

AGENDA STATEMENT
BUSINESS OF THE CITY COUNCIL
City of Watertown, Minnesota

<u>SUBJECT:</u>	Review Tuscan Village Report
<u>PROCEEDING:</u>	Council Action
<u>FOR COUNCIL AGENDA DATED:</u>	December 14, 2010
<u>DEPARTMENT OF ORIGIN:</u>	Administration
<u>DATE SUBMITTED:</u>	December 14, 2010
<u>CLEARANCES:</u>	
<u>EXHIBITS:</u>	Report Documents

SUMMARY STATEMENT

At the end of October, the City of Watertown received a complaint about the properties located at Tuscan Village. At that time, Mayor McDonald and Council Member Duske met with Scott Qualle, the City's Building Official, to review the status of the project. Mr. Qualle informed the Council that there had not been a comprehensive review of the unfinished units in some time and that it would be appropriate to do so.

Mr. Qualle recently submitted the completed Tuscan Village report. The document outlines each individual unit's needs at the present time. The list is intended to act as a guideline for a potential property owner and have been filed with each property folder. Staff plans to use these reports as a general guideline for site needs when the City is approached for building permits.

The report is attached for your review.

DATE: November 8, 2010

STATUS OF: 1046 Trebbiano Lane

INSPECTOR: Randy Kelzenberg, MNSPECT, CBO #2237

- Unit is at framing stage. Framing corrections have NOT been completed. No electrical rough-in inspection sticker in box – electrical rough-in inspection needs to be completed.

- Plumbing rough-in inspections (both above ground and underground) have been completed.

- Mechanical rough-in inspection has been completed.

- Basement concrete floor is poured.

- Low voltage cable cannot breach firewalls through other units. They MUST be removed and firewalls patched to regain integrity.

- Gas lines cannot be run through other units.

- Permits will be required to finish unit – all previous permits are non-transferable and expired.

- The exterior of this unit is complete.

DATE: November 8, 2010

STATUS OF: 1040 Trebbiano Lane

INSPECTOR: Randy Kelzenberg, MNSPECT, CBO #2237

- Unit is at framing stage. Framing corrections have NOT been completed.
- Electrical rough-in inspection completed – ok.
- Plumbing and mechanical rough-in inspections are completed – ok.
- Basement floor has NOT been poured.
- Sewer piping not capped.
- Low voltage cable cannot breach firewalls through other units. They MUST be removed and firewalls patched to regain integrity.
- Gas lines cannot be run through other units.
- Permits will be required to finish unit – all previous permits are non-transferable and expired.
- The exterior of this unit is complete.

DATE: November 8, 2010

STATUS OF: 675 Sienna Drive

INSPECTOR: Randy Kelzenberg, MNSPECT, CBO #2237

This unit is completed.

Electrical final is complete.

A Certificate of Occupancy should have been issued.

DATE: November 8, 2010

STATUS OF: 679 Sienna Drive

INSPECTOR: Randy Kelzenberg, MNSPECT, CBO #2237

This unit is completed.

Electrical final is complete.

A Certificate of Occupancy should have been issued.

DATE: November 8, 2010

STATUS OF: 685 Sienna Drive

INSPECTOR: Randy Kelzenberg, MNSPECT, CBO #2237

- This unit is at framing stage.
- Plumbing: underground rough-in inspection is completed.
- Plumbing: above ground rough-in inspection not completed.
- Mechanical rough-in inspection not completed.
- No electrical inspection – no electrical wiring installed.
- No framing inspection has been completed.
- Gas line cannot breach firewalls through other units.
- Permits will be required to finish unit – all previous permits are non-transferable and expired.
- The exterior of this unit is complete.

DATE: November 8, 2010

STATUS OF: 693 Sienna Drive

INSPECTOR: Randy Kelzenberg, MNSPECT, CBO #2237

NO ACCESS – NO PICTURES

- This unit is at rough-in stage.
- Plumbing: underground rough-in inspection is completed.
- Plumbing: above ground rough-in inspection not completed.
- No other rough-in inspections completed.
- No electrical wiring installed.
- No framing inspection has been completed.
- Gas line cannot breach firewalls through other units.
- Permits will be required to finish unit – all previous permits are non-transferable and expired.
- The exterior of this unit is complete.

DATE: November 8, 2010

STATUS OF: 699 Sienna Drive

INSPECTOR: Randy Kelzenberg, MNSPECT, CBO #2237

- This unit is at rough-in stage.
- Plumbing: underground rough-in inspection is completed.
- Plumbing: above ground rough-in inspection not completed.
- No mechanical rough-in installed.
- No electrical wiring installed.
- No framing inspection has been completed.
- Gas line cannot breach firewalls through other units.
- Permits will be required to finish unit – all previous permits are non-transferable and expired.
- The exterior of this unit is complete.