

Olmsted Waste Material Recovery Facility Addition

Olmsted County, SEH, CRW

November 5, 2025

5:00 PM

Overview

Introductions

About our Project

The Application Process

Exhibits:

- Site Plan
- Landscape Plan
- Building Elevation
- Photometric Plan

Traffic Impacts

Q&A

Introduction

Olmsted County – Michael Cook

CRW Architecture – Teresa McCormack

SEH, Inc. – Connor Burke

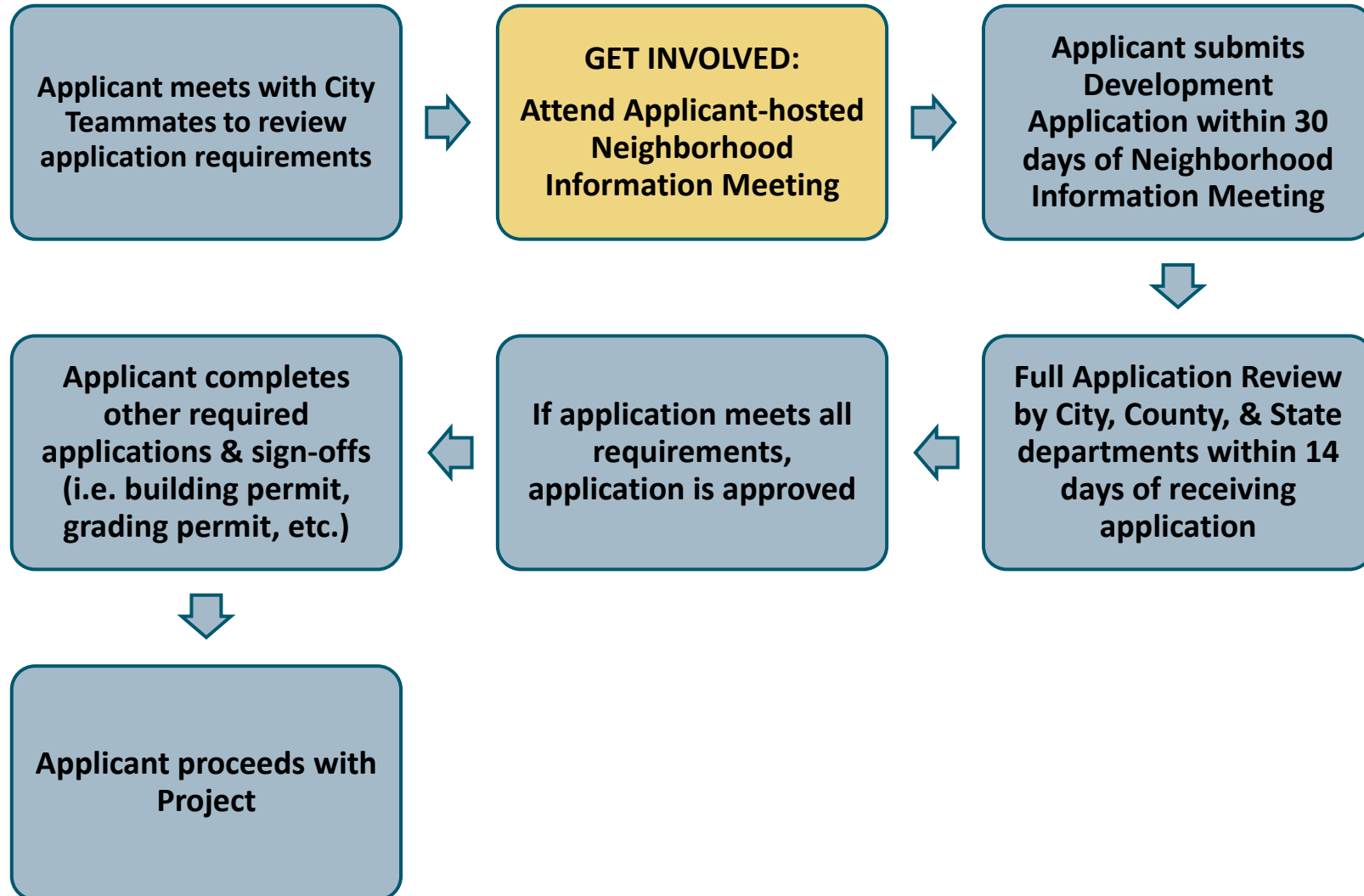
About our Project

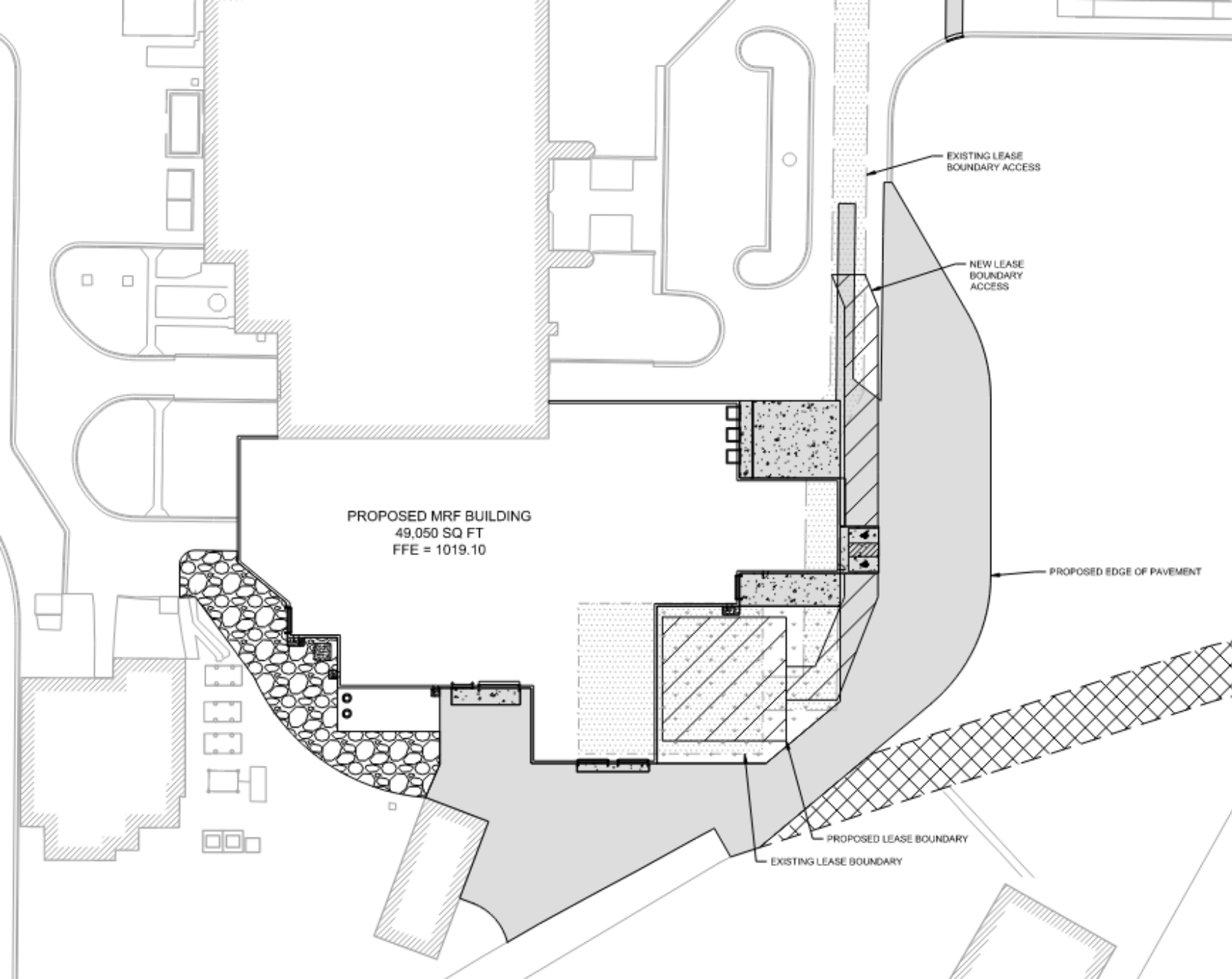
49,050 SF addition of the OWEF to service a Material Recovery Facility.

Utility Upgrades – Water, Sanitary, Storm

Pavement Upgrades – Bituminous and Concrete

The Application Process



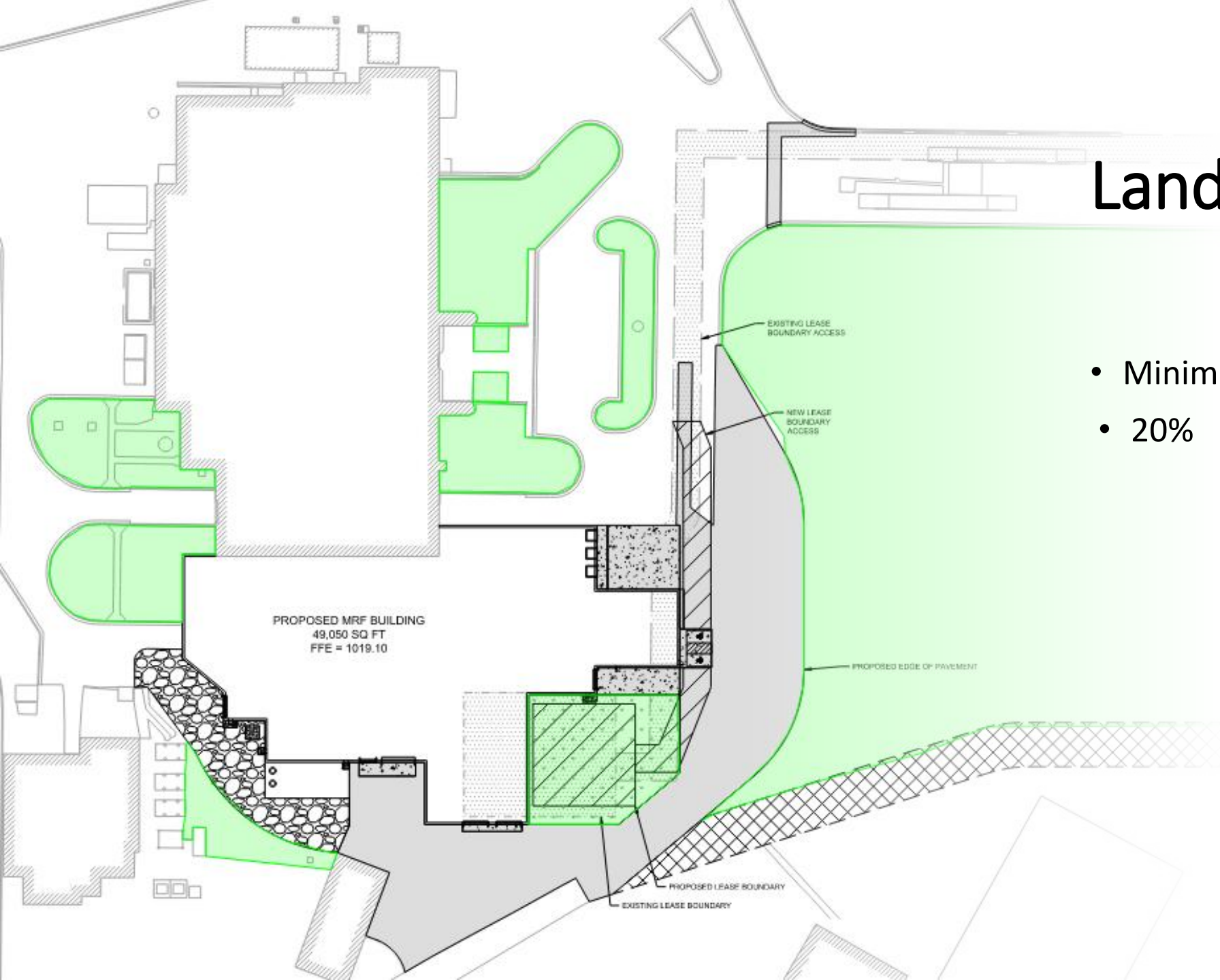


Site Plan

- Description (including height, setbacks, Floor Area Ratio (FAR), and parking).
- Zoning: MXI – Mixed Use Institutional
- Building Height
 - 70' Maximum
- Proposed:
 - Setbacks (Minimum)
 - Front: 15'
 - Interior Side: 10'
 - Street Side: 7'
 - Rear: 8'
- Floor Area Ratio (FAR)
 - 1.0 Maximum
- Parking
 - 26 stalls including (3 ADA)

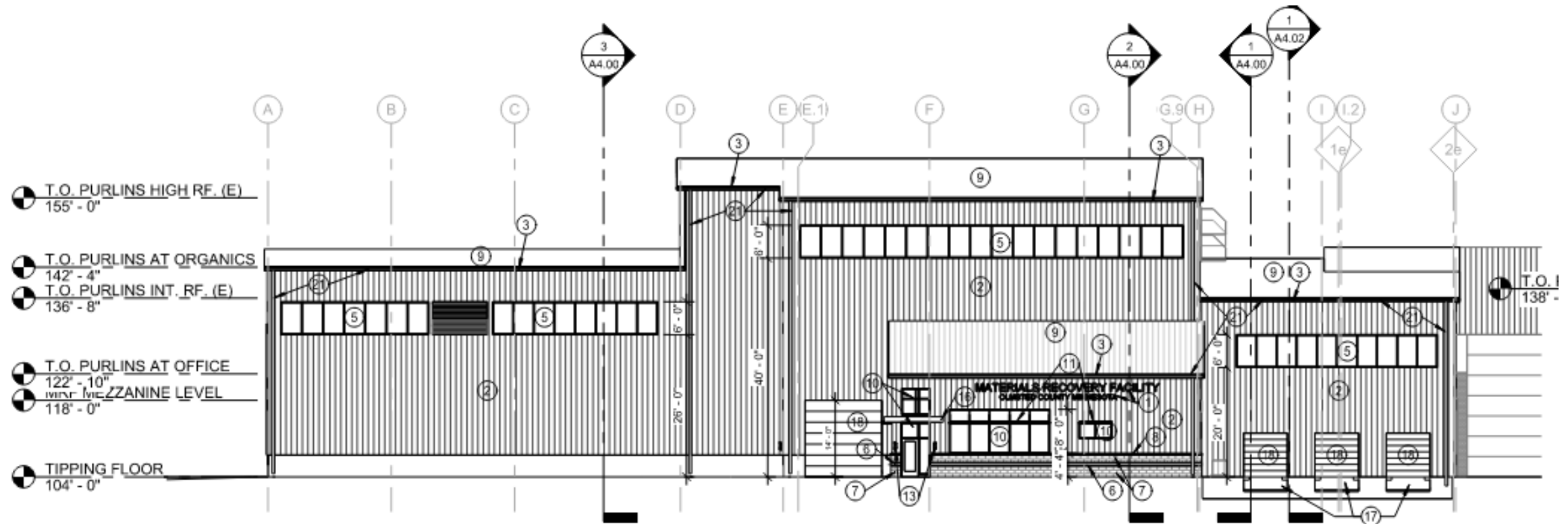
Landscape Plan

- Minimum Requirement
- 20%



Building Elevation

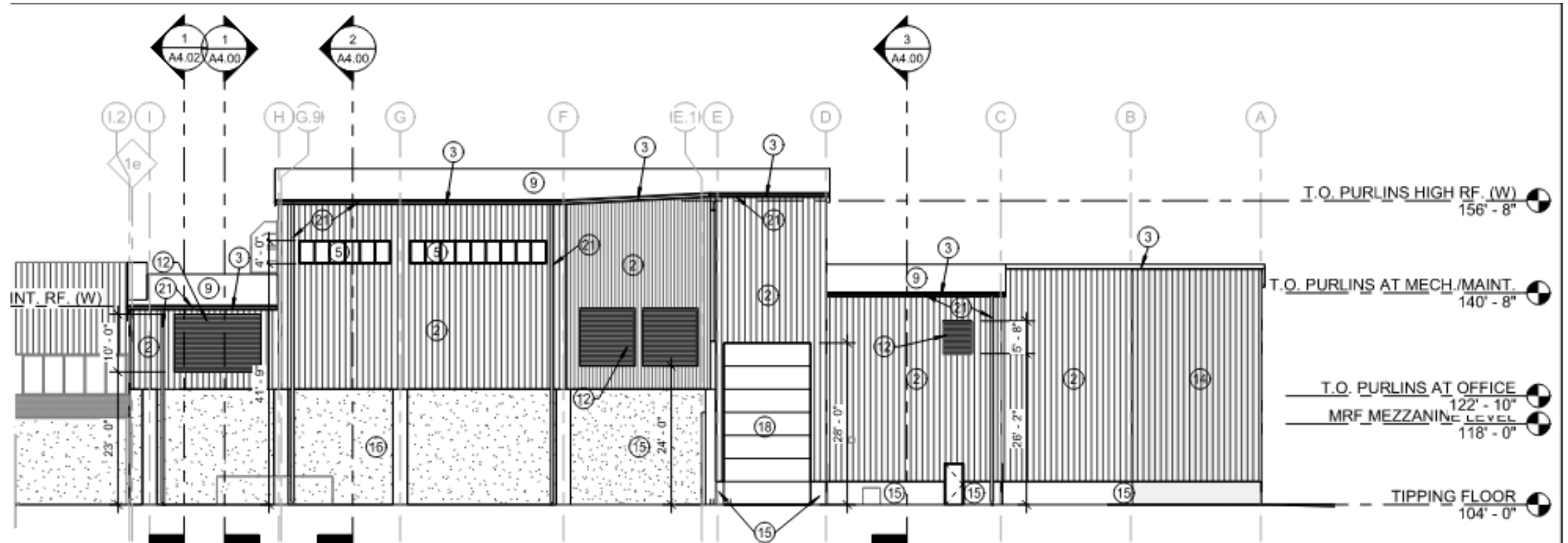
Building Height: 70' Max



① MRF EAST ELEVATION
1/16" = 1'-0"

Building Elevation

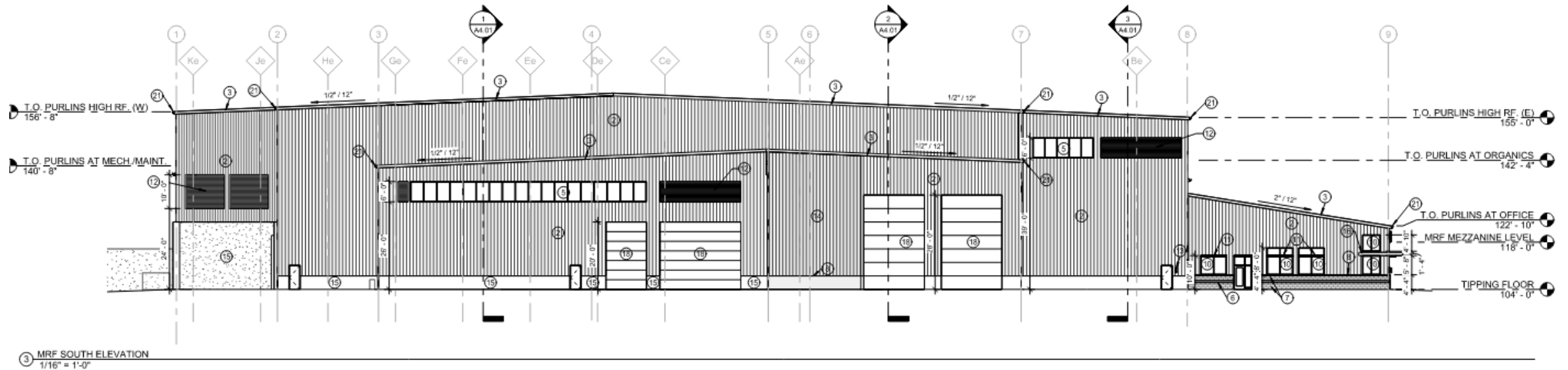
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② MRF WEST ELEVATION
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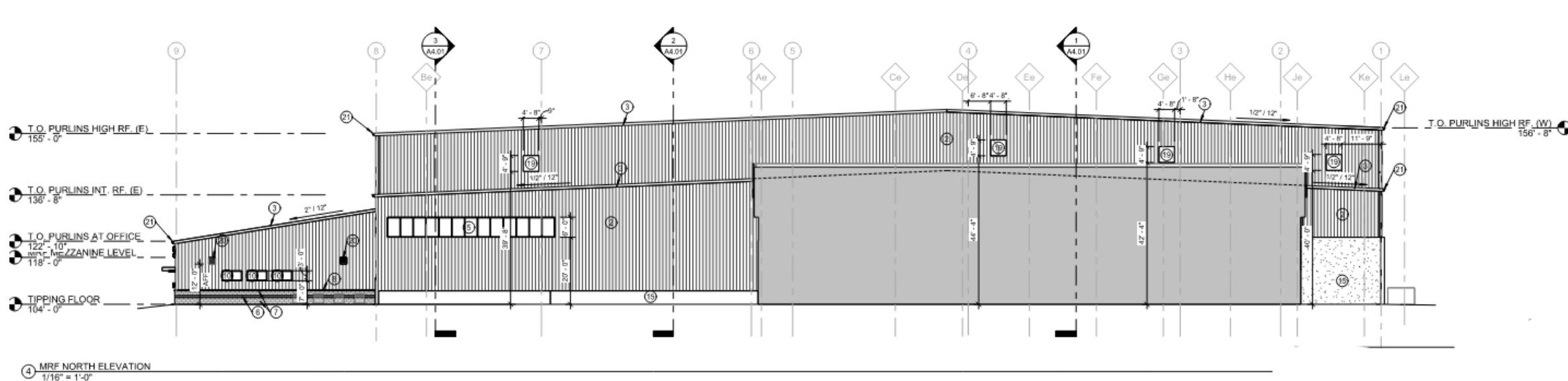
Building Elevation

Building Height: 70' Max



Building Elevation

Building Height: 70' Max



Photometric Plan

- In Process
 - Plan for Storefront/Exterior Lighting
 - Could be light poles or building mounted
 - To be at man doors and overhead doors
 - Exterior light to be limited to within property lines

Traffic Impacts

- The increase in number of trips to and from the site after development are not anticipated to have any perceivable impact on traffic operations on the public roadways and intersections surrounding the development.
- Final Review as part of submittal will be performed by City's Traffic Engineer.

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).