driveways and parking facilities. There is no change to any vehicular and pedestrian traffic, underground utilities, parking, or public uses and easements due to the new construction.
- II. Construction plans included show the size, arrangement and location of building sites and proposed building locations for all additions.
- III. The provided site plan shows the location of recreational/open space areas and common areas.
- IV. No landscaping plan is included, as the site will be restored back to its original state of lawn space/ mulch.
- V. Final architectural plans are included in submittal, which show elevations, drawings and sketches illustrating the design and character of proposed addition structures.
- VI. The provided existing site utility plans show the location of the public sanitary sewer, water supply facilities and stormwater drainage facilities. There will be no changes to existing underground utilities.
- VII. The building additions will be constructed on existing soils on site which are suitable for building construction.
- VIII. The proposed erosion control plan is included in the submittal, also showing how the property will be accessed during construction, as well as temporary fencing plan to separate the construction crew from residents for safety.

