

Kramer Contracting Addition

Presentation by Mark Welch / G-Cubed Inc. on behalf of Kramer Contracting

August 26th, 2025 5:00 PM

Location: Kramer Contracting

3820 N Broadway Ave

Rochester, MN, 55906

Overview

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- Q&A

Introduction

Mark Welch – P.E., G-Cubed Engineering

- Senior Vice President – Civil Division Chief



Adam Kramer – Kramer Contracting

- Building Contractor/Owner

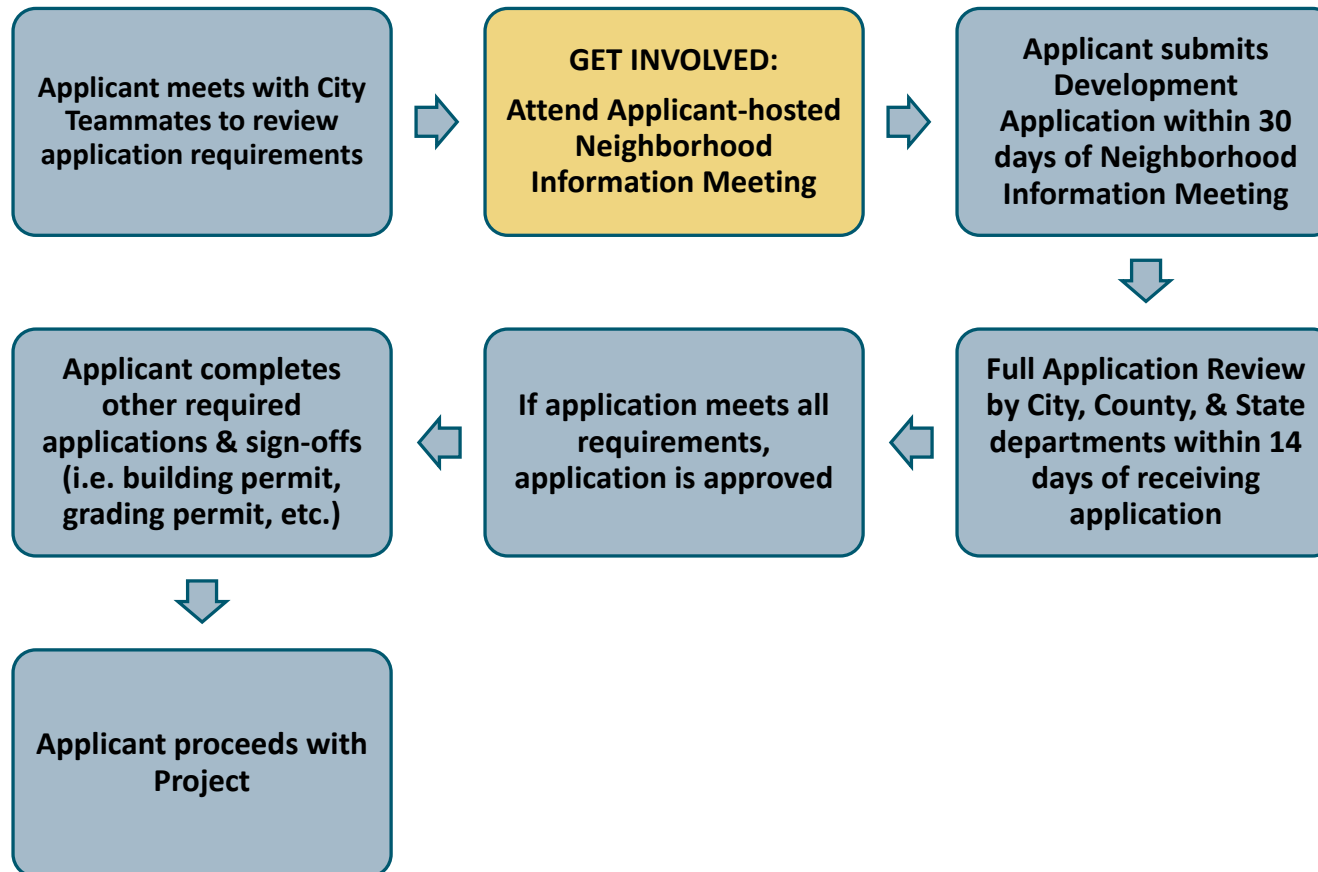


About our Project

Location: Existing multi-use building at 3820 N Broadway Ave, Rochester, MN 55906. Zoning is Mixed Use Center.

The current uses include The Garden Coffee Shop, The Garden Skate Park and Kramer Contracting in the shared building at 3820 Broadway Ave. They are proposing additions/improvements of the existing uses. These will include a 2,000 sq ft addition for Kramer Contracting Offices, a 2,000 sq ft addition for Kramer Contracting Shop, and a 6,940 sq ft outdoor skating rink for The Garden Skate Park.

The Application Process

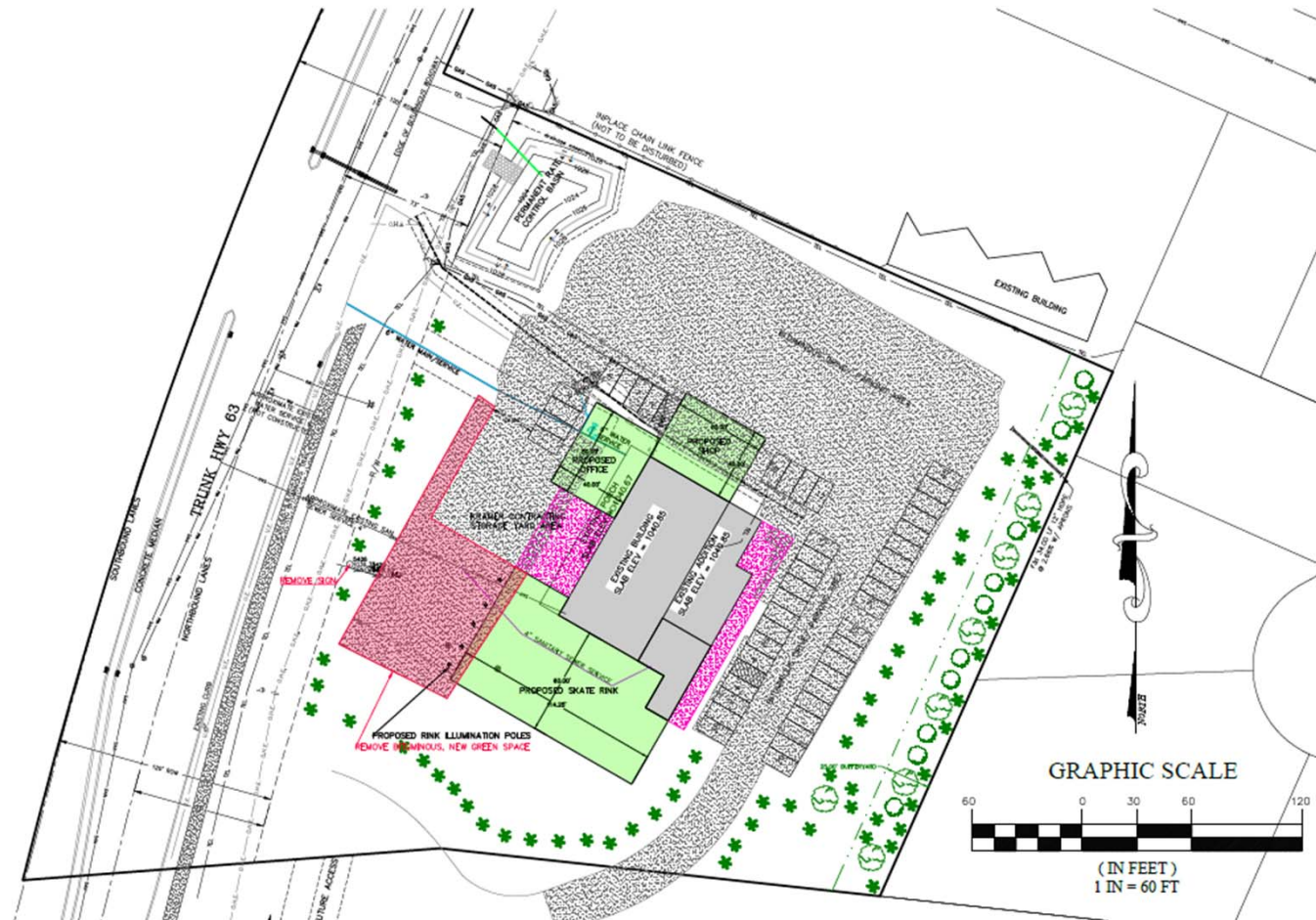


Site Plan

Currently Zoned: MX-C (Mixed Use Center)

Setbacks LI:

- Front: 15' minimum
- Interior side: None
- Street Side: None
- Rear: 7' minimum
- Height: 48' Maximum (primary)
15' (accessory structure)
- As 3 abutting R-1 lots are a City-owned public park and do not provide either a Household or Group Living use, they **do not** meet criteria for Protected Lot status and **do not** impose Restricted Lot status.



MX-C Zoning

I. MX-C – Mixed Use Center

1. Purpose

The MX-C district is intended to provide for pedestrian-friendly areas of medium-density residential development and compatible non-residential uses such as lodging, offices, retail, civic and community, and accessory uses. Development shall be at a walkable scale that is compatible with surrounding residential neighborhoods.

2. Dimensional Standards

Table 200.03-9 MX-C Lot and Building Standards		
Lot Dimensions (Minimum)		
	Lot Area	None
	Lot Width	None
Building Setbacks (Minimum in feet)		
A	Front	15
B	Interior Side	None
	Street Side	None
	Minimum Sum of Interior Side Yards	None
C	Rear	7
Building/Structure Height (Maximum in feet)		
D	Primary Structure	48
	Accessory Structure	15 [1]
NOTES		
[1] 24 feet for Accessory Dwelling Units.		

F. Neighborhood Protection Standards

1. Purpose

This Section 60.400.020F is intended to preserve the character of established residential uses in Residential zoning districts by requiring that development on abutting Mixed Use and Non-Residential properties take additional steps to mitigate their visual and other impacts on the Residential zone district.

2. Applicability

The standards in this Section 60.400.020F apply to each Regulated Lot, as defined below.

a. Protected Lots

A Protected Lot is any lot in an Agricultural or Residential District that contains:

- 1) A Household Living use of 4 units or less, or
- 2) A Group Living use occupying a Single-Family Detached Dwelling.

b. Regulated Lots

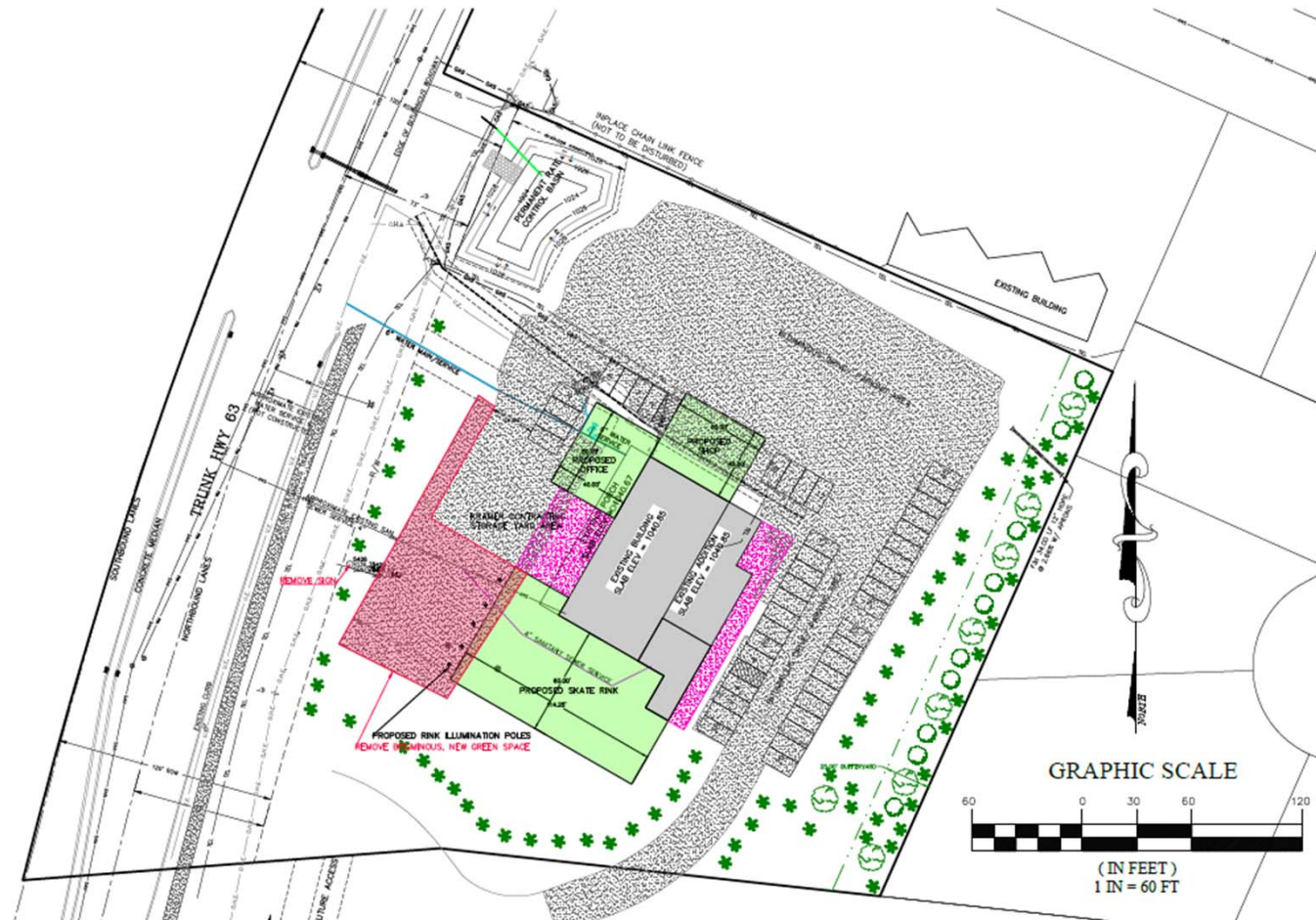
A Regulated Lot is any lot in a Mixed Use or Non-Residential district, or a lot containing more than four residential units in a Residential district, that is abutting to a Protected Lot.



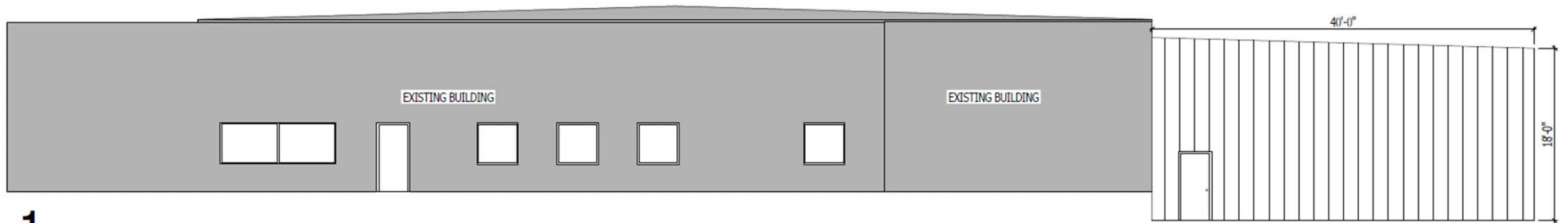
- MX-S Mixed Use Street Oriented
- MX-C Mixed Use Center
- R-1 Mixed Use Single Family

Landscape Plan

- For MX-C Zoning, there is a minimum of 1 canopy tree; and 3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of frontage, planted at least 3 feet apart on center.
- East 314' property line abuts Non-Residential R1, requires Level 2 Bufferyard: Option 2 Minimum width of 25 feet, 2 canopy plantings, 3 understory plantings, and 6 shrubs per 100 linear feet.
- Plantings
 - Landscape Plantings: 1 canopy tree, and 49 3-foot shrubs required; 1 canopy tree and 49 shrubs proposed.
 - Bufferyard Plantings: 7 canopy plantings, 10 understory plantings, and 20 shrubs required; 7 canopy trees, 10 understory trees, and 20 shrubs proposed.
- Frontage is County ROW, therefore no boulevard trees are required.

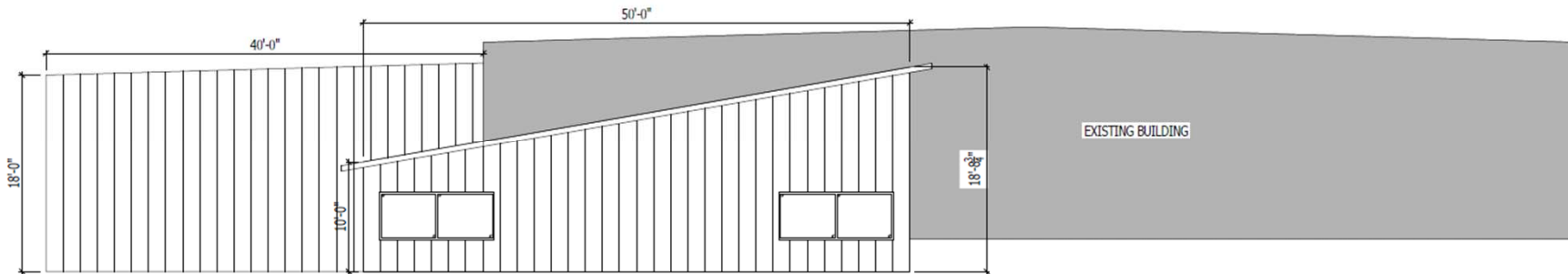


Elevations 1



1 EAST ELEVATION

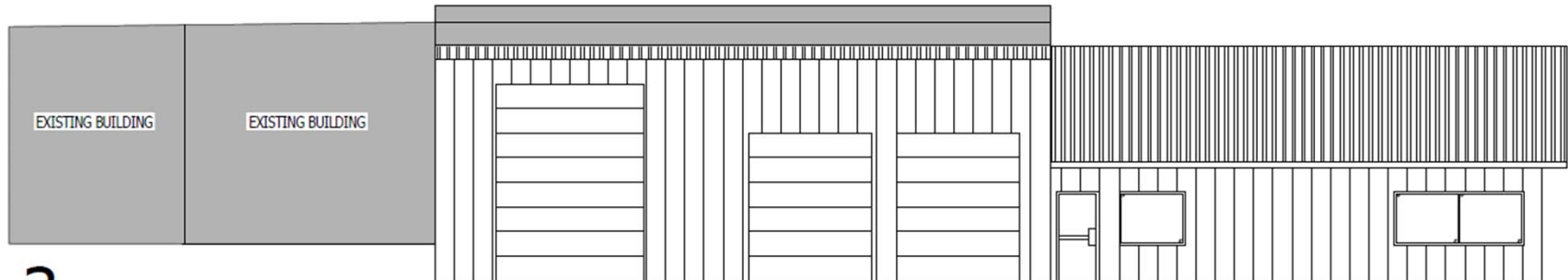
A2.1 SCALE: 1/8" = 1'-0" (22X34)
SCALE: 1/16" = 1'-0" (11X17)



2 WEST ELEVATION

A2.1 SCALE: 1/8" = 1'-0" (22X34)
SCALE: 1/16" = 1'-0" (11X17)

Elevations 2



3 NORTH ELEVATION

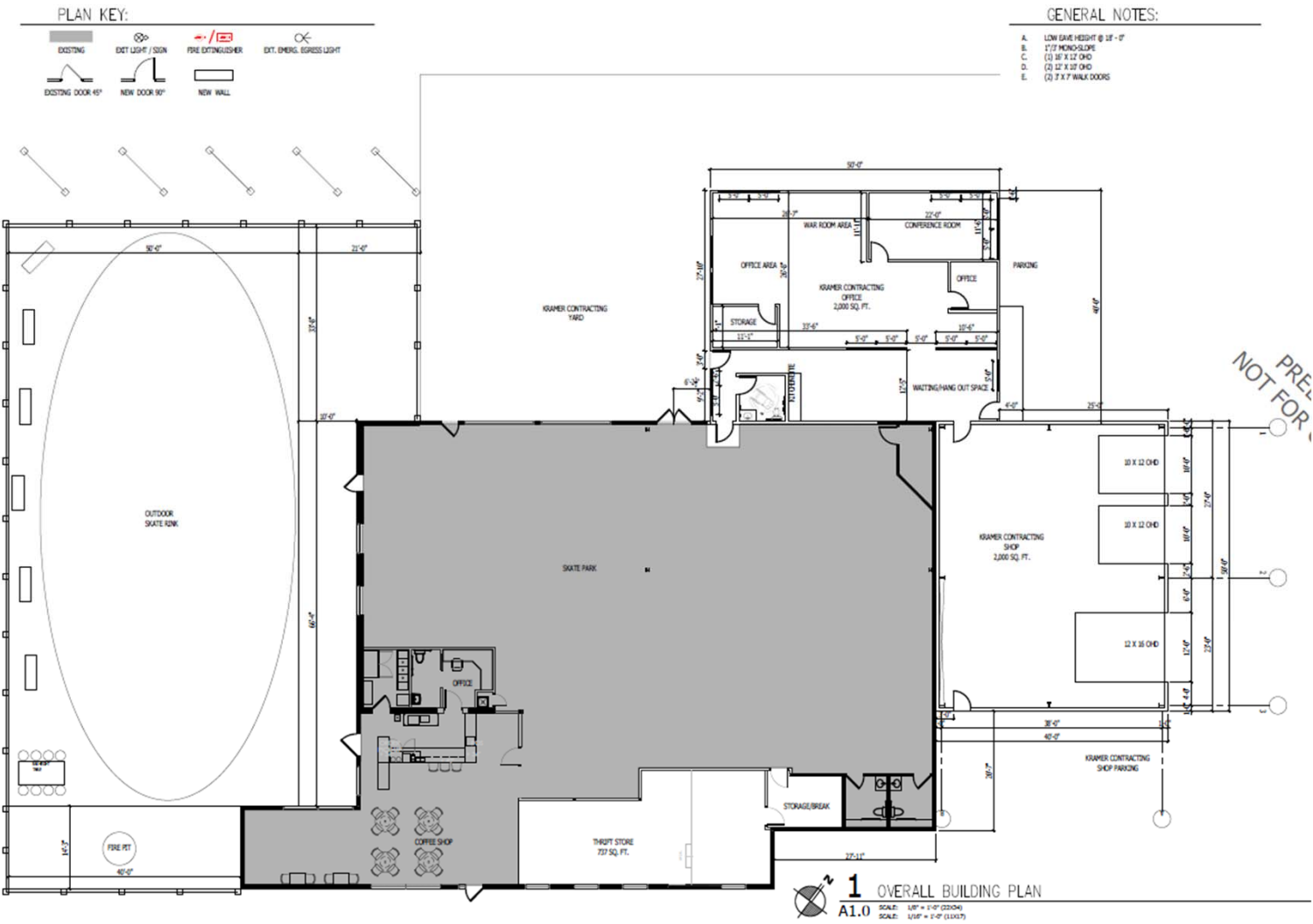
A2.1 SCALE: 1/8" = 1'-0" (22X34)
SCALE: 1/16" = 1'-0" (11X17)



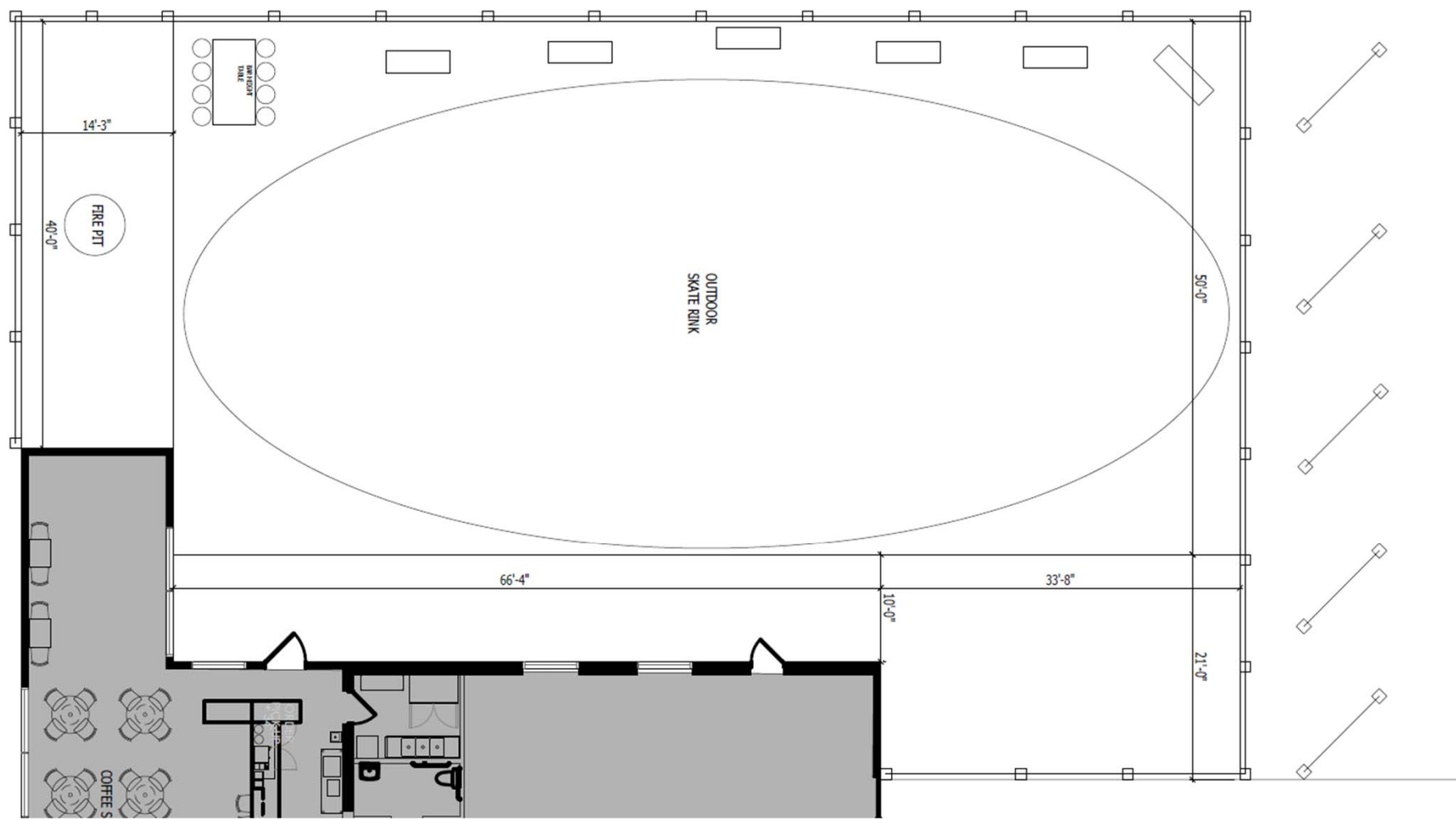
4 SOUTH ELEVATION

A2.1 SCALE: 1/8" = 1'-0" (22X34)
SCALE: 1/16" = 1'-0" (11X17)

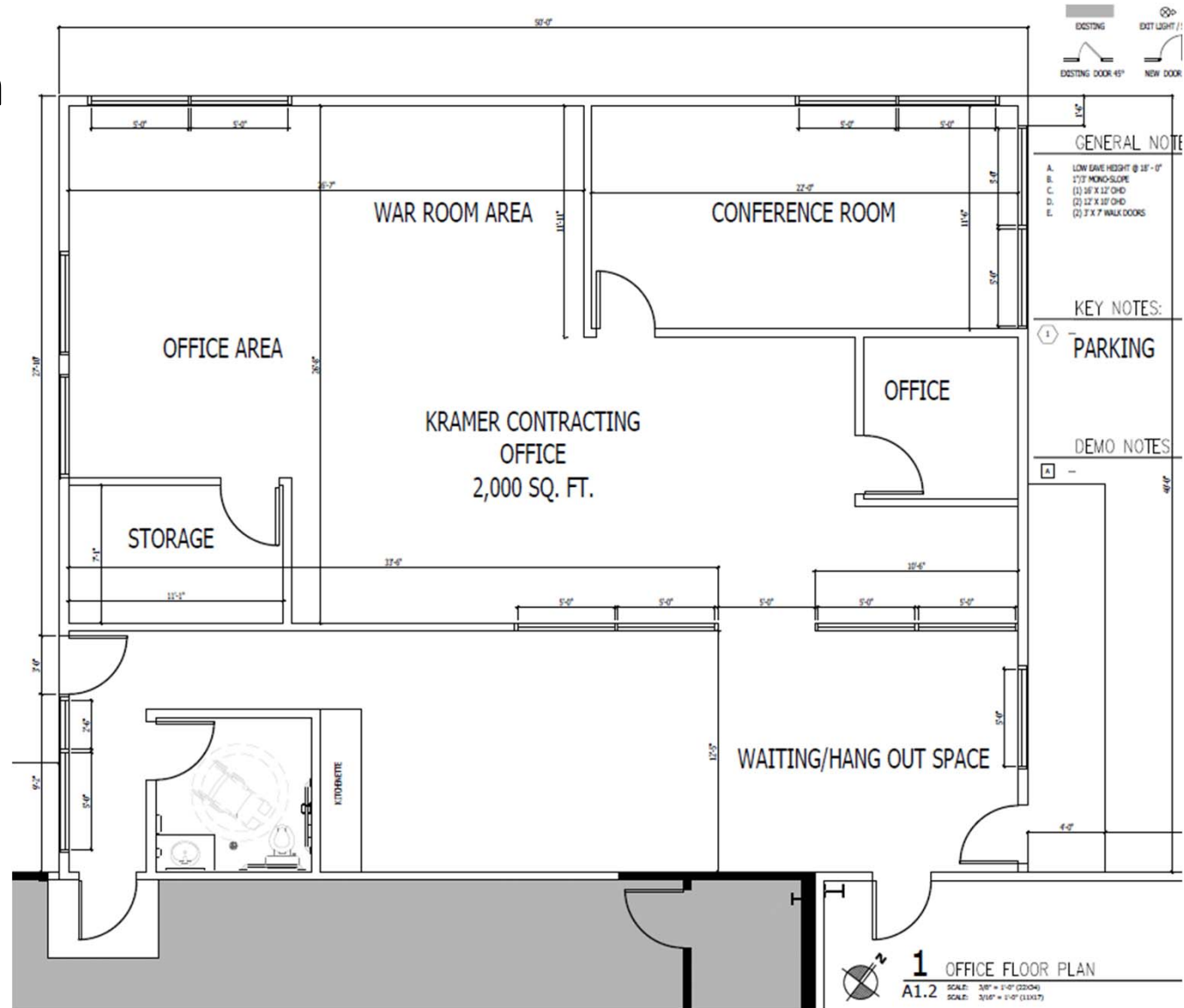
Overall Floor Plan



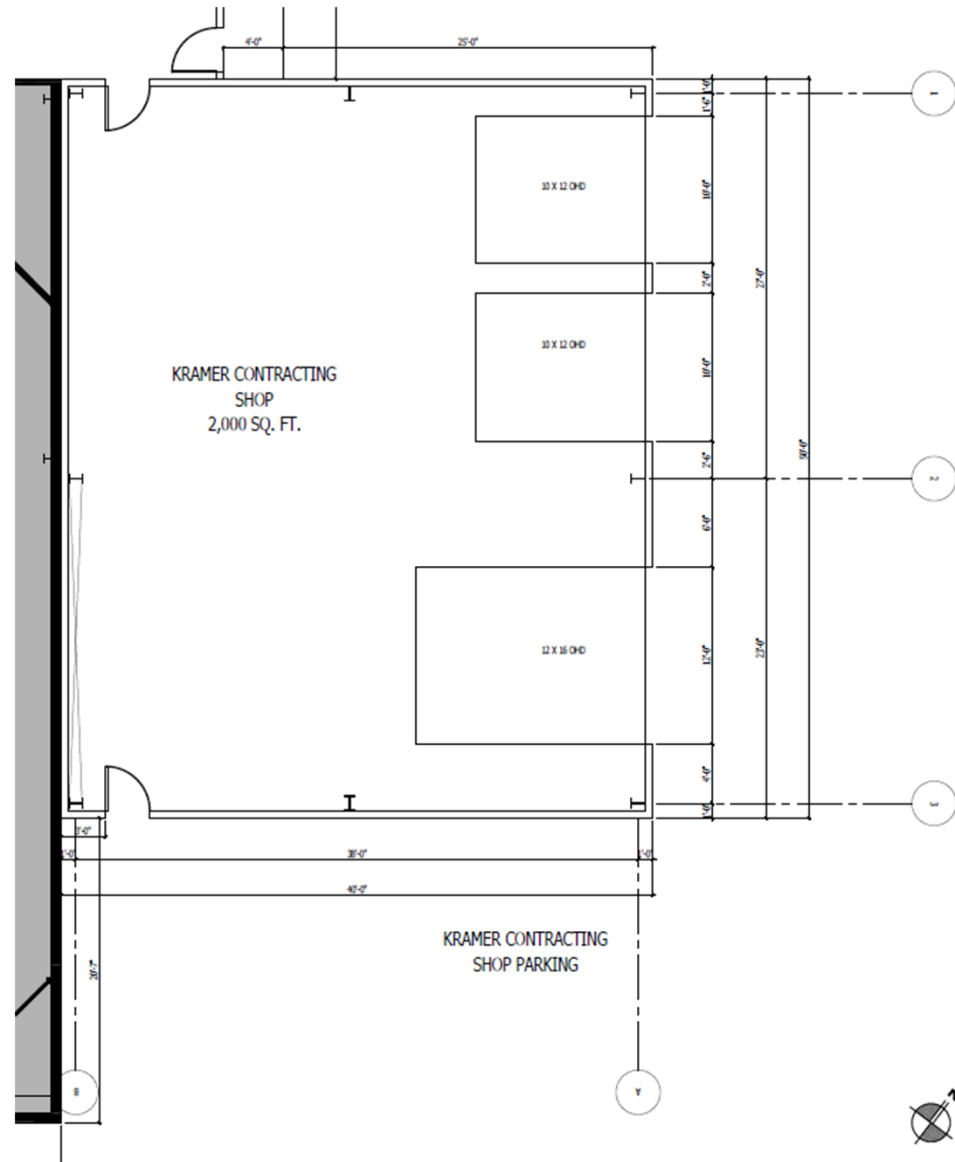
Outdoor Rink Floor Plan



Kramer Office Floor Plan



Kramer Shop Floor Plan



Photometric Plan

- Pending

Traffic Impacts

The proposed site for Kramer Contracting is being considered under land use code 180 (Specialty Trade Contractor) and 465 (Ice Skating Rink). The building addition for Kramer Contracting is 4,000 sq ft. The outdoor skating rink expansion is 6,940 sq ft. According to the Trip Generation Manual 10th Generation, for land use 180 there is an average rate of 10.22 daily trips per 1,000 sq ft. For land use 465 there is an average rate of 9 weekday trips per 1,000 sq ft. Based on this data, there will be an average increase in daily trips of about 104 trips. This value is well below the 750 minimum required for a Traffic Impact Analysis. Also, it is believed that the impact to traffic in the area will not be significant.

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).