

Benike Construction Site Expansion and Improvements

Presentation by Mark Welch / G-Cubed Inc. on behalf of Benike Construction

January 6th ,2026

5:00 PM

Overview

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Introduction

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

- Senior Vice President – Civil Division Chief



Cyle Erie – P.E., Benike Construction

- Director of Development



Mike Benike – Benike Construction

- President

Mike Young - TSP



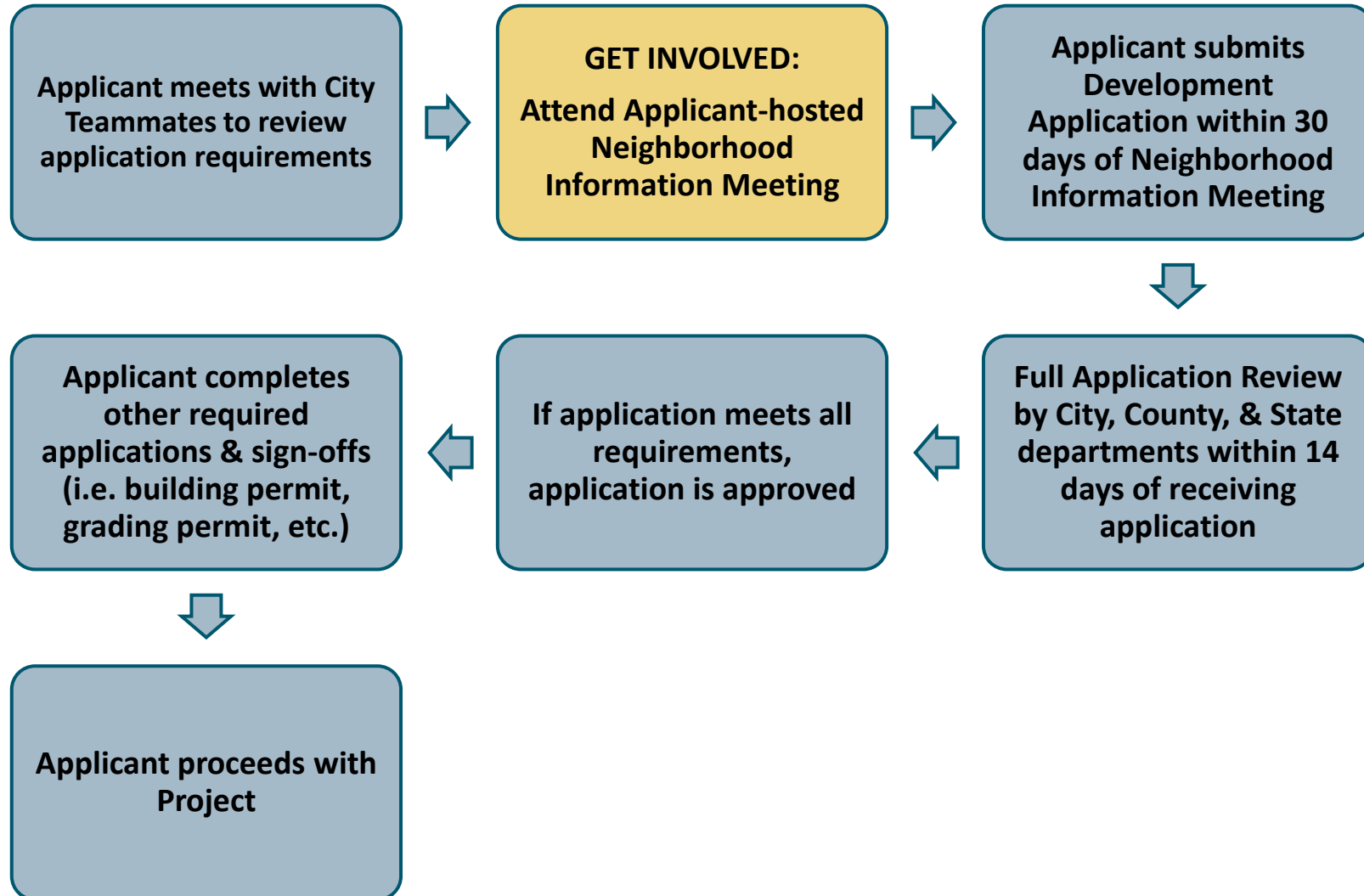
About our Project

Location: The project address is 2850 Hwy 14 W Rochester, MN 55901.

The project is located on the south side of Hwy 14 and to the northwest of Cascade Lake.

Proposal: The proposal is for a new stand alone office building and site improvements for Benike Construction.

The Application Process

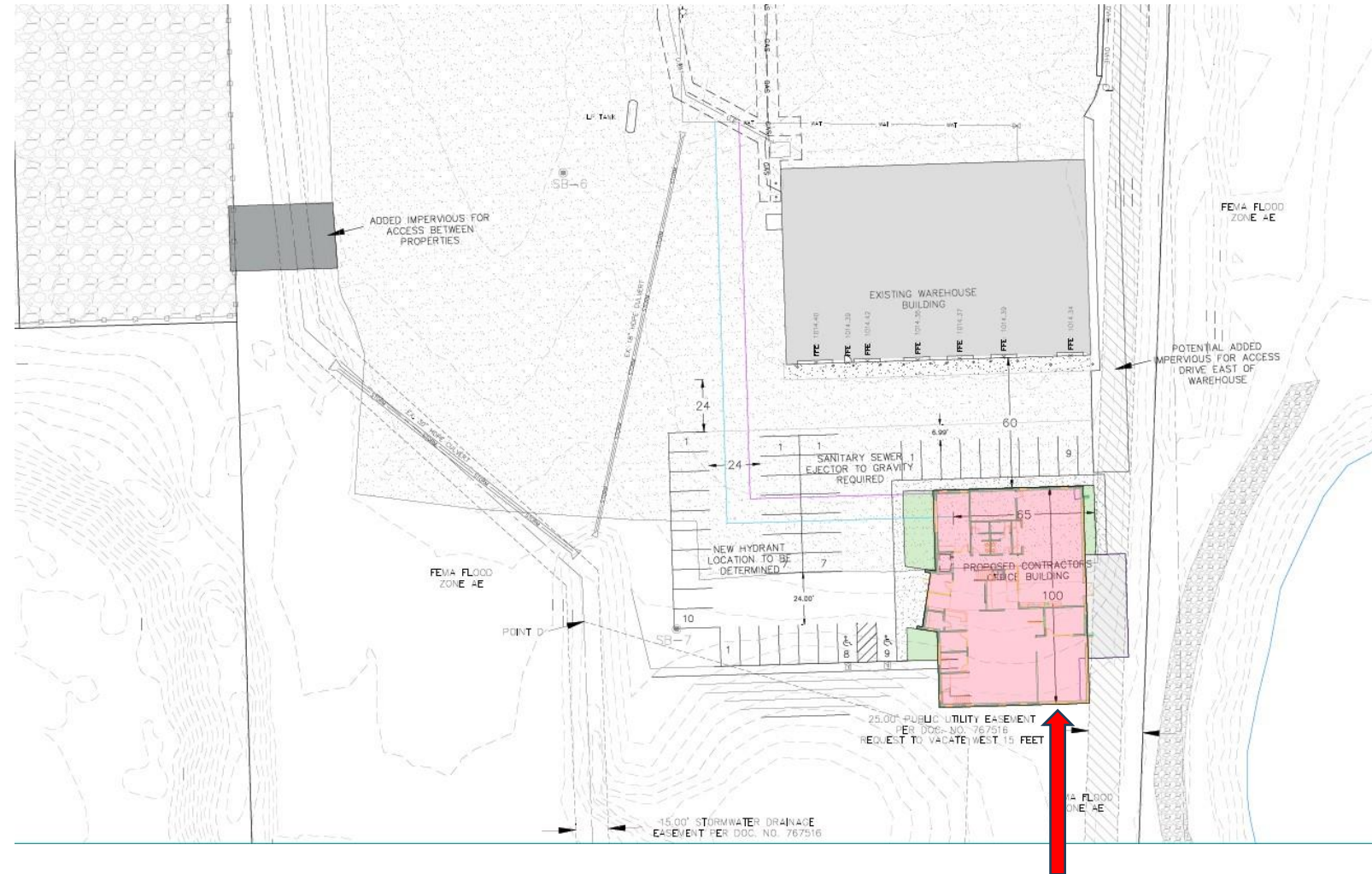
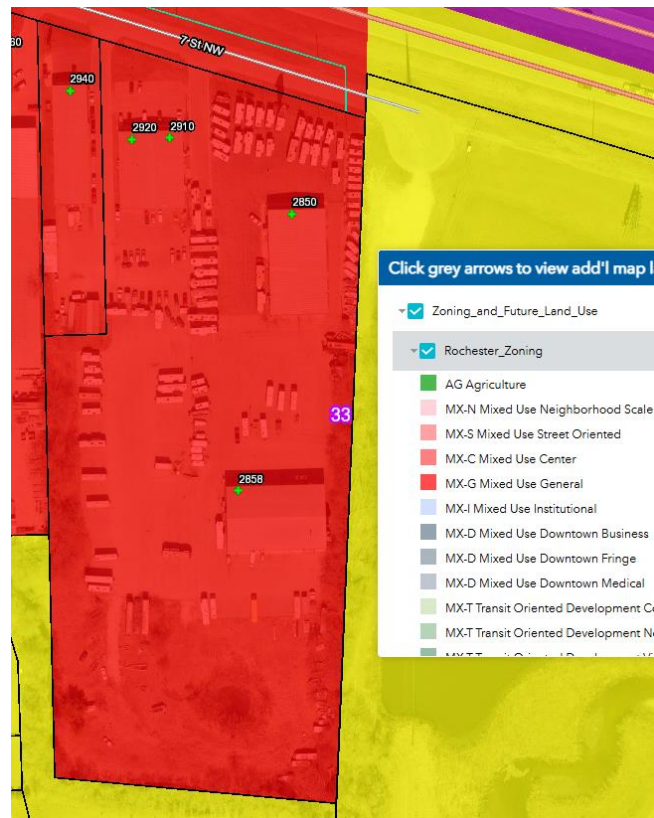


Site Plan

Zoned: MX-G (Mixed Use General)

Setbacks:

- Front: 15 Feet
- Street Side: 7 Feet
- Height: Primary Structure – 60 Feet
Secondary Structure – 25 Feet



**PROPOSED OFFICE
BUILDING**

Site Plan



PROPOSED OFFICE
BUILDING

Landscape Plan

For MX-G Zoning, there are three different types of landscaping required:

- General Landscaping
- Parking Lot Landscaping
- Boulevard Trees

C. Parking Lot Landscaping

b. Landscape Island Size and Location Requirements

- 1) Landscape islands shall be a sufficient size to accommodate required landscaping. No landscaped island shall be less than eight feet in length or width and a minimum of 50 square feet.
- 2) Landscape islands shall be provided in parking areas along the ends of parking rows, adjacent to lot lines, and used to define the location and pattern of primary internal access drives.

c. Landscape Island Planting and Tree Requirements

- 1) Exclusive of bufferyard landscaping and boulevard/street trees, landscape islands shall each contain a minimum of one tree and three shrubs per 400 square feet.

Table 400.06-1 Minimum Planting Requirements

Zoning District	Minimum Planting Requirement
	3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet part on center [1]
R4	2 canopy trees; and 2 understory trees, and 3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet part on center [1]
MX-N	1 canopy tree, 1 Understory tree, and 6 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet part on center [1]
MX-S, MX-C, and MX-G	1 canopy tree; and 3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet part on center [1]

A. Boulevard Trees

c. Planting Standards

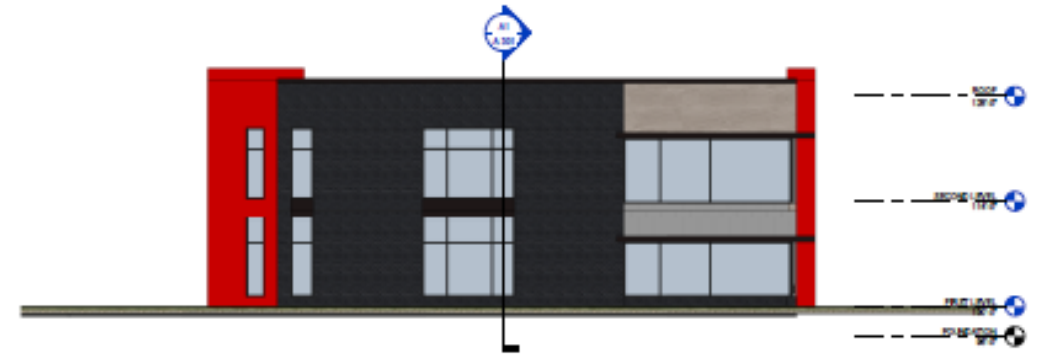
Planting of boulevard trees shall comply with the following standards to the maximum extent practicable.

- 1) Tree spacing shall average 50 feet between trees located within the boulevard for residential properties and 35 feet between the trees located within the boulevard for commercial properties.
- 2) A minimum separation of seven feet shall be provided from edge of driveways as measured at the property line.
- 3) A minimum separation of 12 feet shall be provided from above-ground utility equipment.
- 4) A minimum separation of 20 feet shall be provided from roadway street lighting.
- 5) A minimum separation of 25 feet between a boulevard tree and the intersection of sidewalks (normally measured from the property line).
- 6) Planting on slopes steeper than 60 degrees requires additional review by the Parks and Recreation Director and may be denied or subject to conditions to mitigate potential impacts on tree health or nearby areas.

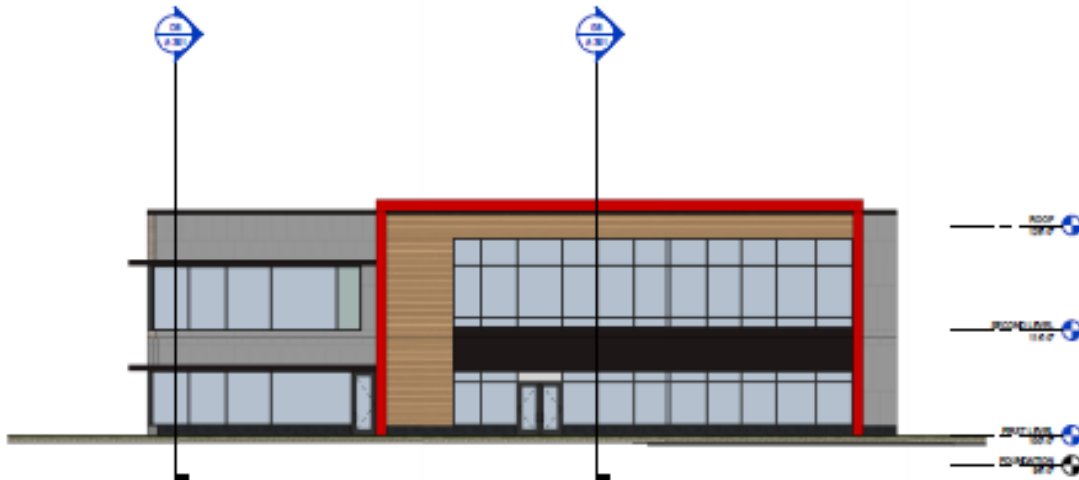
Building Elevations



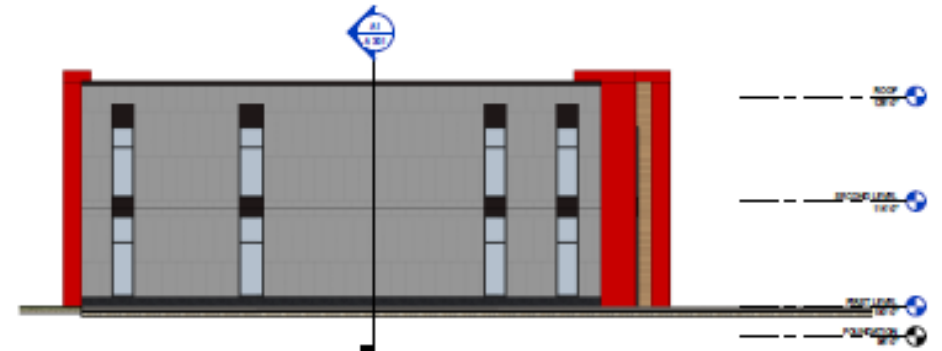
D1 EXTERIOR ELEVATION - WEST
SCALE: 1" = 10'



D2 EXTERIOR ELEVATION - SOUTH
SCALE: 1" = 10'



A1 EXTERIOR ELEVATION - EAST
SCALE: 1" = 10'



A2 EXTERIOR ELEVATION - NORTH
SCALE: 1" = 10'

Photometric Plan

General lighting requirements per the Rochester UDC are as follows:

E. General Requirements

1. Prohibited Lights

- a. Laser, strobe, flickering, or flashing lights is prohibited.
- b. Tower lighting is not unless required by the Federal Aviation Administration.
- c. Neon lighting and exposed strip lighting used to illuminate building facades, or used to outline or detail buildings, windows, or doors, or used to illuminate, outline, or detail service canopies is prohibited in or adjacent to any Residential district.
- d. When neon lighting or exposed strip lighting is used for any purpose, it must not be combined with or mounted near any reflective materials such as mirrors, shiny metals, highly glazed tiles, or other materials that would result in reflective glare.

2. Intensity

- a. The total light output must not exceed 50,000 lumens per acre as measured at the light source.
- b. The maximum intensity per light pole must not exceed 5,000 lumens as measured at the light source.
- c. The maximum illumination at any one location on the property must not exceed 15 foot candles.

3. Location

Light sources or luminaires shall not be located within bufferyards except along Walkways, Sidewalks, Bikeways, or Multi-Use Trails.

2. Exceptions

The requirements of this Section 60.400.100 do not apply to ball diamonds, playing fields, and tennis courts. Lighting for these uses shall be shielded to prevent light and glare from spilling over onto adjacent residential properties. The maximum permitted illumination at the property line shall not exceed one foot candle if the abutting property is located in a Residential district, and shall not exceed two foot candles if the abutting property is located in a Mixed Use or Non-Residential district.

Traffic Impacts

The existing site contains 3 buildings totaling 34,500 sq. ft for multiple uses. 9,900 sq ft was a Specialty Trade Contractor generating 101 daily trips per day (10.22 per 1,000 sq. ft). The other 24,600 SF was Recreational Vehicle Sales generating 123 trips per day (5.00 per per 1,000 Sq. ft). These buildings will all be converted into warehousing (1.74 trips per 1,000 sq. ft) which will reduce the daily trips generated to 60 per day.

The project is proposing to construct an additional 14,000 sq. ft of building space that will be used for offices. Office space is calculated as 9.74 trips per 1,000 sq. ft. Based on a 14,000 sq. ft building, this will generate 137 trips per weekday.

The site will feature 34,500 SF of warehouse space and 14,000 SF of office space for a total of 197 trips per day. This is 27 less trips per day than the existing site conditions.

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).