

ProCut Firewood Addition

Marv Sawyer/Procut Firewood

4/15/2025

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Introduction

Owner: ProCut Firewood

Planner/Engineer: WSE Massey – Tyler Mandler, P.E.

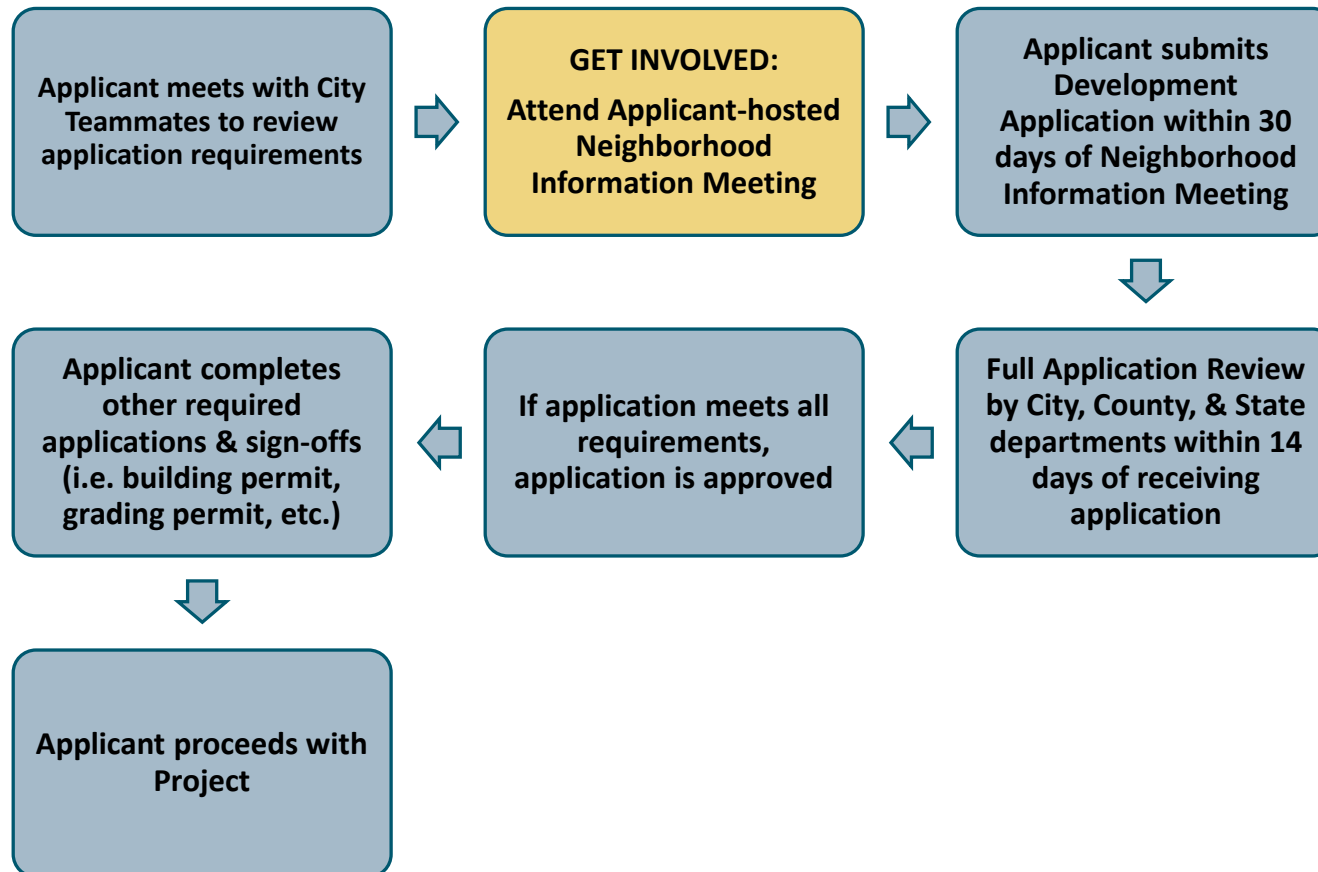
About our Project

ProCut Firewood established a retail firewood location in Rochester at the current site in 2014.

ProCut specializes in kiln-dried firewood products and other recreational merchandise.

The proposed addition is a 1,600 SF enclosed accessory storage building in the rear of the site to shelter the kiln dried wood and other products from the elements and support the retail operation at the front of the site.

The Application Process



Site Plan

EXISTING RETAIL AND PROPOSED STORAGE BUILDING		
PARCEL ID: 742433079151 & 742433079152		
SITE CAPACITY CALCULATION (ZONED MX-S)		
GROSS AREA = 1.61 ACRES/70,069 SF NET BUILDABLE AREA = 70,069 SF		
DESCRIPTION	PER CODE	PROVIDED
FLOOR AREA RATIO	2.0	.08
LANDSCAPED AREA	15% MIN	0.24/1.61=15%
BUILDING HEIGHT PRIMARY/ACCESSORY	36'/15'	15'/15'
MINIMUM LOT SIZE	None	0.63
SETBACKS:		
FRONT	15' MIN	15'
INTERIOR SIDE	None	46'
REAR	None	16'
STREET SIDE	7' MIN	22'
PARKING:		
MIN 1 per 400 sq. ft. MAX1 per 250 sq. ft.	13 21	TOTAL PARKING 14
BICYCLE PARKING: 1 PER 10 PARKING STALLS	10 MIN.	10
BUFFERYARD		
NORTH	N/A	N/A
SOUTH	N/A	N/A
EAST	N/A	N/A
WEST	N/A	N/A



Landscape Plan

PLANTING SCHEDULE - INTERNAL PLANTINGS		
PER CODE	PROVIDED	SPECIES
UNDERSTORY TREES = 217' / 30' = 7 SHRUBS = 217' / 30' X 3 = 22	UNDERSTORY TREES = > 7 EXISTING SHRUBS = 22 > EXISTING	 EXISTING  EXISTING

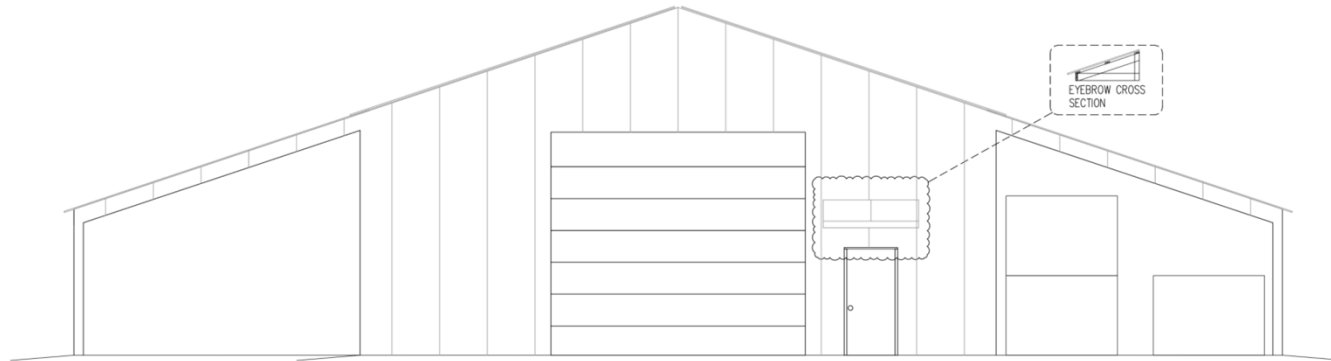
PLANTING SCHEDULE - BOULEVARD TREES		
PER CODE	PROVIDED	SPECIES
BOULEVARD PLANTING = 217735 = 6	BOULEVARD PLANTING = 3 EXISTING 3 IN FEE	 AS DETERMINED BY PARKS DEPT.



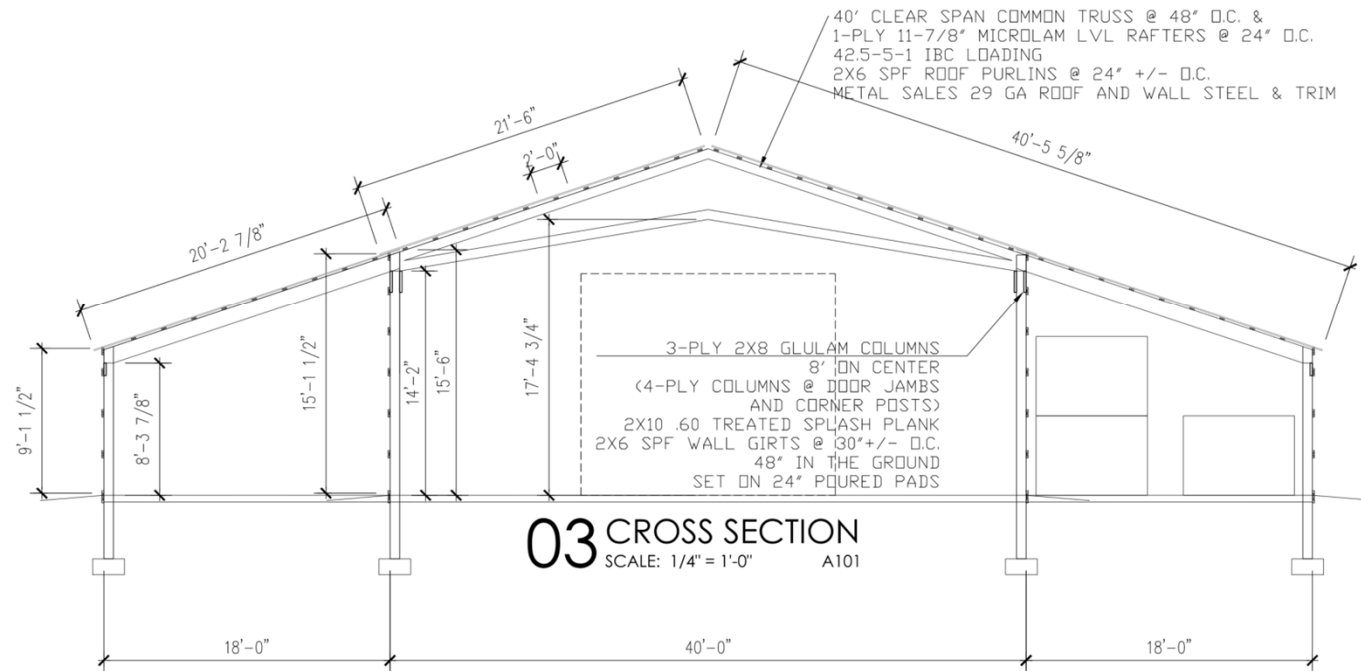
Building Elevation

40' by 40' Enclosed Accessory Building

18' overhangs on the side (North & South)



02 FRONT ELEVATION
SCALE: 1/4" = 1'-0" A101



Photometric Plan

A photometric plan is being developed by the lighting contractor.

Per UDC requirements, no more than 1 foot-candle is permitted across any property line.

Illumination will be provided on the building entry door.



Traffic Impacts

No traffic impacts are anticipated with the proposed addition. The accessory structure is proposed to support the existing retail operation with additional storage space.

The retail operation will remain at the front of the site.

Q&A

Still have Questions?

Contact the City of Rochester's Community Development Department with any questions about this application type via email communitydevelopment@rochestermn.gov or phone (507-328-2600).