

Alerus Financial

Presentation by Mark Welch / G-Cubed Inc. on behalf of Alerus Financial

February 24th, 2026 5:00 PM

Location: Alerus Financial

1016 Civic Center Dr NW

Rochester, MN 55901

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Site Plan
 - Landscape Plan
 - Building Elevation
 - Photometric Plan - Pending
- Traffic Impacts
- Q&A

Introduction

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

- Senior Vice President – Civil Division Chief

Rebecca Muchow & Dean Feldhausen – Nelson

- Building Architects

Alerus

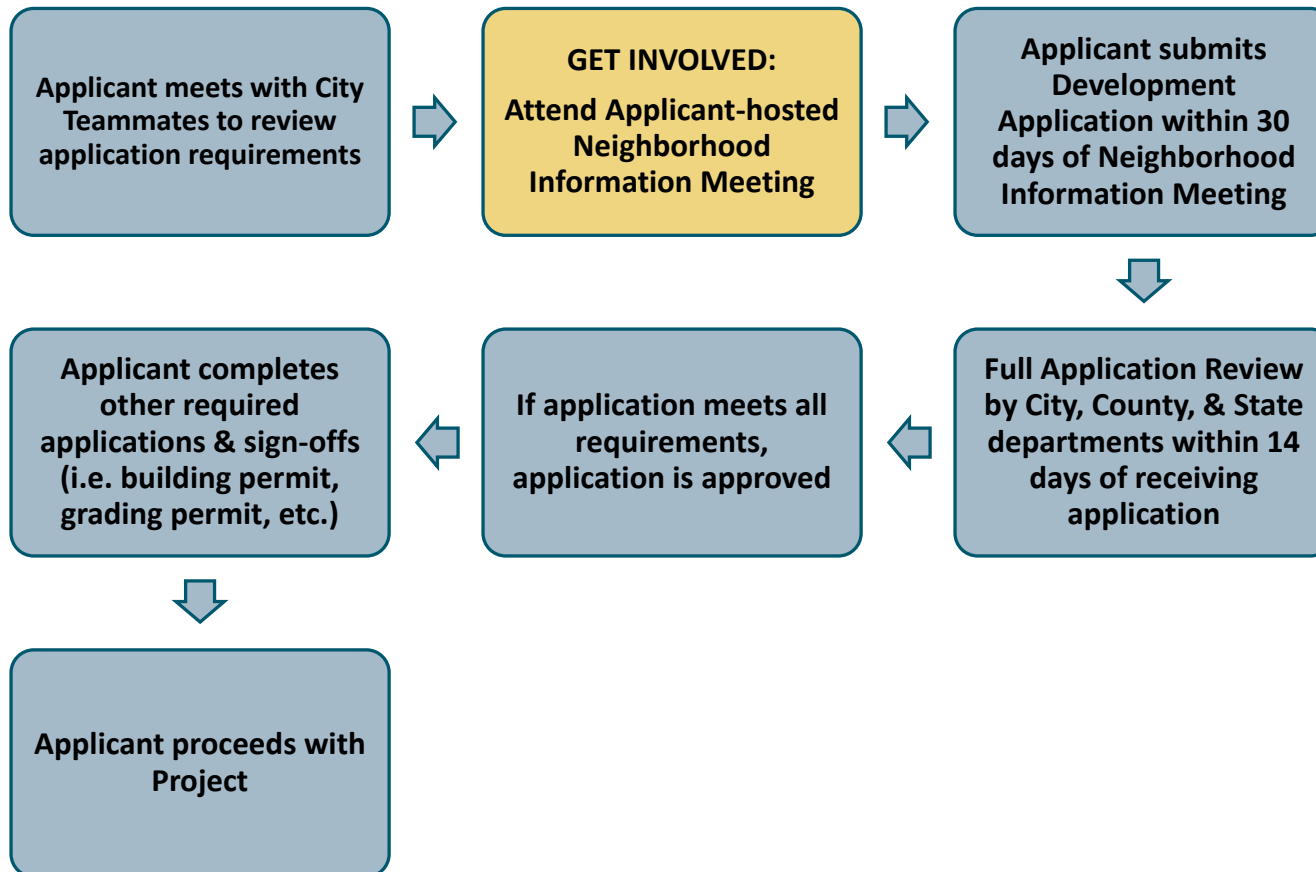
- Building Owners

About our Project

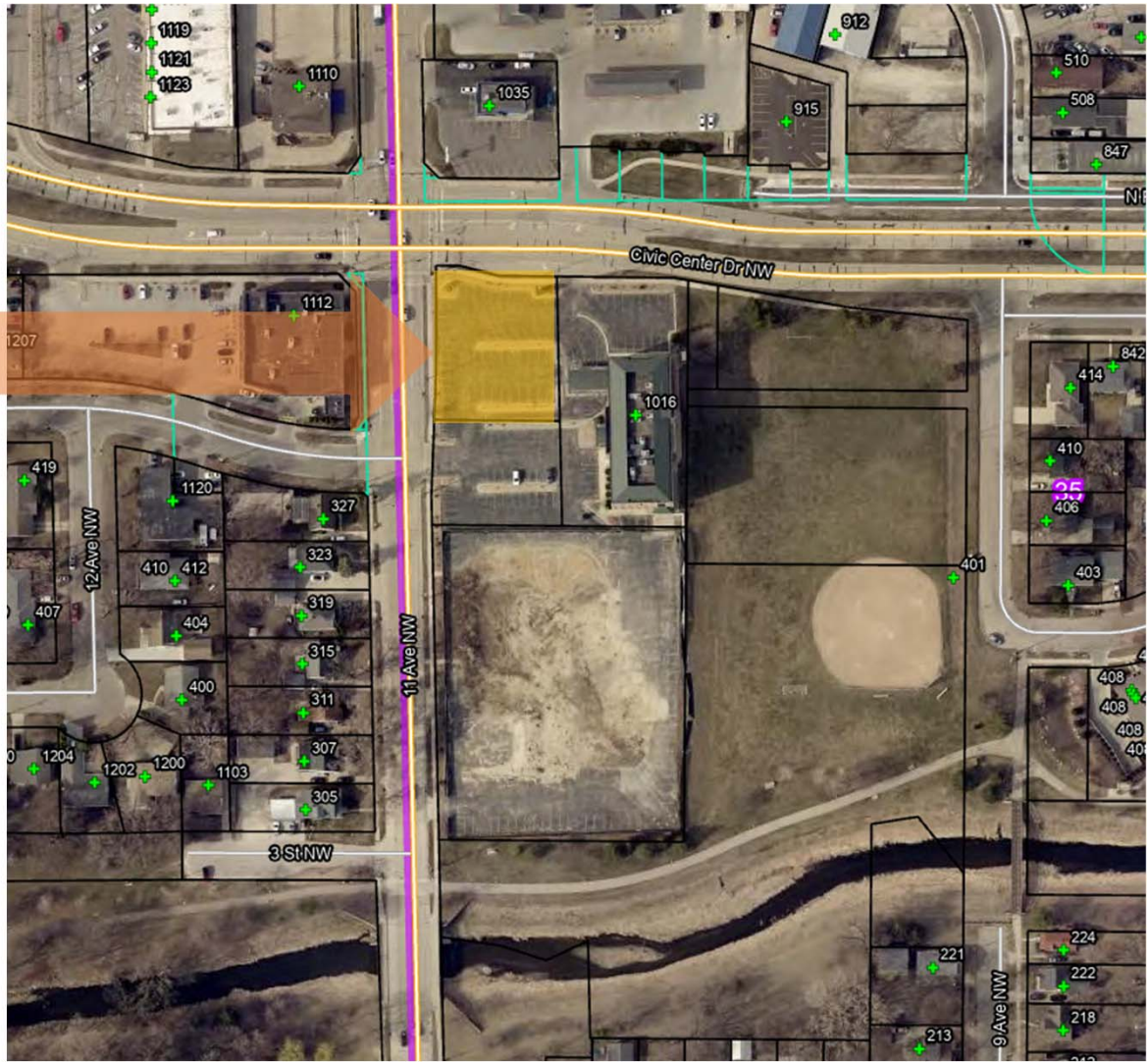
Location: 1016 Civic Center Dr NW– zoned MXG – Mixed Use General

The construction of a new bank building and the associated parking and drives.

The Application Process



Site

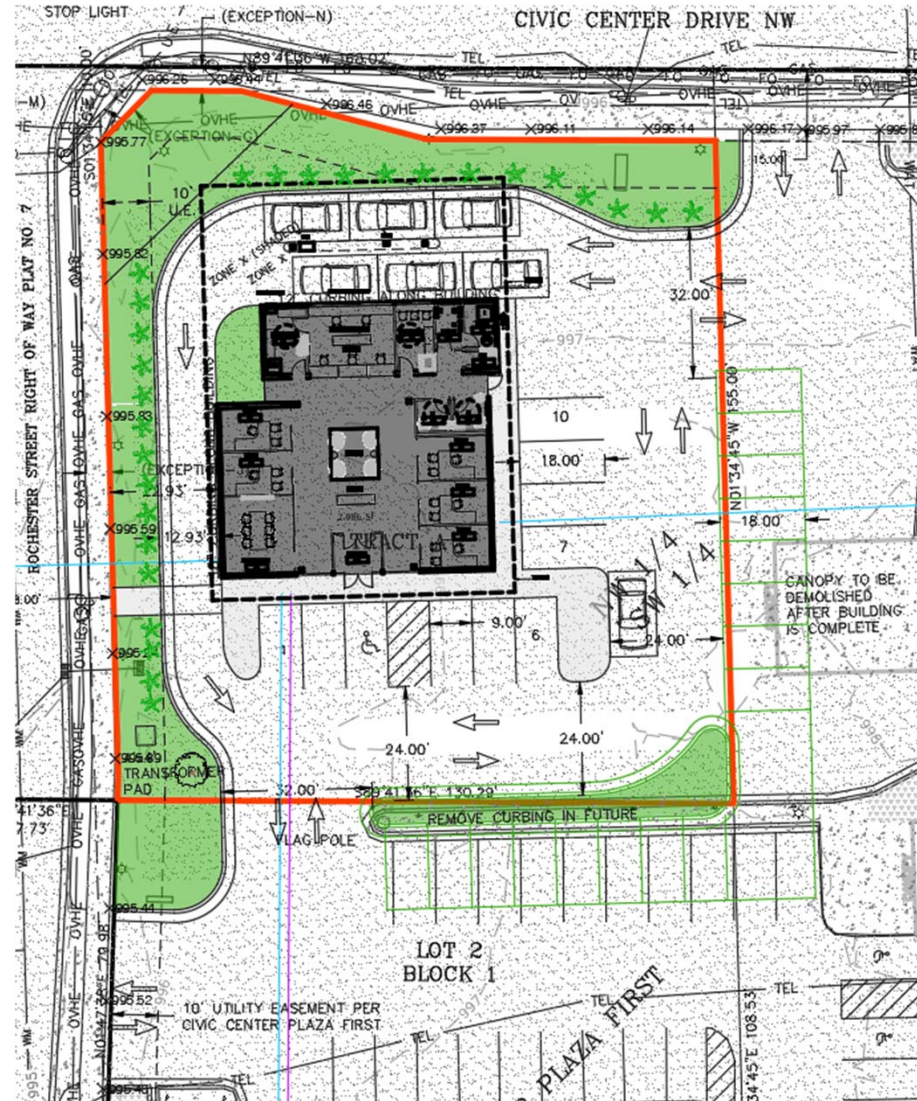


Site Plan

Currently Zoned: MXG – Mixed Use General

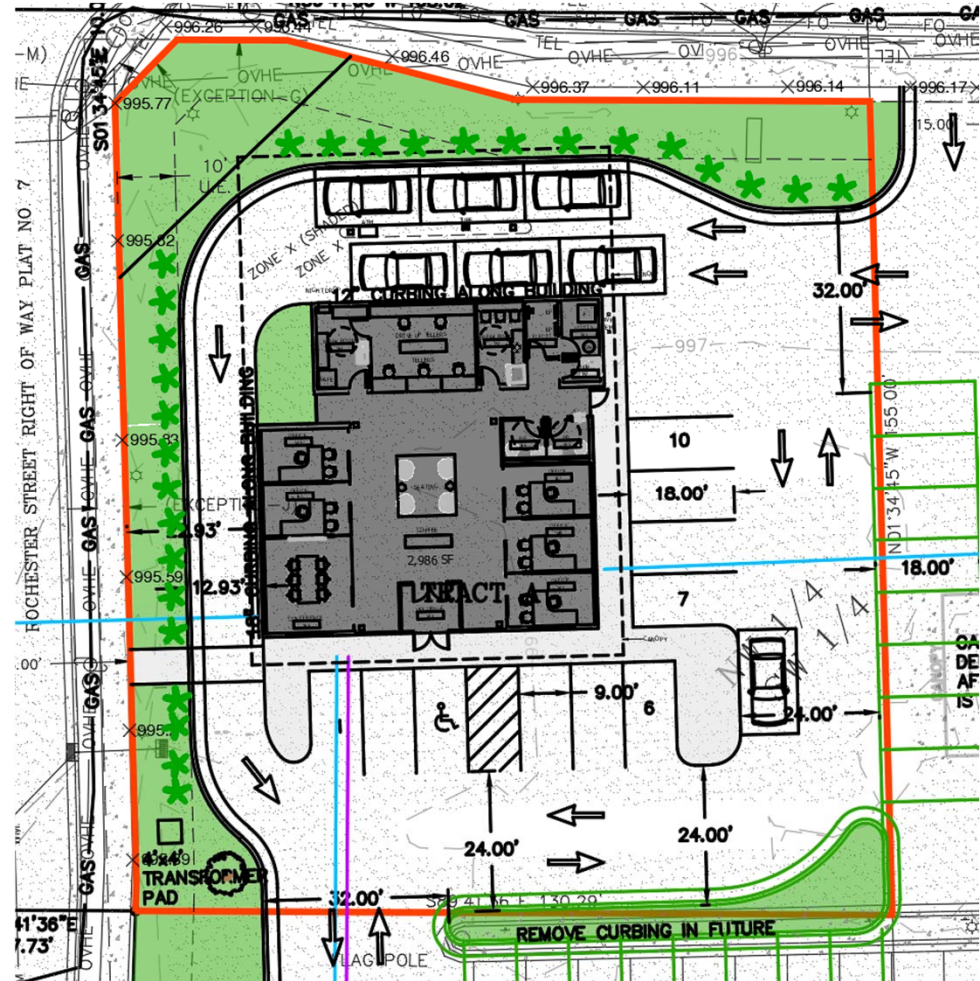
Setbacks MXG:

- Front: 15' minimum
- Interior Side: None
- Rear: None
- Height: 60' maximum

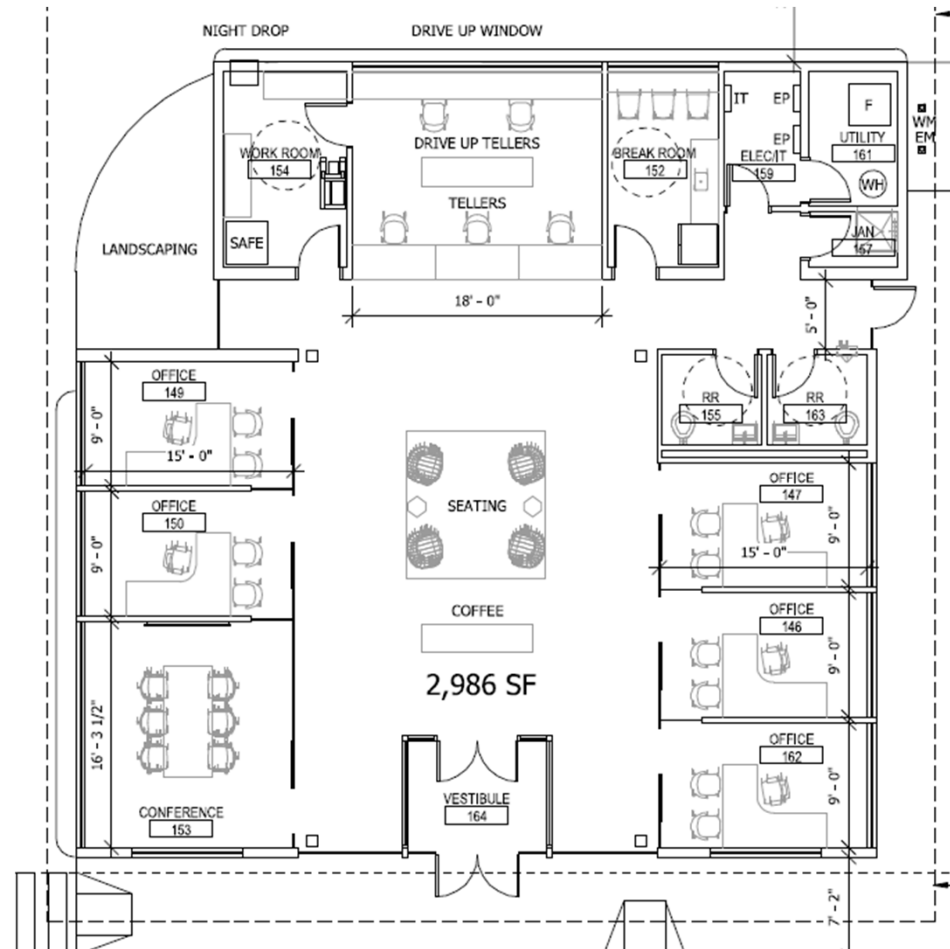


Landscape Plan

- For MXG 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 lot frontage, planted at least 3 feet part on center.
- Required trees
 - 1 canopy trees
 - 28 deciduous or evergreen shrubs
- For commercial properties, 1 Boulevard tree is required for every 35 feet of frontage.
- 8 Boulevard Trees required



Building Elevation









DRIVE-THRU

TELLERS

LOBBY

VESTIBULE



OFFICE

LOBBY

OFFICE

Photometric Plan

- Pending

Traffic Impacts

- 3000 sq ft of gross floor area under Drive-In Bank(Land Use 912) will generate approximately 100 daily trips per 1000 sq ft GFA for an average of about 301 total daily trips. This value is below the 750 minimum required for a Traffic Impact Analysis.

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).