

Kreofsky Building Systems Rochester Office Remodel

Neighborhood Information Meeting
April 22, 2025, 5:30pm - 6:30pm



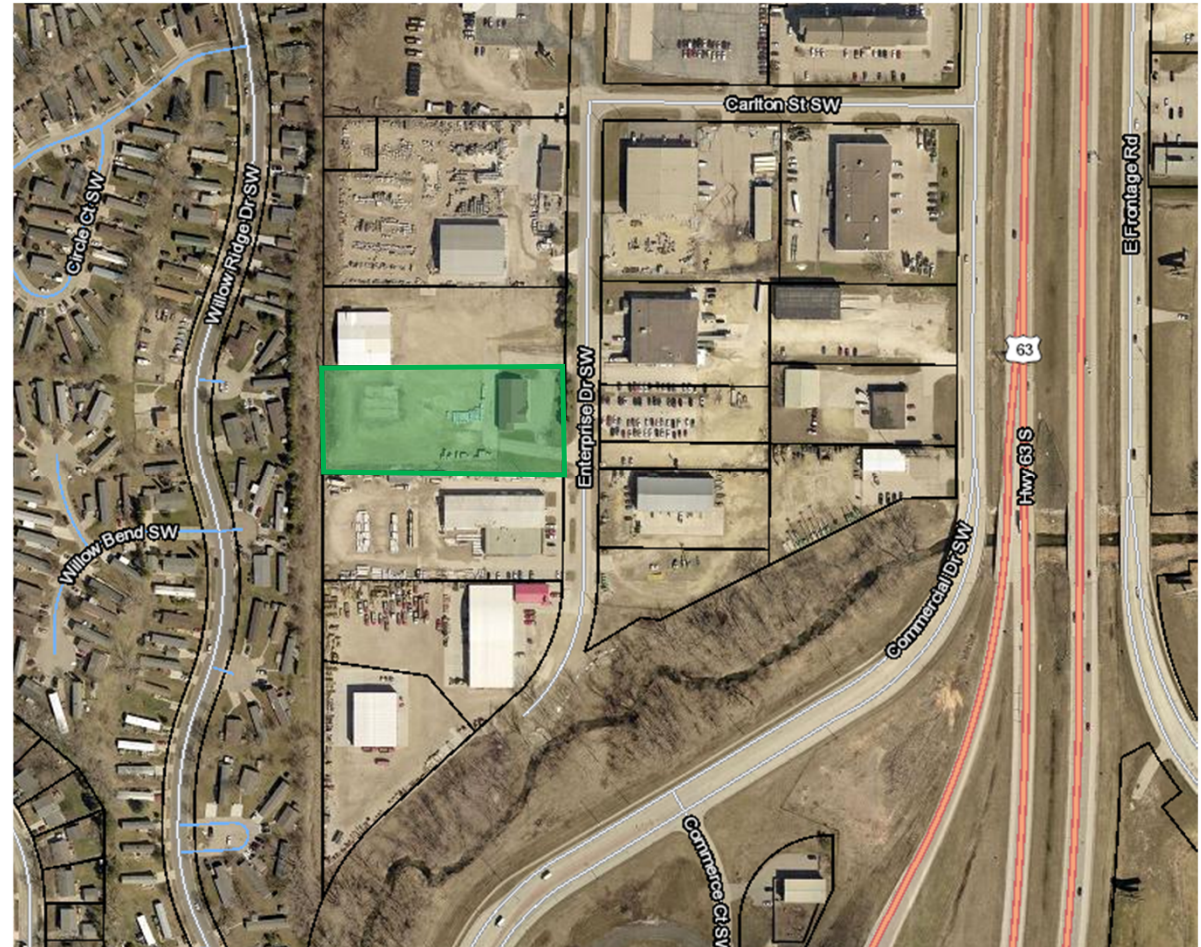
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■ Agenda

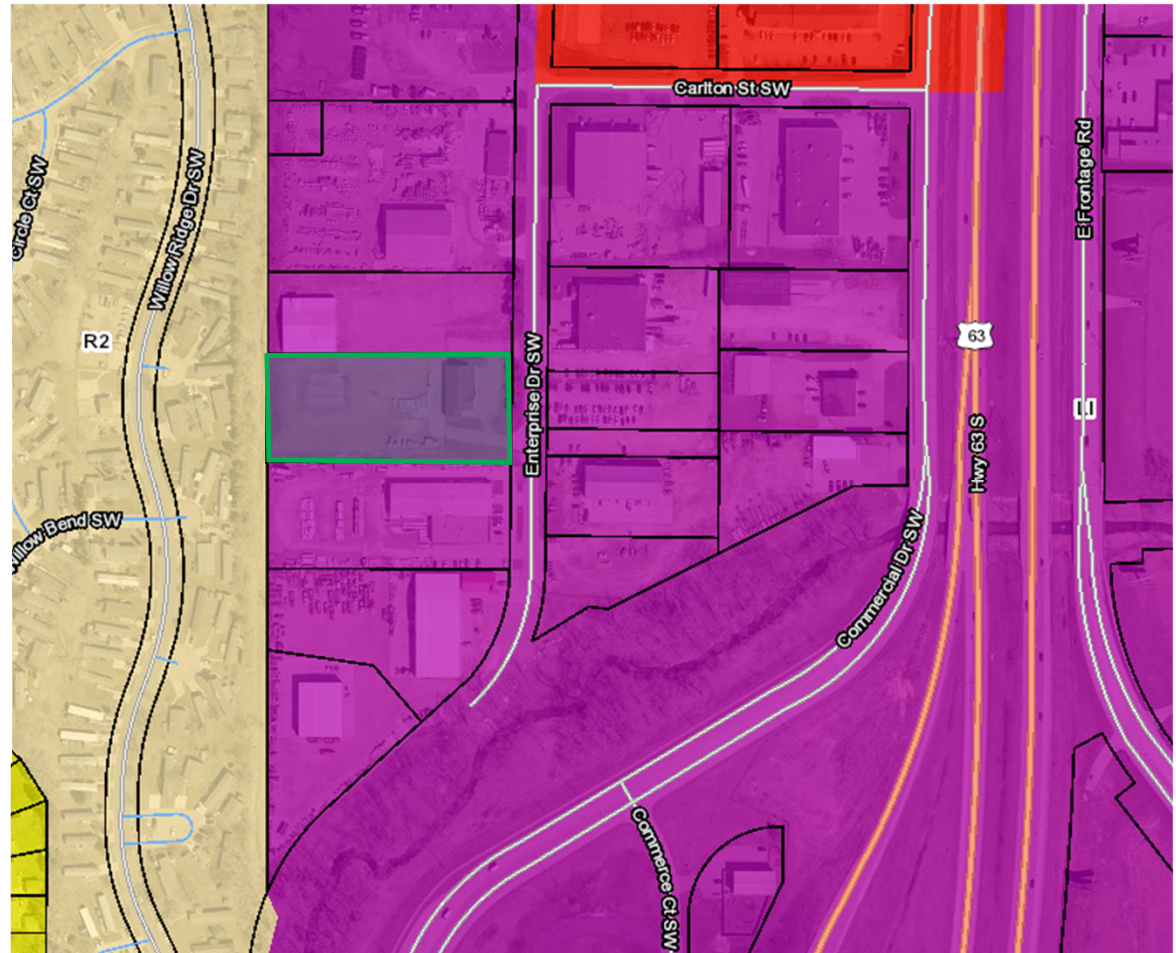
- Introductions
- Project Overview
- The Application Process
- Exhibits
 - Building plans
 - Site Plan
 - Landscape Plan
 - Photometrics
- Traffic Impacts
- Questions

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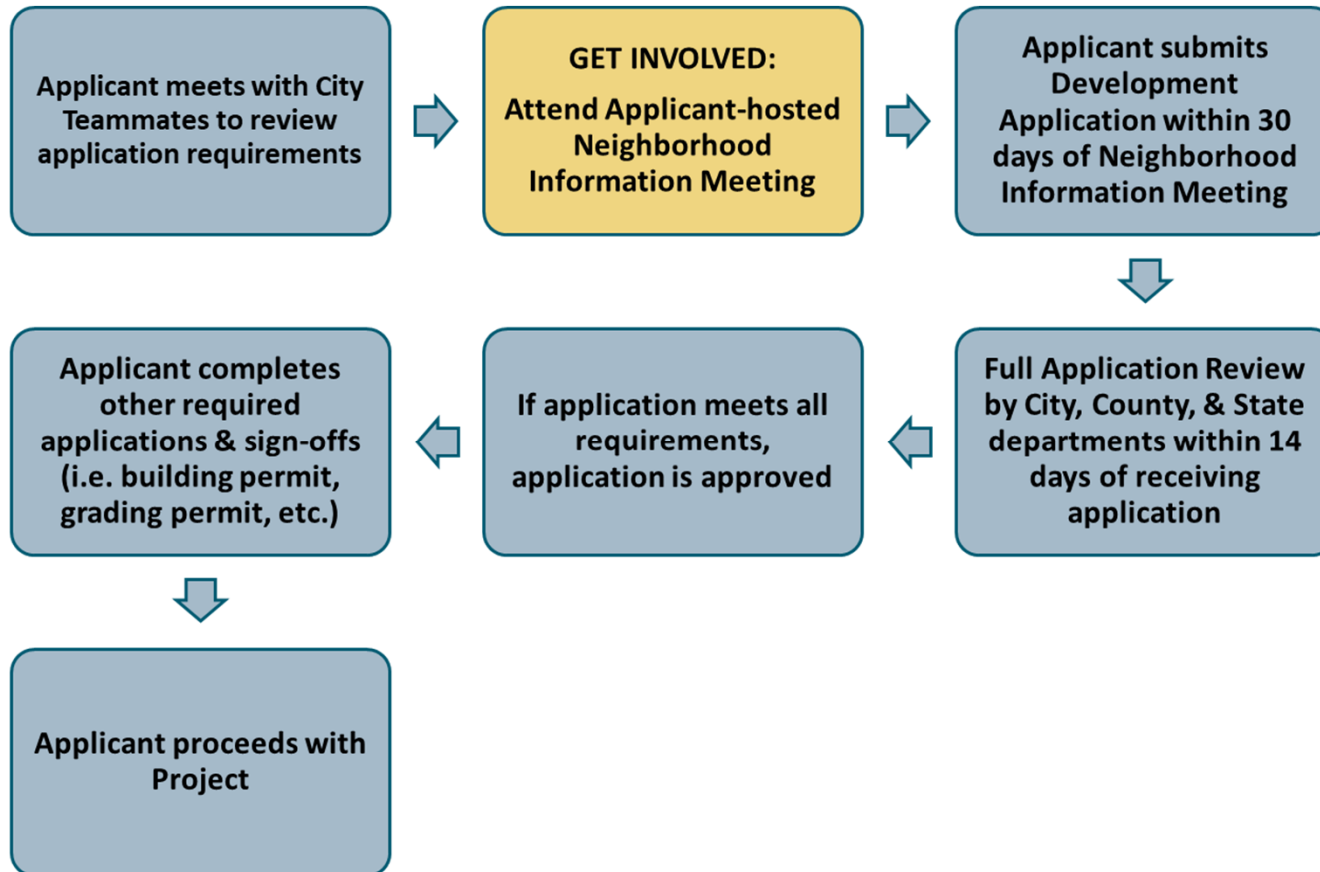


■ Project Overview

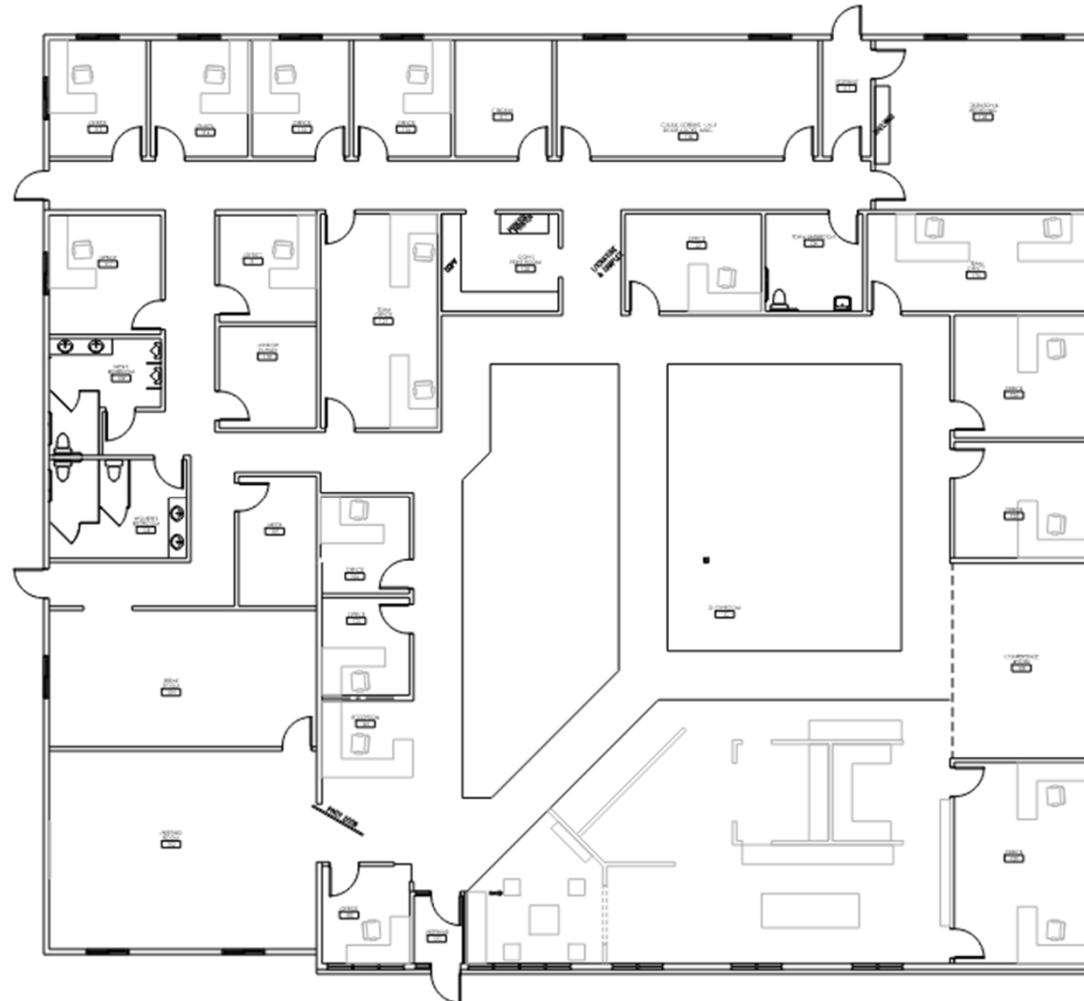
- Located on the east side of Enterprise Drive SW, north of Commercial Drive SW
- Zoning District: LI (Limited Industrial)
- Site is 2.08 acres
- Current Use: Contractor Office / Yard
- Proposed Use: Contractor Office / Yard
- Office Building Addition – 6,400-sf
 - Total Office Area – 9,800-sf
- New Warehouse – 10,500-sf



■ Application Process



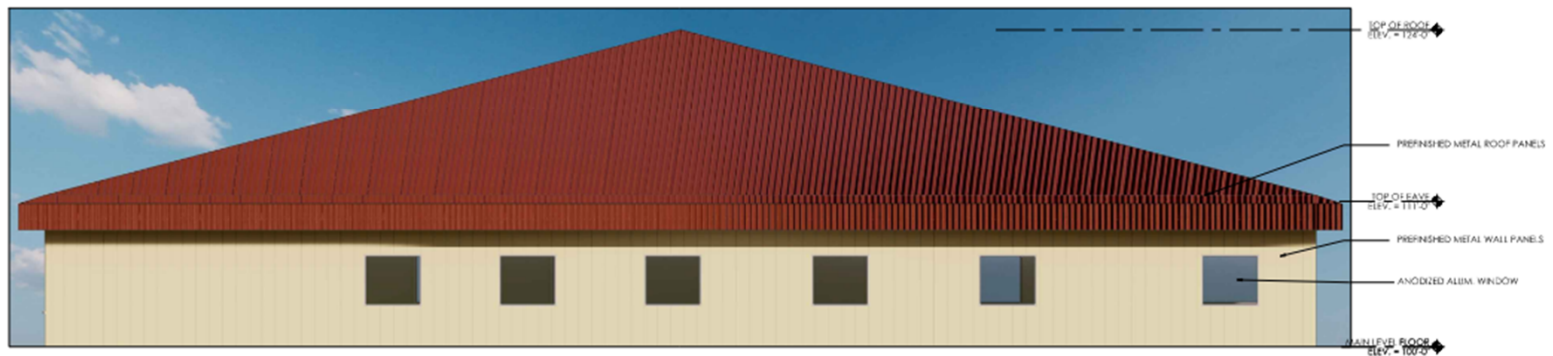
■ Building Floor Plan – Office Building



■ Building Elevations – Office Building

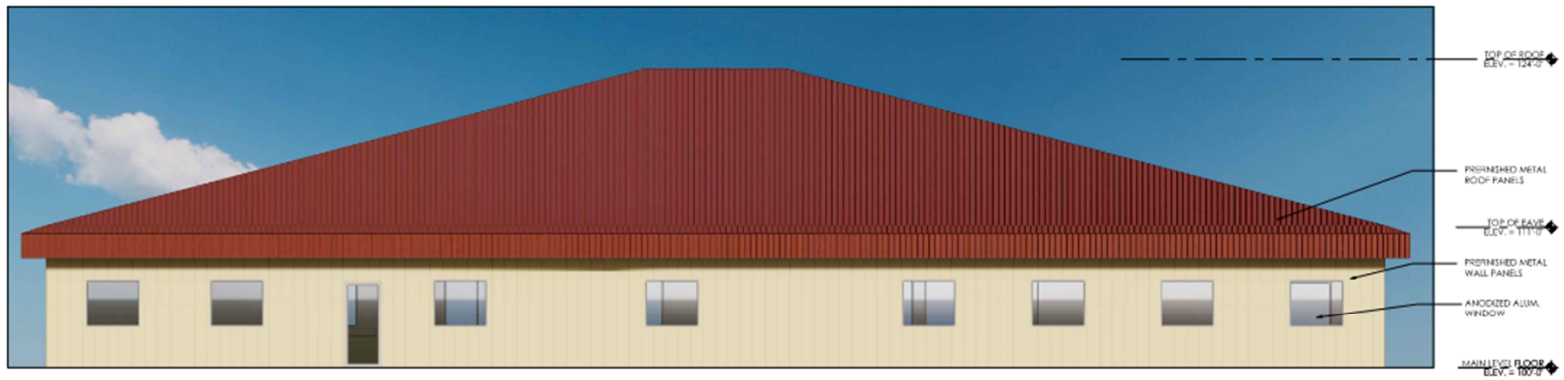


01 EAST ELEVATION
SCALE: 1/4" = 1'-0"

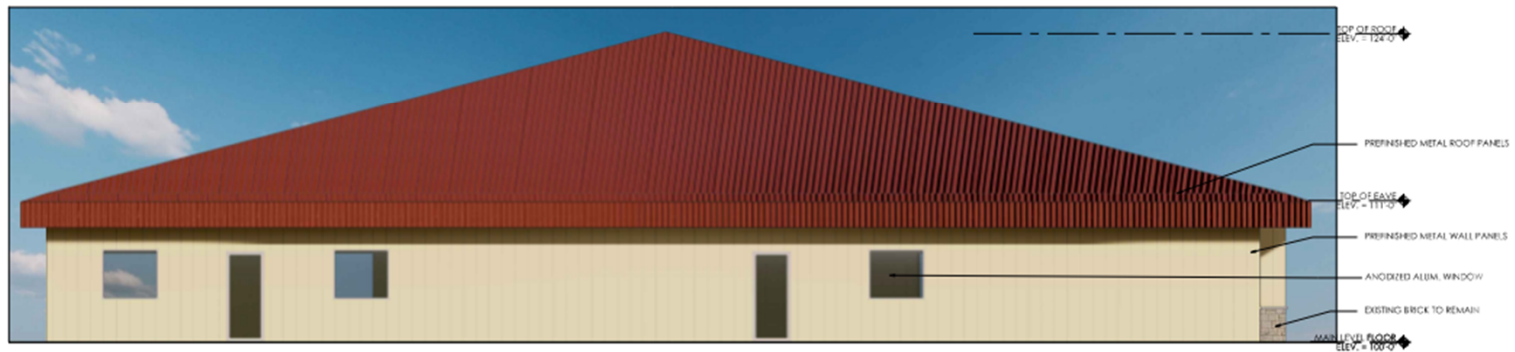


02 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

■ Building Elevations – Office Building



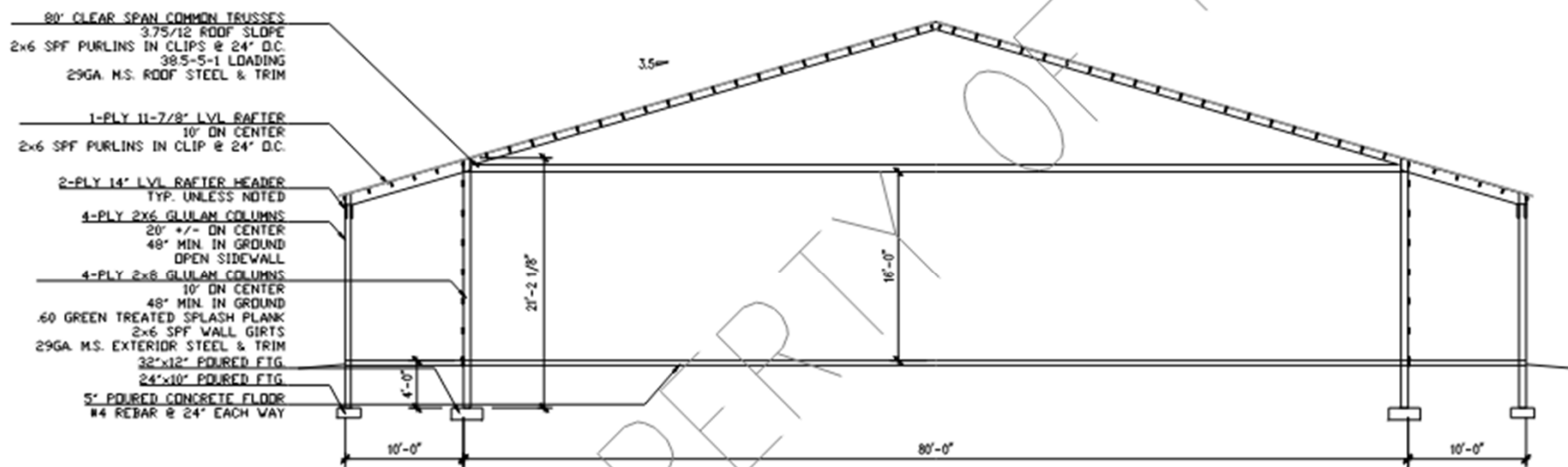
01 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

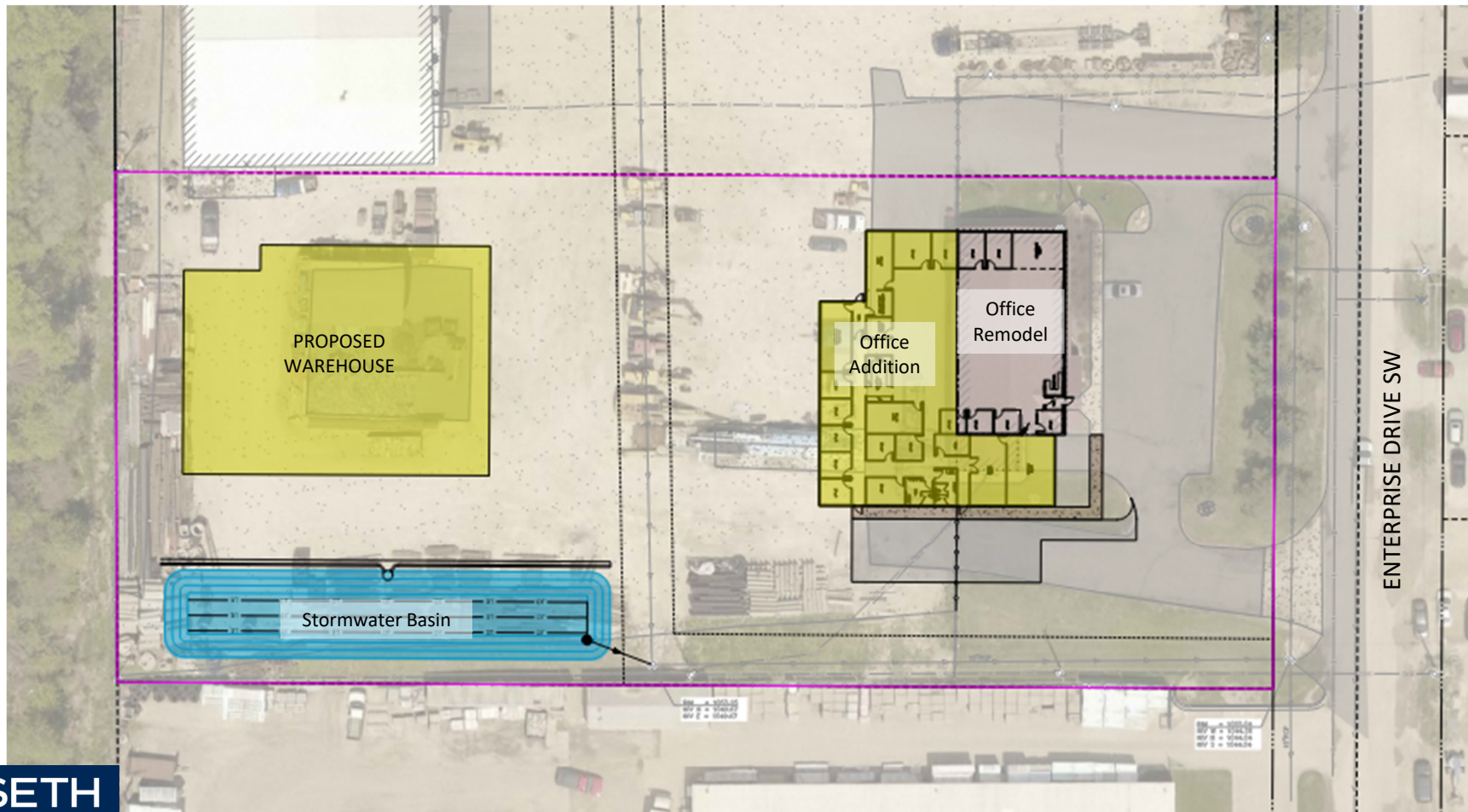


■ Building Elevations - Warehouse



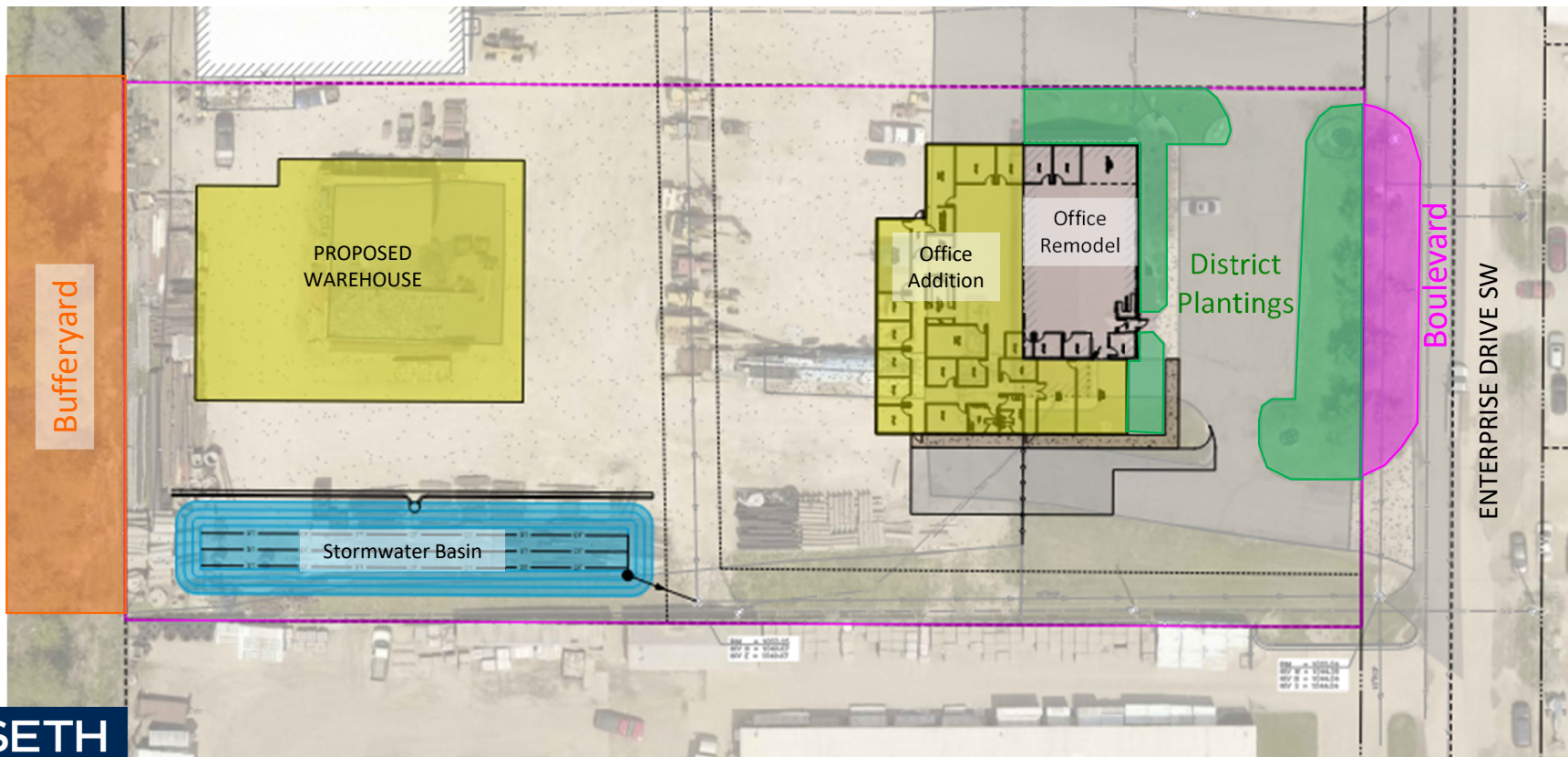
01 CROSS SECTION
SCALE: 3/16" = 1'-0" A202

■ Site Plan



■ Landscape Plan

- Landscape Requirements (200-ft of frontage):
 - Boulevard Trees – 6 trees (4 existing)
 - Bufferyard – Level 4 (existing)
- Parking Lot – None (<10 stalls)
- Zoning District Plantings – 3 canopy trees, 4 understory trees, 20 shrubs



■ Lighting Plan

- Lighting is not permitted to exceed 1 foot-candle at property line, 4,100 kelvin and can be no higher than 30 feet tall from finished grade
- The color of the lighting fixtures will encompass a warm lighting color hue. Foot-candle maximum will ensure excess light does not spill onto neighboring properties

City of Rochester Unified Development Code

Table 400.10-1 Maximum Permitted Illumination and Height

Type of Cutoff on Luminaire	Maximum Illumination			Maximum Height		
	Agricultural or Residential District	Mixed Use District	Non-Residential District	Agricultural or Residential District	Mixed Use District	Non-Residential District
	3,000 Kelvin					
Cutoff angle less than 90° [2] [5]	1.0 footcandle 3,000 Kelvin	2.0 footcandles 3,000 Kelvin	2.0 footcandles 4,100 Kelvin	18 feet	30 feet	30 feet
NOTES [1] Luminaires with no cutoff and lights with a total cutoff angle of greater than 90 degrees are only allowed for single family or two-family dwellings, and shall not exceed 1,000 lumens. [2] Luminaires with a total cutoff of light of less than 90 degree shall be designed so that the bare light bulb, lamp, or source is completely shielded from the direct view of an observer standing at the property line at a point five feet above grade.						

■ Traffic Impacts

- Existing Conditions:
 - Contractors Office (ITE Use 180) – 3,400-sf Building
 - Daily trips – 33
 - AM/PM peak hour trips - 7
- Proposed Conditions:
 - Contractors Office (ITE Use 180) – 9,800-sf Building
 - Daily trips – 96
 - AM/PM peak hour trips – 21



Questions

- Contact Information:
 - Vanessa Hines
 - 507-206-2136
 - Vanessa.hines@widseth.com

■ 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).