



CITY OF SOUTH ST. PAUL MEETING AGENDA

PLANNING COMMISSION

Council Chambers
125 3rd Avenue North
South St. Paul, MN 55075

Wednesday, July 2, 2025
7:00 PM

- 1. ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. MINUTES:**
 - A. 6.04.2025 Planning Commission Meeting Minutes
- 4. NEW BUSINESS:**
- 5. PUBLIC HEARINGS:**
 - A. Conditional Use Permit for a Detached Garage at 1571 Stickney Avenue
 - B. Wakota Business Park Development Application
- 6. OTHER BUSINESS:**
- 7. STAFF UPDATES:**
- 8. ADJOURNMENT**

**MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
WEDNESDAY JUNE 4, 2025**

MEETING CALLED TO ORDER BY CHAIR FEHRMAN AT 7:00 P.M.

1) ROLL CALL

Present: Tyler Fehrman
Tim Felton
Geoff Fournier
Tracy Haye
Andrew Hoffman
Brienne Miller
Michael Healy, Planning Manager

Absent: James Hart

2) APPROVAL OF AGENDA –Motion to approve the agenda as presented– Hoffman/Fournier (6-0).

3) APPROVAL OF MINUTES –May 7, 2025 –Motion to approve as presented– Miller/Hoffman (6-0).

4) NEW BUSINESS

None.

5) PUBLIC HEARINGS

None.

6) OTHER BUSINESS

A. South Concord Corridor Small Area Plan

Mr. Healy introduced Jennifer Haskamp from Swanson Haskamp Consulting who was one of two consultants on the project. Mr. Healy and Ms. Haskamp presented the major components of the South Concord Corridor Small Area Plan.

Chair Fehrman expressed his appreciation for the work that staff and the consultant put into the plan, particularly around red tape reduction to encourage additional redevelopment.

Commissioner Haye asked about Long Cheng's desired development plan. Mr. Healy stated the business is currently operating out of a facility that was not purpose built for their use which prevents them from expanding their operations to include commercial processing and sales. The business has expressed an interest in creating a new facility in Saint Paul but the zoning in Saint Paul is not conducive to their use. The City has been in conversations with the business for some time and would like to support them in their endeavors to create a suitable facility.

Planning Commission Minutes

June 4, 2025

Page 2 of 2

Motion to recommend approval of the South Concord Corridor Small Area Plan- Hoffman/Fournier (6-0)

7) STAFF UPDATES

Mr. Healy shared that the City has a purchase agreement in place for the gas station property at 417 Concord Street North. This purchase would allow for additional opportunities for redevelopment along the Concord Street corridor.

8) ADJOURNMENT

Chair Fehrman shared information about two community events happening later that week.

Motion to adjourn- Hoffman/Miller (6-0)



PLANNING COMMISSION AGENDA REPORT

DATE: July 2, 2025
DEPARTMENT: Planning & Zoning
PREPARED BY: Michael Healy
AGENDA ITEM NUMBER: 5.A.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Conditional Use Permit for a Detached Garage at 1571 Stickney Avenue

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

A motion recommending approval or denial of a conditional use permit for a detached garage at 1571 Stickney Avenue.

OVERVIEW

Application

The Applicants, Viengsavanh Paborriboon and David Myer, are seeking to construct a 1,000-square foot detached garage on their property at 1571 Stickney Avenue. The property already has an attached garage and so a conditional use permit is required to construct a detached garage on the property.

Review Timeline

Application Submittal: June 2, 2025

Planning Commission: July 2, 2025

Tentative City Council Meeting: July 21, 2025

120-Day Review Deadline: August 1, 2025

Background

The Applicants are a married couple who reside at 1571 Stickney Avenue, the Subject Property, which is a single-family home that is owned by Viengsavanh Paborriboon. The property has R-2, Single-and-Two-Family Residence district zoning. The house on the subject property was constructed in 1960 and includes a 3-car attached garage.

Ms. Paborriboon purchased the Subject Property in 2012, and it is the only remaining residential "acreage" property in South St. Paul city limits. The Applicants' single-family home sits on a parcel that is approximately 2.25 acres in size. This parcel originally included even more land

with a second single-family home on it, but this other house was split off via a lot split to form its own 1/4-acre parcel in 2013 with the address 1579 Stickney. The house at 1579 Stickney was torn down in 2024 after falling into severe disrepair and being declared hazardous by the City. The Applicants obtained a building permit on April 4th of this year to construct a twinhome on the now-vacant 1/4-acre parcel. They are still working on site preparation and have not yet begun construction of the twinhome.

The Applicants have had significant friction with the City over the past decade due to neighbor complaints about exterior storage code violations at the subject property. Historically, the Applicants have tried to use this unusually large property as if it is a rural property and have stored a large amount of boats, construction materials, inoperable and unlicensed vehicles, equipment, and debris throughout their backyard. Because their property sits on top of a hill and is partially wooded, the exterior storage is not visible from the public right-of-way along Stickney Avenue and is usually hidden from most other angles as well. During the fall and winter, when the leaves are off the trees, the exterior storage code violations are visible from the backyards of some neighboring properties. Some unlawfully stored items have also been visible from the US Route 52 off-ramp during leaf-off conditions. When leaves are on the trees, the exterior storage is difficult to see without going onto the subject property and climbing up the hill. Even though the subject property is very large and very private, it still has the same zoning as the other single-family homes in the neighborhood and the R-2 zoning district does not allow exterior storage. If the Applicants need more storage capacity, they are required to build an enclosed building for storage.

Why are the Applicants Seeking to Build a Detached Garage?

Staff advised the Applicants in 2024 that they cannot continue to have unlawful exterior storage on the subject property despite how private it is. The Applicants agreed to work towards cleaning up the property to address the neighbor complaints, and they have made some progress towards that goal. The Applicants own a lot of equipment and materials, and they want to be able to store these items on their property. City Staff advised the Applicants that they should pursue the construction of a large detached garage that would provide them with more storage capacity. The City Code allows a single-family home to have up to a 1,000-square-foot detached garage, although a conditional use permit is required if the property already has an attached garage. City Staff agreed to give the Applicants additional time to resolve their exterior storage code violations if they agreed to pursue the construction of a detached garage. The Applicants want to start building the garage later this summer, ideally pouring the concrete slab for the garage at the same time as they are pouring concrete for the foundation of the new twinhome that they are building next door at 1579 Stickney.

Site Characteristics

The subject property consists of 18 platted lots that were created in 1886 via the "LINSE'S SUBDIVISION OF LOT 20 OF ALBRECHTS OUT LOTS" plat. These lots were all eventually combined into one large parcel which changed shape during the mid-1900's due to road right-of-way vacations and acquisitions when the City adjusted the size and orientation of Stickney Avenue. As previously stated, part of the subject property was split off into a separate 1/4-acre

parcel in 2013 which was given the address 1579 Stickney. As a result of the lot split, the subject property now has an irregular shape and has frontage along Stickney Avenue at two separate points. The subject property has roughly 415 feet of frontage along Stickney Avenue where the house is located and roughly 50 feet of frontage along Stickney Avenue where their driveway entrance is located on the north side of the 1579 Stickney property. The house on the subject property sits at the top of a 25-foot-tall hill. The house on the subject property gets its vehicular access via a long gravel driveway that goes up the hill behind the 1579 Stickney property.

The subject property has no neighbors to the north or west and all of that land is owned by MnDOT and used for US Route 52 and related green space and pedestrian infrastructure. The subject property has a messy title and there is an unvacated alley that runs through part of the subject property and an unvacated local road right-of-way that sits between the subject property and US Route 52. These same unvacated rights-of-way also impact some of the neighboring properties and cloud their titles. Several years ago, the Applicants and some of their neighbors engaged a surveyor to explore fixing these title issues, but they ultimately did not move forward with the project.

Zoning and Comprehensive Plan Guidance

The subject property is zoned R-2 Single-and-Two-Family Residence district. It is guided Low Density Residential in the 2040 Comprehensive Plan which "allows single-family detached homes and low-density attached units such as duplexes and twin homes. Low Density Residential development ranges from 1 to 5 units per acre." The comprehensive plan does specifically mention the subject property with both a policy and an action that call for exploring whether the vacant part of the property at the top of the hill could support additional single-family housing units in the future:

Policy 4.7.6: "Explore the potential of the sparsely developed residential area north of Wilson Heights and west of Stickney Avenue for new infill single-family housing. Explore zoning changes for the area to encourage this development."

Action 4.7: Establish zoning changes to the North Stickney area to promote new single-family residential development similar to nearby Wilson Heights.

The Applicants have stated that they have no intention of selling their two properties for redevelopment. They want to hold both properties long-term for the enjoyment of their family. They have stated that their adult daughter will be residing in half of the new twinhome that they are building at 1579 Stickney after construction is complete. Staff is not convinced that the Comprehensive Plan's goal of creating a whole new single-family home neighborhood on the subject property is feasible. Recently enacted zoning updates do now make it possible to add a few infill single-family homes on the property with a shared-access driveway, but it does not appear that the property has the right dimensions to support a new road system and still have space for enough buildable lots to pay for the cost of a road extension. The Wilson Heights neighborhood next door was created from a piece of land that was over 8 acres in size and 700 feet deep, so there was ample real estate to construct new cul-de-sacs with buildable lots on all sides. The subject property has challenging topography, it is only 300-400 feet deep off of

Stickney, and the potential redevelopment area is just over 3 acres in size even if adjacent vacant land that is currently under separate ownership is included.

Proposed Garage

The Applicant is proposing to construct a 40' x 25' detached garage which would be 1,000 square feet in size. This is the largest detached garage that the City Code allows. The proposed garage would be 16 feet in height, measured slab to peak, which is the tallest garage height that the City Code allows. It would feature a standard gabled roof. Interestingly, the Applicants are seeking to bury three sides of the garage into their hill and the only fully exposed side will be the front of the garage, which faces north towards their driveway. The garage walls that are buried in the hill will be constructed out of concrete block so that they can retain the earth. The side of the garage that is exposed will be sided with hardieboard-type siding. The Applicants have stated that only about 3 feet of each of the buried walls will be above-grade and visible.

Relevant Code

The following City Code sections are relevant to this project:

- Section 118-40 of the City Code governs Conditional Use Permits.
- Section 118-122 of the City Code governs the R-2 zoning district.
- Section 118-208 of the City Code governs Accessory Structures.

Evaluation of Request

Lot Coverage

The maximum percentage of a lot that can be covered by a single-family dwelling and accessory structures on a property with R-2 zoning is 35%. The current lot coverage for the property is 3%. If the proposed garage is constructed, the lot will have approximately 4% lot coverage. The proposed garage meets lot coverage requirements.

Setbacks

Accessory structures must be at least 5 feet from the side property line when located in the middle third of the yard and 3 feet from the side property line when located in the rear third of a yard. Accessory structures must be located at least 3 feet from the rear property line. The proposed garage will be over 100 feet from the nearest property line that is shared with a neighboring property. The proposed garage will be about 30 feet away from the edge of the unvacated alley that runs through part of the subject property.

Size

The maximum allowable size for a detached garage is 1,000 square feet. The maximum allowable size for all accessory buildings on a single property is 1,200 square feet. The subject

property does not have any other lawful accessory structures. The proposed garage complies with the size requirements for an accessory structure.

Height

The maximum allowable height for a garage with a hip or gable roof is 16 feet. The Applicant is proposing a 16-foot-tall garage.

Exterior Materials/Finish

The building will have a shingled roof. The proposed garage would use a hardie-board type siding for the only wall that is exposed. The three walls that are mostly buried in the hill would be constructed out of concrete block. The Applicant has stated that no more than 3 feet of each buried wall should be visible above the ground. Concrete block is generally not considered an acceptable exterior building material for residential garages and needs to be clad with a different siding material if the walls are going to be visible. The small portion of the three buried walls that will be above-grade will not be visible since all neighboring properties are so far away and are obscured by vegetation and topography.

CONDITIONAL USE PERMIT CRITERIA

A City may require a conditional use permit for certain types of businesses or structures that require a case by case review to prevent negative impacts. The City can attach conditions to each approval to address those potential negative impacts. Conditional Use Permits should be reviewed through the lens of the criteria outlined in the City Code for conditional use permits in residential districts:

- (1) That the conditional use, with such conditions as the commission shall determine and attach, conforms to the general purpose and intent of this chapter.
- (2) If the application is based on the conditional use provision in this chapter that the issuance conforms to the general characteristics of the district of which it will become a part.
- (3) That the conditional use will not impede the normal and orderly development and improvement of property in the neighborhood for uses permitted in the district or districts affected.
- (4) That adequate utilities, access roads, streets, drainage, and other necessary facilities have been or will be provided.
- (5) That adequate measures have been or will be taken to provide ingress and egress in such a manner as to minimize traffic congestion and hazards in the public streets.
- (6) In residential districts, certain uses may not be considered appropriate within the interior of residential neighborhoods because of noise, traffic, or other conditions that would tend to

adversely affect the residential character of the neighborhood and possibly reduce property values. These may be considered appropriate only on the periphery of residential neighborhoods or under such conditions as the city council may deem proper. The uses may represent "buffer" uses for those areas lying between residential dwellings and nonresidential uses.

DISCUSSION

The project appears to meet the code criteria for when to grant a Conditional Use Permit. The subject property is very large, and the proposed garage will be far from the public street and will have almost no impact on any neighboring properties. Some neighbors within 350 feet of the subject property who received a notice of public hearing for this project in the mail have reached out to City Staff to complain about exterior storage on the subject property and complain about the status of the "hole" next door where the twinhome is supposed to be built later this year. Legally, the subject property's ongoing exterior storage code violations should not have any bearing on whether the City grants this conditional use permit because that is outside the scope of the City Code's CUP criteria. If this garage project comes to fruition, City Staff is hopeful that the new garage will give the Applicants a lawful way to store their possessions and will assist with efforts to bring the property into code compliance. The Applicants do have a history of pulling building permits and not completing projects, so City Staff intends to continue monitoring this property and doing code enforcement. The code enforcement process is completely separate from the CUP review that the Planning Commission is being asked to complete at this meeting but Staff will provide a brief overview of the code enforcement status of this property to address neighborhood concerns.

City Staff has been working in good faith with the Applicants since early 2024 to try to resolve the various code violations at the subject property and the Applicants' other property next door. The Applicants have made progress with some of the code violations (i.e. disposing of junk vehicles and demolishing the hazardous building at 1579 Stickney) but continue to have exterior storage issues in their backyard. Earlier this year, the Applicants were given a compliance deadline of June 2nd to either fully resolve the exterior storage code violations or apply for a conditional use permit to build a detached garage. The Applicants chose to meet the June 2nd compliance deadline by submitting an application for a conditional use permit. After the City Council has made a final decision regarding the conditional use permit, City Staff will sit down with the Applicants to discuss a new compliance deadline for fixing the exterior storage code violations. In accordance with City Code requirements, the compliance deadline will be legally established via a letter that will be sent to the Applicant via USPS mail. They can be issued citations if they have not resolved the code violations by the new compliance deadline. Unpaid citations are added to the property taxes at the end of the year as a special assessment.

STAFF RECOMMENDATION

Staff recommends approval of the conditional use permit with the following conditions:

1. **Approved Plans.** The conditions of this approval are based on the following plans:
 - a. **Application** **5/30/2025**
 - b. **Narrative** **Undated**

- c. **Site Plan**
- d. **Garage Plan**

Undated
Undated

2. **Building Permit Required.** The Applicant must obtain a building permit prior to beginning construction.
3. **Zoning Requirements for Building Construction.** The detached garage shall be built to the Zoning Standards stated in Section 118-208 and must adhere to all height and setback requirements for detached garages. Exterior walls that are primarily buried in the hill may be comprised of concrete block but walls that are fully or mostly exposed must be clad with exterior building materials that are allowed under Section 118-208.
4. **Apron/Driveway Material.** The existing gravel driveway is lawful nonconforming, but no new gravel surfaces may be added to the subject property. Any driveway extension or driveway apron that is needed for the garage must be constructed out of asphalt, concrete, or a hard-surfaced paver material that has been approved by the City Engineer.
5. **Use of Detached Garage.** The detached garage shall be used for personal storage. The building may not be utilized in a manner that violates any of the City's rules for home occupations.
6. **Termination of the Conditional Use Permit.** The Conditional Use Permit will terminate automatically if improvements have not substantially begun within one year from the date of approval. Additionally, the violation of any condition of approval in the conditional use permit may terminate the conditional use permit(s), following a hearing by the City Council.

ACTION NEEDED

The Planning Commission has the following actions available on the proposed application:

1. Approval. If the Planning Commission wishes to recommend approval of the conditional use permit, the following action should be taken:

A. Motion to recommend approval of a conditional use permit for a detached garage at 1571 Stickney Avenue.

2. Denial. If the Planning Commission wishes to recommend denial of the conditional use permit, the following action should be taken:

B. Motion to recommend denial of a conditional use permit for a detached garage at 1571 Stickney Avenue.

If the Planning Commission wants to recommend denial, it will require a finding that the conditional use permit request is not consistent with one of more of the six parts of the CUP criteria.

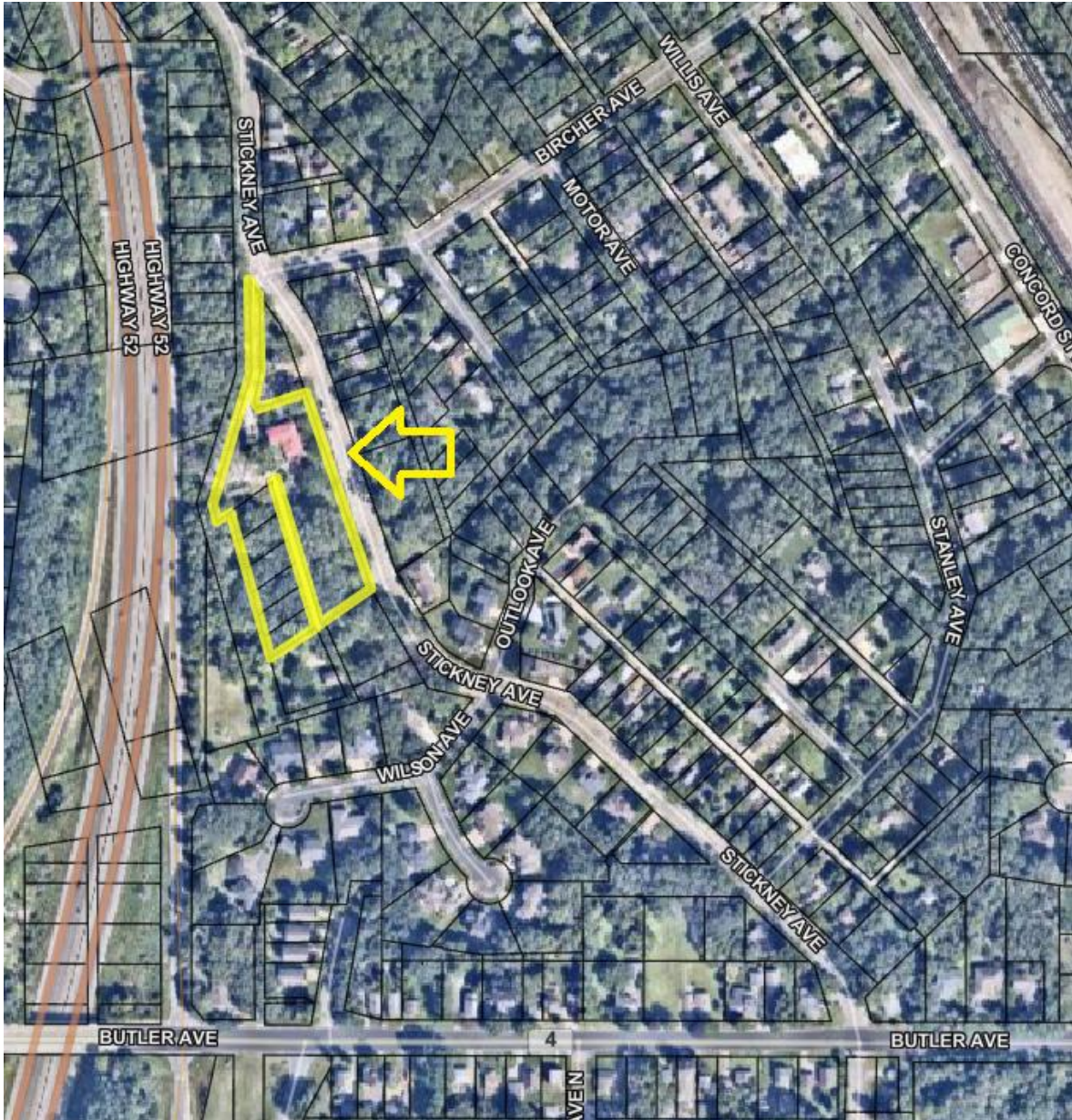
SOURCE OF FUNDS

NA

ATTACHMENTS

1. Site Location Map
2. Approximate Location of Proposed Garage
3. Site Plan
4. Garage Plan
5. Applicant's Narrative
6. Photographs of Subject Property

ATTACHMENT 1
SITE LOCATION MAP



ATTACHMENT 2

APPROXIMATE LOCATION OF PROPOSED DETACHED GARAGE



ATTACHMENT 3
SITE PLAN

LOT SPLIT CERTIFICATE

EXISTING LEGAL DESCRIPTION:

Lands which before the vacation of the plat thereof were known as Lots 1 to 11 both inclusive and Lot 18 all in Block 1 and Lot 1 in Block 2 of LINSE'S SUBDIVISION OF LOT 20 ALBRECHTS OUT LOTS TO DAKOTA COUNTY, together with any portion of any street, avenue or alley which accrued to said lots by virtue of said vacation, Dakota County, Minnesota.

and

Lots 12 through 17, Block 1, LINSE'S SUBDIVISION OF LOT 20 ALBRECHTS OUT LOTS TO DAKOTA COUNTY, Dakota County, Minnesota.

PROPOSED LEGAL DESCRIPTION PARCEL A:

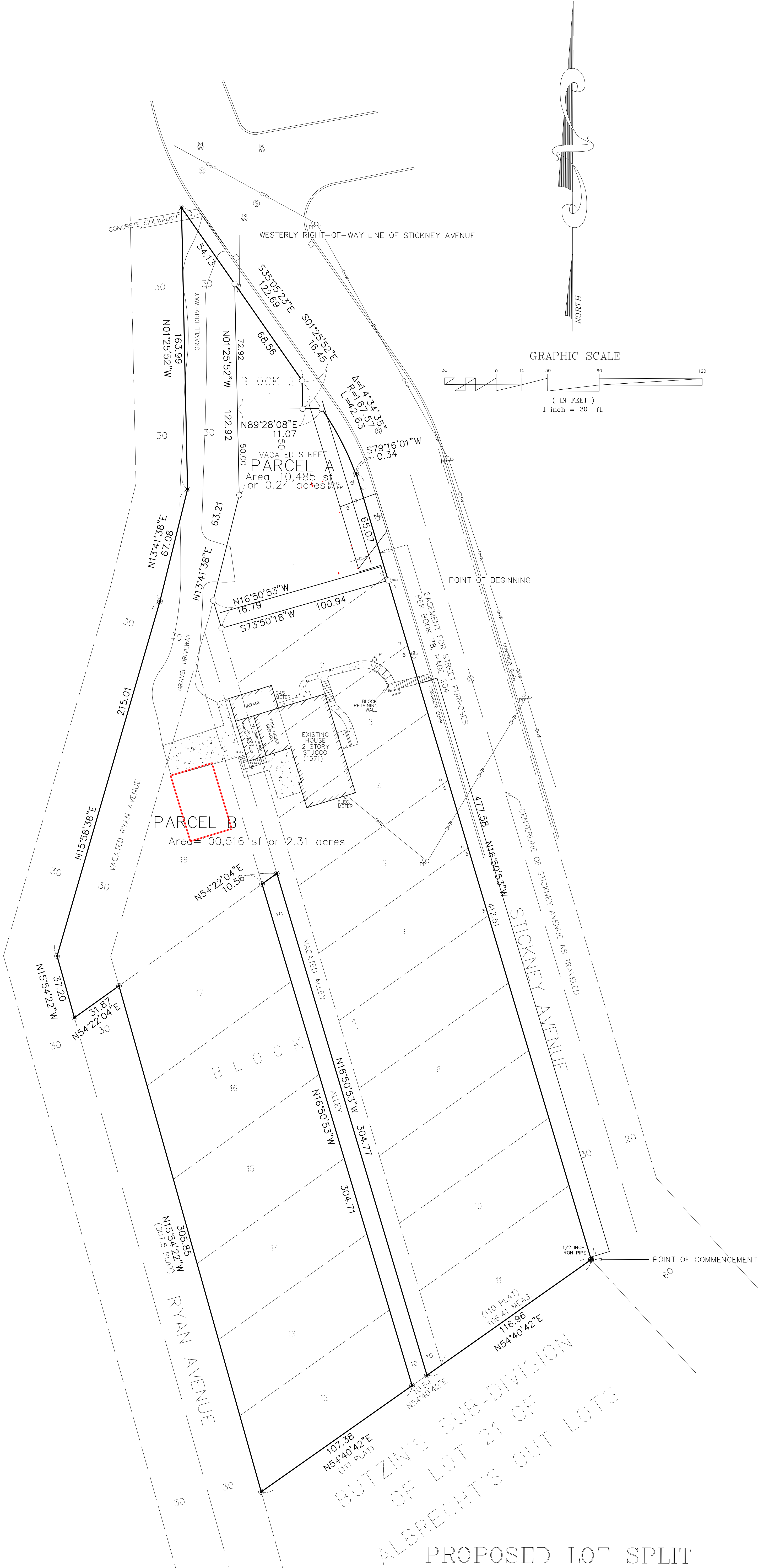
That part of lands which before the vacation of the plat thereof were known as Lots 1 to 11 both inclusive and Lot 18 all in Block 1 and Lot 1 in Block 2 of LINSE'S SUBDIVISION OF LOT 20 ALBRECHTS OUT LOTS TO DAKOTA COUNTY, together with any portion of any street, avenue or alley which accrued to said lots by virtue of said vacation, Dakota County, Minnesota and Lots 12 through 17, Block 1, LINSE'S SUBDIVISION OF LOT 20 ALBRECHTS OUT LOTS TO DAKOTA COUNTY, Dakota County, Minnesota lying northwesterly, northeasterly, southeasterly and easterly of the following described line:

Commencing at the most southeast corner of said Block 1; thence North 16 degrees 50 minutes 53 seconds West, assumed bearing, along the east line of said Block 1, a distance of 412.51 feet to the point of beginning of the line to be described; thence South 73 degrees 50 minutes 18 seconds West a distance of 100.94 feet to the westerly line of said Lot 1, Block 1; thence North 16 degrees 50 minutes 53 seconds West a distance of 16.79 feet along said westerly line of Lot 1, Block 1; thence North 13 degrees 41 minutes 38 seconds East, along the westerly line of said Lot 1, Block 1, a distance of 63.21 feet to the most northwest corner of said Lot 1, Block 1; thence North 01 degrees 25 minutes 52 seconds West, a distance of 50.00 feet to the most southwest corner of said Lot 1, Block 2; thence continuing North 01 degrees 25 minutes 52 seconds West, along the westerly line of said Lot 1, Block 2, a distance of 72.92 feet to the westerly right-of-way line of Stickney Avenue and said line there terminating.

PROPOSED LEGAL DESCRIPTION PARCEL B:

That part of lands which before the vacation of the plat thereof were known as Lots 1 to 11 both inclusive and Lot 18 all in Block 1 and Lot 1 in Block 2 of LINSE'S SUBDIVISION OF LOT 20 ALBRECHTS OUT LOTS TO DAKOTA COUNTY, together with any portion of any street, avenue or alley which accrued to said lots by virtue of said vacation, Dakota County, Minnesota and Lots 12 through 17, Block 1, LINSE'S SUBDIVISION OF LOT 20 ALBRECHTS OUT LOTS TO DAKOTA COUNTY, Dakota County, Minnesota lying southeasterly, southwesterly, northwesterly and westerly of the following described line:

Commencing at the most southeast corner of said Block 1; thence North 16 degrees 50 minutes 53 seconds West, assumed bearing, along the east line of said Block 1, a distance of 412.51 feet to the point of beginning of the line to be described; thence South 73 degrees 50 minutes 18 seconds West a distance of 100.94 feet to the westerly line of said Lot 1, Block 1; thence North 16 degrees 50 minutes 53 seconds West a distance of 16.79 feet along said westerly line of Lot 1, Block 1; thence North 13 degrees 41 minutes 38 seconds East, along the westerly line of said Lot 1, Block 1, a distance of 63.21 feet to the most northwest corner of said Lot 1, Block 1; thence North 01 degrees 25 minutes 52 seconds West, a distance of 50.00 feet to the most southwest corner of said Lot 1, Block 2; thence continuing North 01 degrees 25 minutes 52 seconds West, along the westerly line of said Lot 1, Block 2, a distance of 72.92 feet to the westerly right-of-way line of Stickney Avenue and said line there terminating.

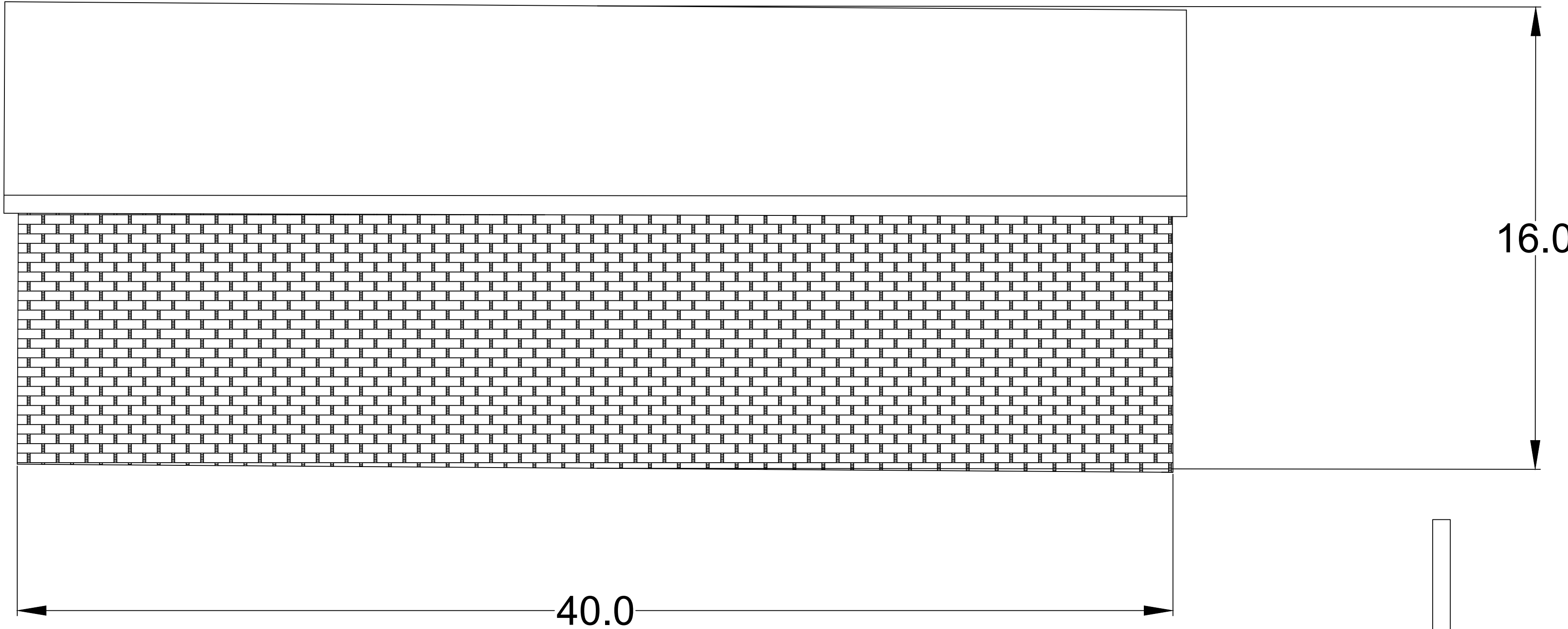
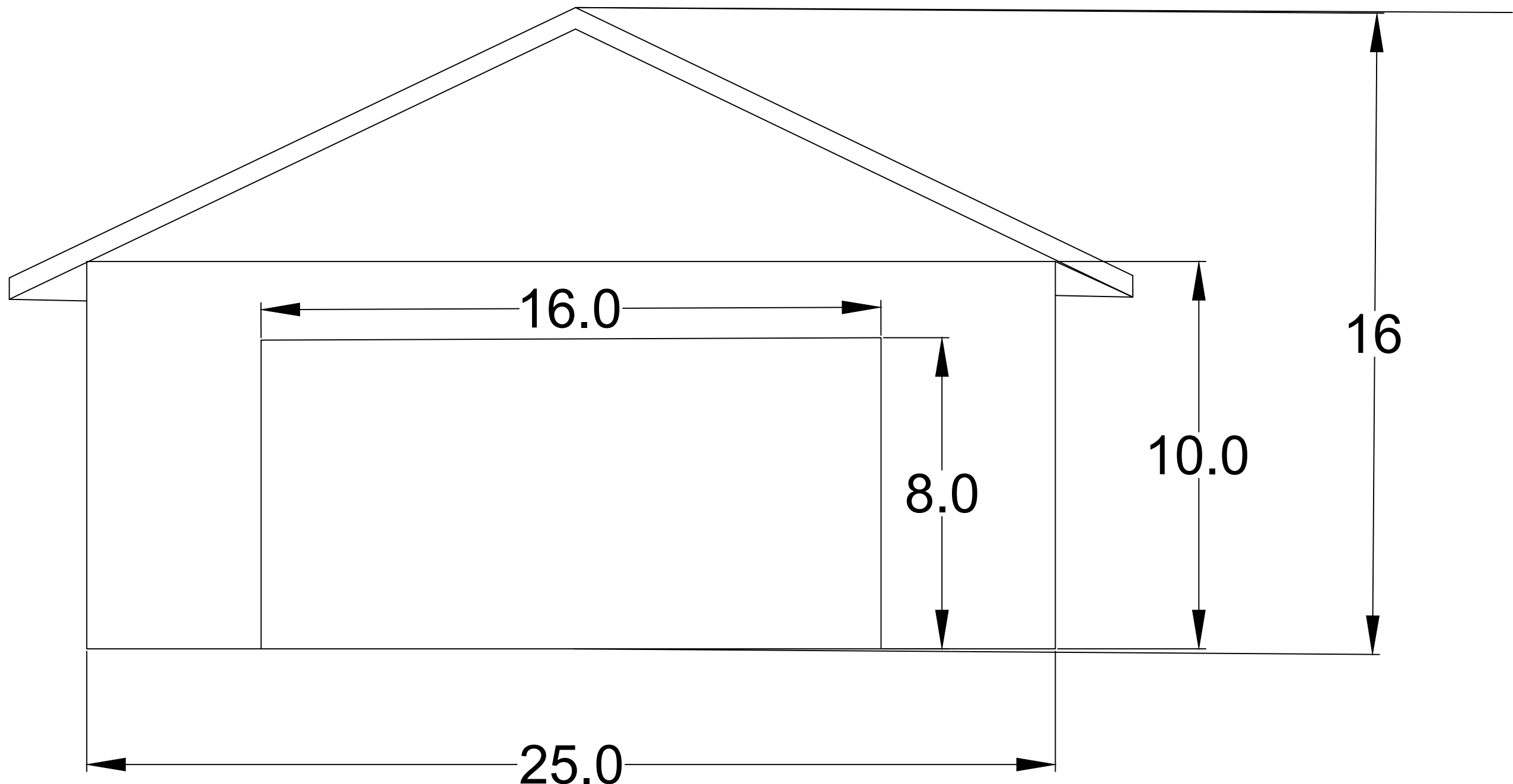
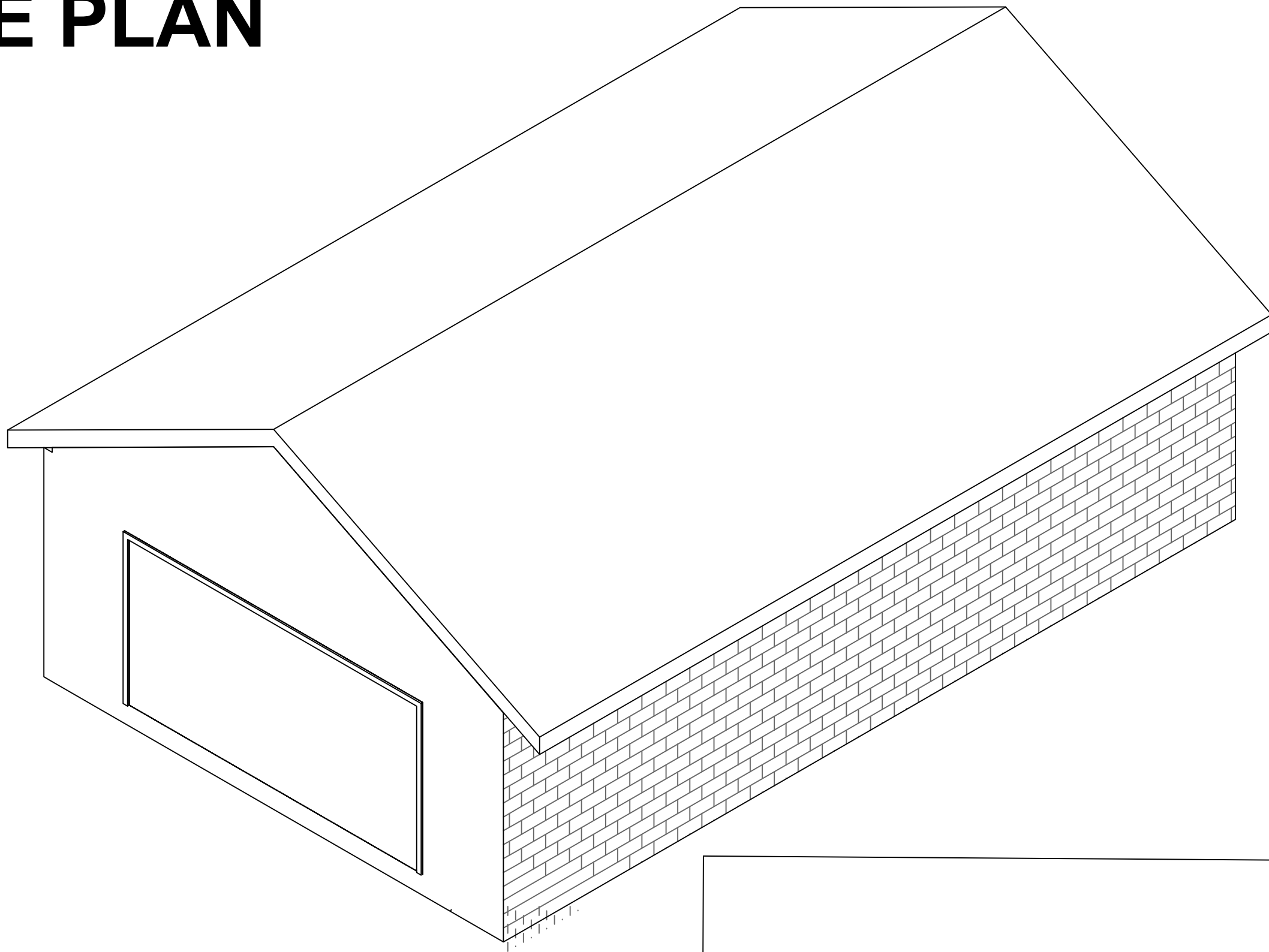


Legend

- Denotes 12 inch long Common Spike Monument set & capped R.L.S. 16464.
- Denotes Monument found, size, type & R.L.S. as noted.
- ⦿ Denotes Iron Pipe found, R.L.S. 41587.

Client MR DAVID MYERS P.O. BOX 18152 WEST ST PAUL, MN 55118 651-500-4508	Design by JF	Original date 9-25-12	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly Registered Surveyor under the laws of the State of Minnesota. Jonathan L. Faraci Date: 9-25-12 Minnesota Reg. No. 16464
	Drawn by JF	Revisions	
LAKE AND LAND SURVEYING, INC. LAND SURVEYING/CIVIL ENGINEERING 1200 CENTRE POINT CURVE, STE 275 MENDOTA HEIGHTS, MN 55120 PHONE (651) 776-6211 E-MAIL: DEVENGPA@WEST.NET	Survey book No.		Page title LOT SPLIT
	S.A.P.number 2012.096		Sheet number 1 of 1

ATTACHMENT 4
GARAGE PLAN



Roof sheathing $\frac{7}{8}$ " OSB2
ASPHALT SHINGLES
2X4 TRUSSES 24" OC
 $\frac{6}{12}$ ROOF PITCH
WALLS 6" MASONRY SIDES AND REAR
2X4 WALLS FRONT WALL CEMENT FIBER
SIDING
6" CONCRETE SLAB ON GRADE 5000 PSI
REMESH REINFORCEMENT
PERIMETER REINFORCED
WITH 2 # 4 REBAR
ON 6" CLASS 5 BASE
WITH OF BUILDING 25'
LENGTH OF BUILDING 40'
OVERHEAD DOOR 8'X16'
SIDEWALL HEIGHT 10'
OVER HANG 24" SIDE 6" FRONT/BACK
ALUMINUM FASCIA AND SOFFIT
HEADER 2- 1.75X11 $\frac{1}{8}$ " LVL'S

6" SLAB ON GRADE

2 #4 REBAR

ATTACHMENT 5
APPLICANT'S NARRATIVE

Garage will be for storage of equipment and materials. Will be built after and during completion of exterior of property at 1579 Stickney. Will start construction when conditional use permit is granted.

ATTACHMENT 6
PHOTOGRAPHS OF SUBJECT PROPERTY



Google Streetview of Applicants' Home Seen From Stickney Avenue in 2021



Current View of Applicants' Home from Stickney Avenue (6/26/25)



View of Demolished Home and Site of Future Twinhome at 1579 Stickney Avenue (6/26/25)



View from Stickney Avenue Looking Up Applicants' Gravel Driveway (6/26/25)



PLANNING COMMISSION AGENDA REPORT

DATE:

July 2, 2025

DEPARTMENT:

Planning & Zoning

PREPARED BY:

Michael Healy, Monika Miller

AGENDA ITEM NUMBER:

5.B.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Wakota Business Park Development Application

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

A motion recommending approval or denial of a preliminary plat, site plan, and variance for the Wakota Business Park.

OVERVIEW

Application

The Applicant, Danner Family Limited Partnership, is requesting the following City approvals to develop part of their property on Hardman Avenue South into the proposed Wakota Business Park:

1. A Preliminary Plat. *The proposed plat will re-subdivide 843 Hardman Avenue South and an adjacent vacant parcel to create a new 6.96-acre buildable lot and a 17.48-acre outlot which can be subdivided again for future phases of the business park development.*
2. A Site Plan Review for Building #1 of the proposed business park which is a proposed 79,200 square foot office-warehouse.
3. A variance to allow Building #1 to be developed with more than 30% of the parcel being covered by impervious surfaces. *The property is technically in the Shoreland overlay district and subject to an impervious surface limit because FEMA's maps show it to be within the 100-year floodplain, even though the entire parcel is raised on fill and no longer susceptible to flooding. City Staff met with the DNR in early June and they have expressed preliminary support for removing this area from the Shoreland overlay district in the near future via an ordinance amendment.*

Review Timeline

Completed Application Submittal: June 17, 2025

Planning Commission: July 2, 2025

Tentative City Council Meeting: July 21, 2025

60-Day Review Deadline: August 16, 2025

Background

Danner Family Limited Partnership owns roughly 34 acres of land along Hardman Avenue South. They own a 9.47-acre parcel with a building on it which has an address of 843 Hardman Avenue South. They also own a 22.86-acre vacant parcel just south of their building and a 1.25-acre outlot on the other side of the railroad tracks from their building. The parcel configuration of the 34-acre property was originally very messy but it was cleaned up to create the current lot and block configuration with the Wakota Addition plat which was recorded in 2015. The vacant parcel is Lot 1, the parcel with the building on it is Lot 2, and the outlot across the railroad tracks is OUTLOT B. The plat also created new road right-of-way and several other outlots which were deeded to the City for open space and other public purposes.

The Danner Family Limited Partnership (Danner) has owned a large piece of property along Hardman Avenue South since the 1980's. In the 1960s and the 1970s, the southwestern portion of the site was part of the former South St. Paul Dump. This use contributed to the poor soil conditions on site which prevented the 17-acre parcel from being immediately buildable. In 1988, the City approved an interim use permit that allowed Danner to operate a rock crusher as part of a program of reclaiming the site and preparing the land to be buildable. Danner operates a road construction business, and they hauled in material from their road construction projects throughout the metro area, crushed that material at their SSP property, and then piled that material around their SSP property to surcharge the land and stabilize the soil.

In 1996, Danner Inc. acquired an additional 23.33 acres of land directly east of their existing property from the City of South St. Paul. The land was an old settling pond site which was tied to SSP's former sewage treatment plant. The site had terrible soil conditions and was largely unbuildable in 1996, but the City believed that the land had the potential to be made buildable if enough grading, filling, and surcharging activity occurred. Danner Inc. proposed to make this happen by expanding the grading, filling, and surcharging activities that they were already undertaking on their adjacent property. The City agreed to sell the 23.33-acre property to Danner Inc. for a nominal fee with the understanding that Danner Inc. would have eight years to grade and fill the property, surcharge it to correct the soil conditions, and turn it into a buildable lot for a redevelopment project that would bring new commercial or industrial buildings to town and add to the property tax base.

The planned redevelopment has taken longer than originally contemplated in 1996, but the Applicant's proposed Wakota Business Park is consistent with the City's original goals for the redevelopment of this property and consistent with the recently approved South Concord Corridor Small Area Plan.

Wakota Business Park Proposal

Over the years, Danner Family Limited Partnership has repeatedly come close to reaching a deal to sell

their land on Hardman Avenue South to a third-party developer to construct an industrial development. In 2017, the City Council gave a development group called Scannell a Planned Unit Development approval for the construction of a 270,000 square foot FedEx distribution facility. That deal ultimately fell apart. For much of 2022, Danner Family Limited Partnership was under contract to sell their property to a development group called Capital Partners to construct a multi-building industrial park on the subject property. That deal also fell apart.

In 2023 and 2024, City Staff met with the president of Danner Family Limited Partnership, Marlon Danner, to discuss a concept plan that he and his grandson Bryan Chirhart had put together to develop their own multi-building industrial park on Hardman Avenue South. The Danner family's goal is to develop the site themselves and then hold the property long-term so that the buildings can be a continuous source of rental income for the family. Marlon Danner passed away in June of 2024 and Mr. Chirhart is now leading the project on behalf of the family.

Mr. Chirhart has partnered with real estate firm CBRE and they have engaged engineering consultant Kimley Horn to assist them with the development of an industrial park on the subject property. The proposed Wakota Business Park will likely feature three large office-warehouse buildings although it is possible that Building #2 and Building #3 will be combined into one very large building. The development team is working hard to make redevelopment a reality and the City has been supporting these efforts. The City assisted the development team in getting a grant for a Phase 1 environmental assessment. In April of 2025, the City submitted a grant application for the Metropolitan Council's tax base revitalization account (this grant was awarded but with a lesser amount than the original request) and a second grant application for DEED's contamination cleanup program (this grant is still pending). Additionally, the City was successful in getting federal funds to help pay for the extension of Verderosa Avenue to connect to Hardman Avenue and serve this development and the redevelopment of the adjacent MCES parcel that is owned by the City.

Zoning and Comprehensive Plan Guidance

The proposed Wakota Business Park is zoned I-Industrial. It is currently guided "Light Industrial" in the 2040 Comprehensive Plan. However, the South Concord Corridor Small Area Plan that was approved by the City Council on June 16, 2025 calls for a comprehensive plan amendment that would re-guide this property and adjacent properties towards "Industrial." After the comprehensive plan is amended, the zoning and guidance will be fully in agreement.

The subject property is technically located within three different environmental overlay areas:

1. It is located within the Mississippi River Critical Corridor Area (MRCCA) overlay district.
2. It is located within the area that FEMA has mapped as the 100-year floodplain which means that it is subject to the "Flood Fringe" standards for the City's floodplain overlay district. Development is allowed here but the finished floor of any new building must be at least 705 feet above sea level which is considered the regulatory flood protection elevation. The entire subject property has been

raised on fill to be more than 705 feet above sea level.

3. The property is more than 300 feet from the river and therefore would not automatically be considered part of the Shoreland overlay district. However, the City Code states that any property that is in FEMA's mapped floodplain district is also considered to be in the Shoreland overlay district. Properties within the Shoreland overlay district are not allowed to have more than 30% coverage by impervious surfaces unless a PUD approval or variance is granted.

The Applicant is proposing to develop Building #1 speculatively and they do not have any confirmed tenants. The I-Industrial district has some uses that can be moved into a building without additional zoning approvals such as manufacturing and warehousing. Some other types of uses would require additional action by the Planning Commission and City Council if a conditional use permit or interim use permit is needed.

Relevant City Code

The following code sections are relevant to this review:

- Chapter 114 of the City Code regulates subdivisions and the platting process.
- Section 118-9 establishes architectural requirements for the industrial zoning districts.
- Section 118-129 of the City Code governs the I Industrial Zoning District.
- Section 118-165 through Section 118-177 of the City Code regulates the Mississippi River Corridor zoning overlay district.
- Section 118-184 of the City Code regulates the Shoreland zoning overlay district.
- Section 118-185 of the City Code regulates the Floodplain districts.

- Sections 118-326 through Section 118-338 of the City Code regulate signage.
- Sections 118-351 through 118-355 of the City Code regulate parking and loading.

PRELIMINARY PLAT

Overview

The Applicant has submitted a preliminary plat showing a subdivision that is proposed to be named “WAKOTA 2nd ADDITION.” The plat will re-subdivide the Applicant’s two existing buildable lots along Hardman Avenue South into three new parcels:

- The parcel that hosts the existing building at 843 Hardman Avenue South will shrink in size. It will go from being 9.47 acres in size to being approximately 6.35 acres in size. Part of the land in the original parcel will go towards right-of-way for a new public road that will eventually connect to Verderosa Avenue. Part of the land in the original parcel will go towards creating a new buildable parcel to the south.
- A buildable 6.96 acre parcel will be created just south of 843 Hardman Avenue South on the south side of the proposed new road.
- A 17.48-acre outlot will be created to the east of the buildable lots. This outlot can be re-subdivided in the future for additional phases of the Wakota Bridgepoint Park once the Applicant knows what size they want to make the next building.

New Public Road and Proposed Name

The proposed development will be served by a new public road which will travel east-west through the development and connect with a north-south extension of Verderosa Avenue that the City was already planning to construct in 2026 to serve property that it owns on the north side of the levee (the MCES property). The City is exploring the construction of a new public works facility on its land along with the creation of buildable parcels that can be sold off for private development. Having a through-street connection will benefit both the proposed development and the future development of the City-owned parcel because it will mean that drivers in this area will have two potential ways to cross the train tracks which will help address challenges caused by train delays. The new public street is explicitly called for in the recently adopted South Concord Corridor Small Area Plan and will be instrumental in implementing the goals of the small area plan.

The City has hired engineering firm Kimley Horn to design the Verderosa Avenue roadway extension and the Applicant has hired a different Kimley Horn team to design their development. The two teams are coordinating to ensure that the design of the future road meets the City's needs and the developer's needs. The specifics of how construction of the road is phased and paid for will be worked out as a part of the development agreement and approved at time of final plat.

The Applicant is proposing to name their new east-west street "Marley Danner Drive" after the long-time patriarch of the Danner Family who passed away in 2024. Per the City's street-naming policy (attached), street names are ultimately decided by the City Council with a recommendation from the Planning Commission. The policy states that consideration of a street name may acknowledge major financial contributions which made the acquisition of property and/or construction and development possible. Marley Danner played a major role in reclaiming the subject property and making it buildable using both direct financial contributions and "sweat equity" with his grading, crushing, and filling operation. City Staff is supportive of naming the east-west road in the new plat after Marley Danner but ultimately this will be the City Council's decision.

Sidewalk Extension Along Hardman Avenue South

The City has a longstanding goal of ensuring that its industrial employment district by the river is served by sidewalks and trails so that employees have multiple commuting options. Employees may get off a Metro Transit bus on Concord Street and walk to work. Alternatively, they may bike commute on the Mississippi River Trail and then need to bike on city streets for a short distance to reach their place of employment. The Bridgepoint Industrial Park on the north side of Interstate-494 is served by a well-designed sidewalk system which features a grass boulevard and shade trees for improved pedestrian comfort.

The South Concord Corridor's industrial area is currently served by a sidewalk along Richmond Street East which transitions into the Mississippi River Trail. This sidewalk network needs to be built out further as the South Concord Corridor Small Area Plan is implemented. The proposed Marley Danner Drive will have a sidewalk on one side of it. The Applicant will need to fill in a small sidewalk gap between the Mississippi River Trail and Marley Danner Drive by building roughly 400 feet of sidewalk along Hardman Avenue South. This sidewalk should have the same design as the Hardman Avenue South sidewalk on the other side of the I-494 with a grass boulevard for snow storage along with boulevard trees. The Applicant will need to update their plans to reflect this design and some easements will be needed to cover the parts of the sidewalk that are not wholly within the existing platted right-of-way.

Setback of Existing Building at 843 Hardman Avenue South

Corner lots in the I-Industrial zoning district are required to have a 30-foot-deep front yard along both streets and no buildings are allowed to be placed in this front yard area. After the Wakota 2nd Addition plat is recorded, the parcel that hosts the existing building at 843 Hardman Avenue South will become a corner lot because of the creation of the new Marley Danner Drive. The Applicant has designed the plat to ensure that their existing building will maintain at least a 30-foot setback from the right-of-way line of the new road. If this changes prior to the final plat and the building can no longer meet the setback requirement, the Applicant will need to seek a setback variance.

Easements

Several easements will need to be added to the final plat that were not shown on the preliminary plat. The construction of the Marley Danner Way roadway and related utilities will require an easement over Lot 1, Block 1 for utility connections. The City's existing watermain line that runs through 843 Hardman Avenue will need a separate drainage and utility easement over it. The stormwater pond that is proposed to be constructed on Lot 1 of Block 2 will need a drainage and utility easement over it to allow for access and maintenance. Additionally, an access easement will be needed over the sidewalk connection from the Hardman Avenue South to the Mississippi River Greenway that cut through the southern part of Lot 1, Block 2.

The City's subdivision ordinance requires up to a 10-foot-wide drainage and utility easement around the perimeter of newly platted properties if deemed necessary by the City Engineer. The City Engineer will make a determination regarding whether additional perimeter drainage and utility easements are necessary and any required easements must be added to the final plat before it can be approved.

Park Dedication Fee

Under Minnesota State Statute, the City has the ability to charge a park dedication fee whenever residential, commercial, or industrial land is subdivided and at least one new lot is created on a property where park dedication fees have not previously been paid. Park dedication fees can be used for the creation of new park facilities but cannot be used for the maintenance of existing park facilities. The subject property did not pay park dedication fees in 2015 when the land was platted to create its current configuration in preparation for a proposed redevelopment. This means that Park Dedication fees will need to be paid for this subdivision. Park dedication fees are based on the average fair market value of land. The City Code specifies the maximum park dedication fees for an industrial property cannot exceed \$5,000 per acre. Staff will work with the City Attorney's office to determine the exact amount of park dedication fees. These fees will be included in the development agreement.

MRCCA Subdivision Considerations

To protect and enhance any natural and scenic values of the Mississippi River Corridor Area (MRCCA) during the development of large, undeveloped properties, certain types of subdivisions are required to set aside a fixed percentage of the subdivided land as protected open space. This requirement is generally triggered whenever 10+ acres that are directly adjacent to the Mississippi River are subdivided or 20+ acres that are not directly adjacent to the Mississippi River are subdivided. There are a few exceptions to the requirement. One of those exceptions is for minor subdivisions that consist of three or fewer total lots being created. While the total amount of land being subdivided for this project does exceed 20 acres, the proposed preliminary plat is for a 3-lot subdivision, so no open space will be required to be set aside. An earlier plat of this property that took place in 2015 dedicated 4.14 acres of land by the river to the City of South St. Paul to use as green open space (PID #36-83200-00-010). This City-owned parcel may eventually be used for stormwater ponding to support development in this area, but it is the City's intent that it be kept open/green and landscaped with appropriate vegetation so that it will add to river beautification and environmental protection efforts in this area.

Block Length

There is language in City Code Section 114-66 stating that whenever a new block is being created, that block cannot be more than 1,200 feet in length. This is a good rule in residential and commercial areas and supports efficient vehicular access and walkability. This rule does not work in industrial areas, because industrial developments frequently need much larger blocks for industrial businesses to function correctly. Currently, it requires a block length variance to complete a large-block industrial subdivision.

Other cities have resolved this issue by writing it into their subdivision ordinance that the City Council can allow longer blocks in industrial areas at their discretion. The City Council held a first reading for an ordinance amendment that would address this issue at their June 16th meeting. A second reading is tentatively scheduled for the July 7th meeting which means that this part of the Code will be updated before the City Council reviews this proposed development at their meeting on July 21st.

SITE AND BUILDING PLAN REVIEW FOR PROPOSED BUILDING #1

General Overview of Compliance with Zoning Requirements

The table below provides an overview of what parts of the site and building plan comply with the City Code and what parts of the plan would require a variance to move forward:

Requirement Type	Required by Code	Proposed
Overall Site		
Lot area	1 acre	6.96 acres
Lot Coverage By Buildings	20% min- 40% max	26.09%
Landscape Lot Area	15% min	42.9%
Impervious Surface Maximum	30%	57.1% Variance Needed
Building Setbacks		
Front Yard (From any frontage)	30 feet	208 feet from Hardman Avenue 34 feet from Proposed Marley Danner Way
Side Yard	20 feet	47.6 feet
Rear Yard	20 feet	157.5 feet
Parking Setbacks		

Front Yard (any street frontage)	20 feet	Over 100 feet from Hardman Avenue 34.5 feet from Proposed Marley Danner Way
Rear Yard	10 feet	Roughly 25 feet
Off-Street Parking Spaces		
Number of Off-Street Parking Spaces	1 parking space for each 2 employees on the maximum shift or 1 space for each 2,000 square feet of gross floor space	89 total spaces for a 79,200 square foot “spec” building with no tenants currently lined up: 70 spaces for employee or customer use (4 of which are van accessible parking spaces) 19 truck or trailer spaces
Is the Subject Property Located in Any of the Following Special Overlay District?		
Floodplain	Yes	
Shoreland	Yes	
MRCCA	Yes	

Landscaping

Properties in the I-Industrial zoning district must present a detailed landscaping plan prepared by a landscape architect or other qualified individual. The plan must show that at least 15% of the parcel is landscaped and should include overstory trees, understory trees, and appropriate plants and shrubs.

The Applicant’s site plan for the proposed building has 42.9% of the lot being landscaped/pervious which complies with the total landscaping area standard. In addition to the 15% requirement, the Code specifically states that in the Industrial zoning district:

1. The minimum number of overstory trees provided must equal the perimeter of the lot divided by 70.
2. The cost of the landscaping must be equal to at least 2% of the total project cost. *This number can be reduced by the City Council when the cost to construct a building exceeds \$1 million.*

The Applicant has proposed to install 47 trees of several different species. The planting list includes traditional shade trees, evergreen trees, and large ornamental trees. The number of trees provided exceeds the number of required trees. Several of the proposed trees listed on the planting schedule do not meet the minimum size requirements and the Applicant will need to revise their landscaping plan to ensure all trees

planting satisfy the minimum planting size requirement for landscape as listed in Section 118-243. The landscaping plan does not indicate a specific landscaping budget, though the building construction and site preparation costs greatly exceed \$1 million. Given the cost of the development as well as the attractive and robust landscaping plans for the site, Staff would feel comfortable with the City Council waiving the requirement that the cost of landscaping be equal to at least 2% of the total project cost.

Building Design

City Code Section 118-9 lays out architectural requirements for various types of buildings. The Code divides exterior building materials into five (5) different classes and requires different types of buildings to utilize materials from specific classes. Industrial and warehouse buildings are required to utilize at least two (2) different Class I or Class II building materials and the exterior facades must be at least 60% composed of these two materials. Additionally, walls that are visible from a public street, park, or public view from adjacent properties must be at least 75% Class I or II materials.

In addition to the material requirements, the architectural standards ordinance also contains the following design mandates for industrial projects:

- No wall that faces a public right of way, parks, the public view from adjacent properties or a residential use or district may have an uninterrupted length exceeding 100 feet without including at least two of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into human scale proportions.
- Large, uninterrupted expanses of a single material may not be permitted, unless the design is obviously superior to the intent of this chapter as determined by the city council.

The Applicant's proposed building consists entirely of Class I and Class II materials. The majority of the building will be architecturally precast textured concrete panels (Class II) but there will also be a significant amount of glass and ACM panels on the western façade (both considered Class I). This will be an attractive modern office-warehouse building.

Parking

An industrial or warehouse facility is required to provide a "default" of at least one off-street parking space for each two employees on the maximum shift or one space for each 2,000 square feet of gross floor space, whichever is more. Deviations from the default requirements are allowed if the Applicant submits a parking and circulation plan and demonstrates to the Planning Commission and City Council that less parking is needed. The City Council has approval/denial authority over any deviations.

The proposed site plan shows 70 striped off-street parking spaces offered at the front of the building for employee and customer vehicles as well as a large parking area behind the building for truck trailers that are involved in warehousing operations. While the number of employees on the maximum shift is unknown, the 79,200 square foot footprint of the building triggers the need for at least 39 parking spaces to

be provided. The proposed amount of parking easily complies with the “default” parking requirements laid out in the City Code.

Private Sidewalk

The Applicant is proposing to build a private sidewalk along the front of their building for tenants to use to get between suites. Staff would highly encourage the Applicant to consider connecting this new private sidewalk to the public sidewalk along Marley Danner Drive so that tenants can get from the public sidewalk to the building without having to walk down the driveway. The Wakota Business Park will be located close enough to the Mississippi River Trail that many employees will want to go for walks at lunch. Making this simple sidewalk connection could be useful as the Applicant seeks to impress tenants and market their building.

Lighting

The Applicant has submitted a lighting and photometric plan that appears to comply with Section 118-245 of the City Code which regulates lighting, lighting fixtures, and glare.

Signage

Properties that are zoned I-Industrial are eligible to have up to 200 sq. ft of signage or a maximum amount of signage that is equal to one and one-half the lineal feet of the longest building frontage facing a public street, whatever is greater. The architectural plans for the site give a general idea of signage that would be installed at the subject property. The property would have approximately 3 wall signs on the west side of the building. The building façade along Hardman Avenue South is approximately 370 feet which would allow the property to have up to 555 sq. ft of signage. While exact information about signage plans for the site was not included, Staff does not expect that the total amount of signage onsite to exceed the allowable amount.

Height

The building will be 34 feet tall which will ensure that the ceiling height is sufficient for modern industrial tenants. Per the South Concord Corridor market study, most distribution-warehouse tenants are looking for a building with clear heights of between 28-36 feet. Other tenants are often fine with shorter clear heights.

As previously noted, the property is technically in the Shoreland district which limits building heights to 35 feet. The proposed building height will comply with this restriction.

Parking Lot Landscape Islands

Parking lots that are larger than 6,000 square feet in size are required to include landscape islands. The Applicant will need to slightly revise their site plan to incorporate a small number of landscape islands into their employee parking lot.

MRCCA

As previously mentioned, the subject property is located in the Mississippi River Corridor Critical Area. Each property in the MRCCA is assigned a zoning designation based on the use of the site. MRCCA has performance standards including structure height limitations, setbacks from designated natural resources (called Primary Conservation Areas or PCAs), vegetation management standards, land alteration standards, and subdivision and land development standards which vary in intensity depending on the MRCCA zoning district the property is in. The subject property's MRCCA zoning is UM, Urban Mixed District. The UM district is comprised of large areas of highly urbanized development that includes residential, institutional, commercial, and industrial uses.

The performance standards for properties in MRCCA are heavily impacted by whether any PCAs are within the boundaries of the subject property. The Department of Natural Resources (DNR) has mapped where they think PCAs are located to make it easier to determine what development standards apply to each property. The subject property contains floodplain areas and bluffs according to the DNR's PCA map but the bluff mapping is erroneous. The large piles of crushed material that were stored at the property by Danner Inc. were mistakenly mapped as a bluff when the DNR used lidar technology to determine ground elevations and establish bluff maps for the area. The DNR has stated that they are no longer updating their PCA map and it is the City's responsibility to determine whether a property contains a bluff during site plan review. Staff has made the determination that the manmade piles of fill and berms on the subject property are not bluffs. The proposed development complies with MRCCA requirements.

Floodplain District

The Floodplain District is an environmental overlay district that is intended to reduce flood hazards for properties located near a river or other bodies of water that flood. The Floodplain designation of a property is determined using the National Flood Insurance Maps that are published by FEMA. South St. Paul's floodplain ordinance contains two different districts: the Floodway district and the Flood Fringe District. A property's floodplain zoning is based on its FEMA Flood Hazard Area designation. The subject property is generally located in the Flood Fringe District. Properties in the Flood Fringe are generally considered to be a low flood risk and have a 1% annual chance of flooding (also known as the 100-year floodplain).

Buildings in the Flood Fringe district must be protected from flooding by elevating the lowest floor of the building, including the basement floor, at or above the regulatory flood protection elevation. Additionally, the raised fill must be extended 15 feet in all directions beyond the building. The regulatory floodplain elevation in this area is 705. The elevation of the site where the building will be located is between 706 and 709, which exceeds what is required. The site will comply with all Floodplain regulations.

Shoreland District

State law requires that some cities adopt a "Shoreland Ordinance" to protect surface water quality, near shore habitat, and shoreland aesthetics. This is done by regulating development within 1,000 feet of the edge of a lake or 300 feet from the edge of a river to prevent excessive runoff. South St. Paul currently has a Shoreland ordinance which primarily applies to the 300 feet of land closest to the edge of the Mississippi River. The existing Shoreland ordinance, which was adopted in 1981, contains a special provision that states that any land in the landward extension of the Floodplain district is also considered to be in the

Shoreland overlay district. The subject property is approximately 1,400 feet away from the Mississippi River but is in the landward extension of the Floodplain district, thereby technically triggering the need to comply with the Shoreland district requirements.

South St. Paul's Shoreland Ordinance limits the maximum amount of a lot that can be covered by impervious surfaces to 30%. Impervious surface is defined as a constructed hard surface that prevents water from entering into the soil and creates increased runoff. Common examples of impervious surfaces include buildings, parking lots, sidewalks, and heavily compacted soils that do not allow for water infiltration. The Applicant is proposing to develop the lot with approximately 57% impervious surface and has requested a variance from the 30% limit.

The City needs to the DNR's consent to modify the Shoreland ordinance. The City does not need the DNR's consent to grant variances from Shoreland regulations, but the DNR must be provided with an opportunity to comment. City Staff met with Dan Petrik and Ricky Hoffman of the DNR on June 5th to discuss the status of South St. Paul's Shoreland Ordinance and its relationship to this project. The DNR generally agrees with City Staff that this property is only in the Shoreland district due to a technicality and that it is not necessary to enforce the impervious surface restriction on this property to protect the health of the river. The DNR stated that they would be open to working with the City to modify the Shoreland Ordinance to remove all parts of the South Concord Corridor from the Shoreland overlay district if they are further than 300 feet from the river. The DNR has stated that the City may not even need to have a Shoreland overlay district anymore and it may be possible instead to simply add new language to the MRCCA overlay district to address impervious surface concerns for river-adjacent properties since all parts of the Shoreland overlay district are within the MRCCA overlay district. Combining the two overlay districts into one would make things much more straightforward for City Staff and property owners.

Variance for Impervious Surface Coverage

The Applicant does need an impervious surface variance but it is largely due to a technicality and Staff does not have any concerns about this setting a negative precedent. Over the last few decades, the Applicant has brought so much fill to the subject property that it is no longer susceptible to flooding. The entire property has been elevated so that it is more than 705 feet above sea level which is the regulatory flood protection elevation for this area. The Applicant successfully obtained a "Letter of Map Revision based of Fill" from FEMA in 2016 which eliminated the need for development on the property to secure flood insurance. A Letter of Map Revision based on Fill does not, however, officially remove a property from the floodplain map. The Applicant would need to obtain a full Letter of Map Revision in order to have their property removed from FEMA's floodplain maps entirely. The DNR explained to City Staff that the Applicant probably would be successful if they wanted to go through this process, but it is time-consuming, involves scientific review by hydrology experts, and there is a significant expense. It may or may not be worth the Applicant's time and money to go through the Letter of Map Revision process since there are other ways to move development projects forward under the existing zoning framework.

Staff finds the variance request to be supportable given the fact that this property is no longer susceptible to flooding and the site is already functionally impervious because of the way that the site has been filled (the soils at the site that were added as part of the grading, filling, and surcharging operation that has been happening on site since the 1990s are compacted and not very pervious). The proposed development will not further degrade the shoreland of the Mississippi River or local water quality. In fact, it should improve

conditions because the development will include extensive landscaping improvements and the creation of new stormwater ponding. Part of the subject property was previously a dump and it is not good for the environment for stormwater to percolate through a dump before reaching the river. It is better for the dump area to be impervious and for the water to be collected and directed into a pond.

In order to approve the variance, the Planning Commission will need to adopt findings that the request meets the variance criteria and that the variance will not negatively impact the Shoreland. Staff have drafted an analysis the Planning Commission can use if they wish to recommend approval of the variance:

1. That the variance is in harmony with the general purpose and intent of the ordinance

The ordinance is in reasonable harmony with the intent of the Shoreland Ordinance. The Shoreland ordinance is designed to protect local water quality, primarily by regulating development on land within 300 feet of the edge of the river. The development site is 1,300 feet away from the Mississippi River and the proposed development will have a positive impact on water quality because it involves landscaping improvements and stormwater management. City Staff and the DNR have discussed the need for an update to the City's Shoreland Ordinance that may have the effect of removing this area from the Shoreland overlay district entirely since this area does not align with the purpose and intent of the overlay district.

2. That the terms of the variance are consistent with the Comprehensive Plan.

The variance is consistent with the Comprehensive Plan, including the Critical Area Corridor Plan, as the project complies with the requirements for the Mississippi River Corridor Critical Area.

3. That economic considerations are not the reasoning for the variance.

Economic considerations are not the reason for the variance. It is not feasible to complete an industrial development without impervious surface coverage exceeding 30% due to the need for employee parking and staging areas for truck loading and truck movements. The Shoreland district regulations are a poor fit for this property which is largely in the Shoreland due to a technicality that requires any property shown on a FEMA floodplain map to follow Shoreland regulations. The subject property has been raised on fill, is no longer susceptible to flooding, and has a Letter of Map Revision based on Fill.

4. That the Property Owner proposes to utilize the property in a reasonable manner.

The property owner is proposing to construct a light industrial warehouse building on site which is reasonable and consistent with the site's zoning.

5. That the plight of the property is due to a unique circumstance not created by the property owner.

The need for the variance was not created by the property owner. The previous use of the property as a dump significantly impacted the property and the grading, filling, and surcharging that took place on site was necessary to correct the conditions created by the previous use. Additionally, the site is 1,300 feet away from the Mississippi River and is in the Shorelands district largely due to a technicality.

6. That the variance will not alter the essential character of the neighborhood.

The subject property is located in an industrial district and is surrounded by other industrial uses with the same or more impervious surface coverage. The impervious surfaces that would be added to the subject property would be consistent with the development pattern of the surrounding neighborhood.

7. The variance is consistent with the character and management purpose of the Shoreland District.

The variance is consistent with the purpose of the Shoreland District which is to protect surface water, near shore habitat, and shoreland aesthetics by regulating development within 300 feet of the Mississippi River. The subject property does not have frontage on the Mississippi River and is approximately 1,300 feet away from the shoreline of the Mississippi River. Additionally, the development will include a new stormwater treatment pond which will serve the site and prevent runoff from reaching the Mississippi River directly.

8. The variance will be unduly detrimental to the Mississippi River or the shoreland of the Mississippi River.

The variance will not be detrimental to the Mississippi River or the shoreland of the Mississippi River. The subject property is approximately 1,300 feet away from the shore of the Mississippi River. The site has already been improved with compacted fill which has created a functionally quasi-impervious surface that covers almost the entire lot. The proposed development will be beneficial to the Mississippi River and the shoreland of the Mississippi River because it will include landscaping improvements and stormwater management improvements. Today, most of the subject property is essentially a dirt/gravel no-man's land with very little vegetation.

DISCUSSION

This is a straightforward development proposal that largely complies with the City Code aside from the need for an impervious surface variance. City Staff is excited to see this property develop, and the roadway extension will be a key catalyst in realizing the South Concord Small Area Plan. The Planning Commission may want to discuss the following:

1. Do the Planning Commissioners have any questions about the environmental overlay districts and how they relate to this property?
2. Is the Planning Commission comfortable recommending approval for the Applicant's request to name the new east-west street "Marley Danner Drive?"

COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

City Engineer

The City Engineer has provided a comment letter which is included as an Attachment

Department of Natural Resources

The Minnesota DNR was invited to provide comments because the development site is in the Mississippi River Critical Corridor Area and partially in the Shoreland Overlay district. City Staff had a meeting with the DNR but they did not submit any formal comments in time for inclusion in the meeting packet. If they provide comments prior to the public hearing, City Staff will share the comments at that time.

National Park Service

The National Park Service was invited to provide comments on the development because the site is in MRCCA. If they provide comments prior to the public hearing, City Staff will share the comments at that time.

STAFF RECOMMENDATION

Staff recommends approval of the development application with the following conditions:

Planning/Zoning Conditions

1. **Approved Plans.** The conditions of this approval are based on the following plans:

- | | |
|---|-----------------------|
| a. Application (Danner Family Partnership) | dated 6/2/25 |
| b. Revised Narrative (Kimley Horn) | dated 6/17/25 |
| c. ALTA Survey (EFN) | dated 4/9/2025 |
| d. Preliminary Plat for WAKOTA 2nd ADDITION (EFN) | dated 6/17/25 |
| e. Site Plan for Proposed Building (Kimley Horn) | dated 6/2/25 |
| f. Building Elevations Sheet A3 (Lampert Architects) | dated 5/29/25 |
| | |
| g. Grading and Drainage Plan (Kimley Horn) | dated 6/2/25 |
| | |
| h. Utility Plan (Kimley Horn) | dated 6/2/25 |
| i. Landscape Plan (Kimley Horn) | dated 6/2/25 |
| j. Photometric Plan (Kimley Horn) | Not dated |
| k. Stormwater Management Plan (Kimley Horn) | dated 6/2/25 |

2. **Building Permit Required for Proposed Building.** The review and approval of the site improvements pursuant to the requirements of the City's adopted building and fire codes shall be in addition to the site plan review process. The site plan approval process does not imply compliance with the requirements of these codes.

3. **No Site Work Without Construction Permits.** No grading, fence construction, sign installation, or other site work may commence prior to the issuance of applicable construction permits by City Staff.
4. **Final Signed Geotechnical Report Required.** A final signed geotechnical report shall be submitted and approved by the City Engineer before grading permits or building permits will be issued.
5. **Impervious Surface Coverage Variance.** The new lot that hosts the proposed building (shown as Lot 1, Block 2) may exceed the impervious surface coverage percentage limit of the Shoreland overlay district so long as at least 15% of the lot is landscaped, as required in the I-Industrial zoning district.
6. **Planting Islands Required for Proposed Building's Employee Parking Lot.** The site plan for the proposed building's employee parking lot shall be revised so that it complies with the following provision of the City Code:

Planting islands. For each additional 3,000 square feet or a portion thereof of parking area beyond the first 3,000 square feet, one planting island of identical size to the neighboring parking space, but not less than 200 square feet, shall be installed within the interior of the parking lot, unless otherwise approved by the zoning administrator. All planting islands installed shall have six-inch integral concrete curb and gutter around the entire perimeter, and a landscaped interior.
7. **Compliance with Floodplain Districts Ordinance.** The proposed building is located on a parcel that is partially within FEMA's mapped 100-year floodplain which is considered the "flood fringe" district in the City's Floodplain Districts ordinance. The Applicant shall provide any materials that are required at time of building permit to demonstrate compliance with "flood fringe" regulations. If any part of the building is constructed within the mapped 100-year floodplain, the Applicant must submit an as-built survey following construction that demonstrates that the lowest floor elevation is at or above the regulatory flood protection elevation.
8. **Drainage and Utility Easement for Stormwater Pond.** The Applicant shall grant the City a drainage and utility easement over the entirety of the stormwater pond that will serve the proposed building on proposed Lot 1, Block 2. The Applicant shall be permitted to plat the pond as an outlot, provided that this can be done without creating any zoning nonconformities for other parcels within the development. The final form of the drainage and utility easement is subject to review and

approval by the City Engineer and the City Attorney.

9. **Drainage and Utility Easement over Public Utilities.** The Applicant shall grant the City a utility easement on Lot 1, Block 1 for existing and proposed utility connections. At the City Engineer's discretion, the Applicant may also be required to provide 10-foot-wide perimeter drainage and utility easements around the newly platted lots. The final design of the easement(s) is subject to review and approval by the City Engineer and the City Attorney.
10. **Revised Civil Plans Needed.** The Applicant shall revise their civil plans to reflect that the right-of-way for the proposed Marley Danner Drive must be 66 feet in width and the portion that is platted as a half-street must be 33 feet in width.
11. **Setback of Existing Building at 843 Hardman Avenue South.** The final plat shall ensure that a 30-foot setback is maintained between the existing building's fuel canopy and the front property line along the proposed Marley Danner Drive unless a variance is granted.
12. **Compliance with City Code's Performance Standards.** The facility must comply with all the City Code's performance standards relating to odor, noise, dust, glare, refuse handling, etc.
13. **Design and Construction of Eastern Driveway Access for Proposed Building.** The proposed building is shown as having two driveway accesses along Marley Danner Drive. Unless otherwise authorized by the City Engineer, the Applicant will not be permitted to construct the easternmost driveway access onto Marley Danner Drive until after the public street has been fully designed. The final design and alignment of the easternmost access drive is subject to review and approval by the City Engineer
14. **Development Agreement.** The Applicant shall enter into a development agreement with the City
15. **Public Sidewalk Improvements along Hardman Avenue South.** The Applicant shall be responsible for constructing a public sidewalk along Hardman Avenue South which shall connect the Mississippi River Trail to the public sidewalk of the proposed Marley Danner Drive. The Applicant shall coordinate the sidewalk connection to the Dakota County trail system with Dakota County Staff. The Applicant shall revise their civil plans for the new sidewalk so that there is at least a 5-foot-wide grass boulevard with boulevard trees along Hardman Avenue South for snow

storage and consistency with the design of Hardman Avenue on the north side of Interstate 494. The final design of the sidewalk and placement of boulevard trees is subject to review and approval by the City Engineer. The Applicant shall dedicate additional right-of-way to encompass the grass boulevard and the new public sidewalk, either in the final plat, or by written easement. The Applicant shall also dedicate an easement for the connection between the Mississippi River Trail and the public sidewalk.

16. **Landscaping Requirements.** The Applicant shall revise the landscaping plan to ensure that all trees planted to satisfy landscaping requirements meet the minimum size requirements dictated in the City Code. The Applicant shall install and maintain landscaping that is consistent with the approved landscaping plan. Minor changes to the landscaping plan may be approved by the Zoning Administrator.
17. **Landscaping Guarantee.** The Applicant shall establish a \$7,500 landscaping guarantee prior to obtaining their building permit for the proposed building. The security shall be maintained for at least one (1) year after the date that the last landscape materials have been planted. After one year has passed, the Applicant must replace any required landscape materials that are not alive or are in an unhealthy state. Once the City has confirmed that the replacements have been installed, the entire security may be released.
18. **Stormwater Maintenance Agreement.** The Applicant shall enter into a stormwater maintenance agreement with the City for the proposed building's stormwater pond.
19. **Mechanical Equipment Screening Plan.** A mechanical equipment screening plan shall be submitted as part of the building permit submittal for the proposed building. All ground-mounted and building-attached mechanical equipment shall be screened according to the standards contained within Code Section 118-9. All roof-mounted mechanical equipment shall be screened according to the standards contained within Code Section 118-242.
20. **Trash Enclosure Required if there is Exterior Trash Handling.** All dumpsters stored outside of the building must be in an approved trash enclosure that meets zoning requirements.
21. **SAC Fees.** The Applicant will be required to make a Sewer Access Charge (SAC) payment consistent with Metropolitan Council requirements at time of building permit for the proposed building.

22. **Preliminary Plat Approval Expiration.** The preliminary plat approval shall expire within three years of the date of approval unless a final plat application has been submitted or an extension has been granted by the City Council. Unless otherwise approved by the City Council, no building permits, fence permits, sign permits, or other construction permits for the proposed new buildable lot shall be issued until the final plat has been approved and recorded with Dakota County.
23. **Park Dedication Fee.** A park dedication cash-in-lieu fee will need to be paid. This fee will be calculated consistent with City policies.
24. **Lapse of the Site Plan Approval.** Unless an extension is granted by the City Council, the site plan approval for the proposed building will lapse and terminate if improvements have not substantially begun within three years from the date of approval.
25. **Approval From Other Agencies.** The Applicant shall be responsible for obtaining any required approvals from other agencies such as the Minnesota Pollution Control Agency (MPCA), Department of Natural Resources (DNR), and Minnesota Department of Health (MDH).

Engineering Conditions

26. **City Engineer's Letter.** The Applicant shall address the issues raised in the Assistant City Engineer's Letter dated June 20, 2025.

ACTION NEEDED

1. Approval. If the Planning Commission wishes to recommend approval of the conditional use permit, the following action should be taken:

A. Motion to recommend approval of a preliminary plat, site plan, and variance for the Wakota Business Park.

2. Denial. If the Planning Commission wishes to recommend denial of the conditional use permit, the following action should be taken:

B. Motion to recommend denial of a preliminary plat, site plan, and variance for the Wakota Business Park.

If the Planning Commission wants to recommend denial, it will require a specific finding that development application is not consistent with the City Code's variance criteria or some other part of the City Code.

LINKS

[South Concord Corridor Market Study](#)

[South Concord Corridor Small Area Plan](#)

SOURCE OF FUNDS

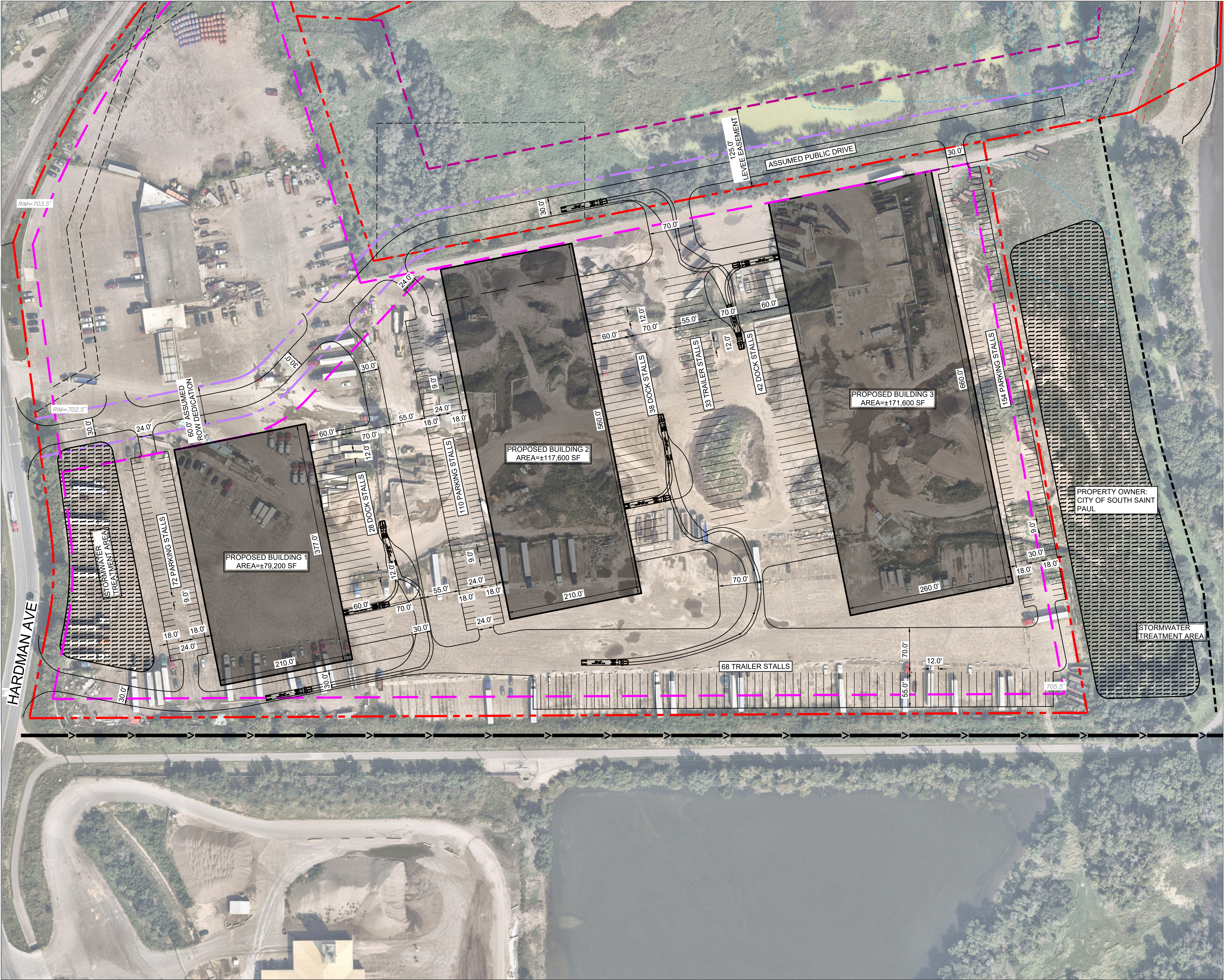
NA

ATTACHMENTS

1. Site Location Map
2. Danner Redevelopment Concept Plan
3. Preliminary Plat
4. Site Plan for Proposed Building
5. Proposed Building Elevations
6. Grading and Drainage Plan
7. Utility Plan
8. Landscape Plan
9. Photometric Plan
10. ALTA Survey
11. Applicant's Narrative
12. Assistant City Engineer's Letter
13. Street Naming Policy

ATTACHMENT 1
SITE LOCATION MAP





LEGEND

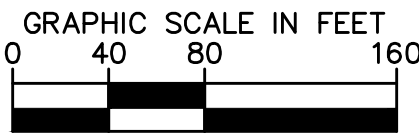
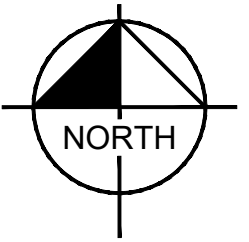
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING LEVEE EASEMENT
- FLOWAGE EASEMENT
- OTHER EASEMENTS
- EXISTING STORM SEWER
- WETLAND
- PROPOSED BUILDING
- BUILDING SETBACK LINE
- EXISTING SPOT ELEVATION

ZONING SUMMARY	
EXISTING ZONING	I-INDUSTRIAL
PROPOSED ZONING	PUD / INDUSTRIAL
RIGHT-OF-WAY DEDICATION	39,004 SF / 0.90 AC
TOTAL PROPERTY AREA	1,091,973 SF / 25.07 AC
TOTAL BUILDING AREA	368,366 SF
FAR	0.34
MINIMUM FAR	0.20
PARKING SETBACKS	SIDE/REAR = 10' FRONT = 20'
BUILDING SETBACKS	FRONT = 30' SIDE = 20' REAR = 20'

ATTACHMENT 2
DANNER
REDEVELOPMENT
CONCEPT SITE PLAN



Know what's below.
Call before you dig.



ATTACHMENT 3
PRELIMINARY PLAT

LEGAL DESCRIPTION:

Parcel 1:

Lot 2, Block 1, Wakota Addition.

Dakota County, Minnesota
Abstract Property

Parcel 2:

Tract A:

That part of Lot 1, Block 1, Wakota Addition, lying Westerly of the Easterly line of the West half of vacated Humboldt Street extended (formerly known as Seventh Street) as dedicated in South St. Paul Syndicate Park No. 2, according to the recorded plat thereof.

Dakota County, Minnesota
Torrens Property

Tract B:

That part of Lot 1, Block 1, Wakota Addition lying Easterly of the following described line: Commencing at the Northwest corner of Government Lot 11, Section 35, Township 28 North, Range 22 West, Dakota County, Minnesota; thence Southerly, along the West line of said Government Lot 11, a distance of 300.00 feet to the Northerly line of Malden Street as dedicated; thence North 89 degrees 13 minutes 32 seconds East a distance of 672.63 feet to a point on the South line of said Lot 1, Block 1 and the beginning of the line to be described; thence North 2 degrees 11 minutes 13 seconds West to the Easterly extension of the North line of the South half of vacated Clinton Avenue, originally dedicated in "South Saint Paul Syndicate Park No. 2 Dakota Co., Minn.", according to the recorded plat thereof, and said line there terminating.

Dakota County, Minnesota
Torrens Property

Tract C:

Lot 1, Block 1, Wakota Addition, Except that part Lot 1, Block 1, Wakota Addition lying Easterly of the following described line: Commencing at the Northwest corner of Government Lot 11, Section 35, Township 28 North, Range 22 West, Dakota County, Minnesota; thence Southerly, along the West line of said Government Lot 11, a distance of 300.00 feet to the Northerly line of Malden Street as dedicated; thence North 89 degrees 13 minutes 32 seconds East a distance of 672.63 feet to a point on the South line of said Lot 1, Block 1, and the beginning of the line to be described; thence North 2 degrees 11 minutes 13 seconds West to the Easterly extension of the North line of the South half of vacated Clinton Avenue, originally dedicated in "South Saint Paul Syndicate Park No. 2 Dakota Co., Minn.", according to the recorded plat thereof, and said line there terminating.

And except that part of Lot 1, Block 1, Wakota Addition, lying Westerly of the Easterly line of the West half of vacated Humboldt Street extended (formerly known as Seventh Street) as dedicated in South St. Paul Syndicate Park No. 2, according to the recorded plat thereof.

Dakota County, Minnesota
Abstract Property

PROPOSED LEGAL DESCRIPTIONS:

Lot 1, Block 1, WAKOTA 2ND ADDITION.

Lot 1, Block 2, WAKOTA 2ND ADDITION.

Outlot A, WAKOTA 2ND ADDITION.

PROPOSED AREAS:

The area of Lot 1, Block 1, WAKOTA 2ND ADDITION is 273,625 square feet or 6.2816 acres.

The area of Lot 1, Block 2, WAKOTA 2ND ADDITION is 302,484 square feet or 6.9441 acres.

The area of Outlot A, WAKOTA 2ND ADDITION is 758,538 square feet or 17.4136 acres.

The area of Verderosa Avenue is 73,560 square feet or 1.6887 acres.

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Dakota County coordinate grid (NAD 83–2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Commercial Partners Title as agent for Chicago Title Insurance Company, Commitment No. CP75074 dated March 21, 2025 at 7:00 am.
- The angular rotation measured clockwise from record bearings depicted on the plat of WAKOTA ADDITION to this survey is 00 degrees 28 minutes 36 seconds.
- The surveyed property has direct access to Hardman Avenue South, a public right of way.
- This survey shows only those Improvements visible during the field survey, some structures and improvements covered by ice and snow, or underground may not be shown

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 250571097.

COMCAST	MNDOT
CITY OF SOUTH ST. PAUL	SPRINT/COGENT COMMUNICATIONS
CENTURYLINK – CTQLQ	MAGELLAN MIDSTREAM PARTNERS
MCI	XCEL ENERGY
METROPOLITAN COUNCIL (MCEs)	

SURVEY ITEMS PER SCHEDULE B:

- ITEM 10: Easement for transmission lines and related purposes in favor of Northern States Power Company, a Minnesota corporation, contained in Easement dated March 19, 1987, filed March 24, 1987, as Document No. 774651 (Abstract). (Parcel 1)
- As affected by Assignment and Assumption of Easements dated December 29, 2000, filed August 23, 2001, as Document No. 1805118 (Abstract).
- Said easement affects the surveyed property and is depicted hereon.
- ITEM 11: Easement for public street and public utilities and related purposes in favor of South Saint Paul, a Minnesota municipal corporation, contained in Easement dated October 31, 1979, filed May 9, 1980, as Document Nos. 560038 (Abstract) and 109838 (Torrens).
- Said easement for public street and public utilities is embraced within the dedicated right of way of Hardman Avenue South.
- ITEM 12: Terms and conditions of Declaration of Permanent Public Street Easement dated May 7, 2012, filed August 1, 2012, as Document No. 2884405 (Abstract).
- Said document does not affect the surveyed property.
- ITEM 13: Terms and conditions of and easement for public street, road, highway, utility and drainage and related purposes contained in Permanent Public Street, Drainage and Utility Easement Agreement dated April 27, 2012, filed August 21, 2012, as Document No. 2888698 (Abstract) and filed August 6, 2012, as Document No. T700640 (Torrens).
- Said easement for public street and public utilities is embraced within the dedicated right of way of Hardman Avenue South. Said easement for utility and drainage purposes affects the surveyed property and is depicted hereon.
- ITEM 14: Terms and conditions of and easements contained in Fourth Amended and Restated Agreement Relating To A Concrete Crushed Material Processing Fee dated December 4, 1995, filed August 24, 2012, as Document Nos. 2889656 (Abstract) and T701634 (Torrens).
- Said document affects the surveyed property. No plottable items to depict.
- ITEM 15: Terms and conditions of and levee easement contained in Resolution No. 2014–244 adopted December 15, 2014, filed January 8, 2015, as Document Nos. 3046420 (Abstract) and T740350 (Torrens).
- Said document affects the surveyed property. No plottable items to depict.
- ITEM 16: Terms and conditions of Resolution No. 2018–11 adopted January 2, 2018, filed February 26, 2018, as Document Nos. 3238925 (Abstract) and 789077 (Torrens).
- Said document affects the surveyed property. No plottable items to depict.
- ITEM 17: Subject to rights and easements for storm sewer, gas line and related purposes lying within vacated streets as evidenced in Quit Claim Deed dated April 9, 1991, filed May 21, 1991, as Document Nos. 986188 (Abstract) and 242236 (Torrens).
- Said easements do not affect the surveyed property and are depicted hereon for reference.
- ITEM 18: Terms and conditions of and flowage easement contained in Final Decree as to Dakota County Lands dated November 6, 1936, filed November 13, 1936, in Book 46 of Misc., Page 69, and in Final Decree as to the City of South Saint Paul Easements dated February 26, 1937, filed March 1, 1937, in Book 46 of Misc., Page 182.
- Said easement was quit claimed per Document No. A3245050/T790723 (See Item 22) .
- ITEM 19: Easement for ingress and egress, including the right to maintain existing gravel road as set forth in Warranty Deed dated December 29, 1969, filed April 24, 1973, as Document No. 415388, and in Quit Claim Deed dated December 29, 1969, filed April 24, 1973, as Document No. 415389.
- Said reserved easement affects the surveyed property and is depicted hereon.

- ITEM 20: Easement for electric transmission line in favor of Northern States Power Company contained in Easement dated May 4, 1955, filed May 17, 1955, in Book 64 of Misc., Page 383, and dated July 11, 1955, filed August 9, 1955, in Book 64 of Misc., Page 517.
- Said easement affects the surveyed property and is depicted hereon.
- ITEM 21: Easement for pipeline and related purposes in favor of Northern Natural Gas Company contained in Easement dated August 24, 1948, filed April 12, 1952, in Book 61 of Misc., Page 124, and dated September 10, 1957, filed October 24, 1957, in Book 70 of Misc., Page 236.
- Said Northern Natural Gas easement does not affect the surveyed property and is not depicted hereon.
- NOTE: Easement per Book 70 of Misc., Page 236 is a natural gas pipeline easement in favor of Northern States Power Company.
- ITEM 22: Terms and conditions of and rights of flowage in favor of the United States of America contained in Notice of Lis Pendens Fourth Condemnation dated June 4, 1931, filed July 25, 1931, as Document No. 1984 (Torrens), and as set forth in Amended Order and Decree of Registration filed April 6, 1981, as Document No. 115680 (Torrens), and further set forth in Final Certificate dated November 6, 1936, filed November 13, 1936, in Book 46 of Misc., Page 69; and in Final Decree as to the City of South Saint Paul Easements dated February 26, 1937, filed March 1, 1937, in Book 46 of Misc., Page 182.
- As affected by Quitclaim Deed dated April 3, 2018, filed April 11, 2018, as Document Nos. 3245050 (Abstract) and 790723 (Torrens).
- NOTE: A copy of Document No. 790723 (Torrens) does not appear memorialized onto Certificate of Title No. 161217.
- Said rights were quit claimed back to the owners of the surveyed property.
- ITEM 23: Easement for sewer purposes in favor of the City of South St. Paul contained in District Court Decree dated March 29, 1916, filed March 31, 1916, in Book Y of Misc., Page 522.
- Said document does not appear to contain an easement for sewer purposes.
- ITEM 24: Easements in favor of the City of South St. Paul, a Minnesota municipal corporation, contained in Easement dated January 17, 1984, filed April 10, 1984, as Document Nos. 651647 (Abstract) and 136308 (Torrens).
- Said easement does not affect the surveyed property and is depicted hereon for reference.
- ITEM 25: Terms and conditions of and easement for trail and related purposes in favor of Dakota County, a political subdivision of the State of Minnesota, its successors and assigns contained in Regional Transportation Trail Easement dated November 30, 2011, filed December 9, 2011, as Document No. T688261 (Torrens). (Parcel 2B)
- Said easement does not affect the surveyed property and is depicted hereon for reference.
- ITEM 26: Subject to Dakota County Right of Way Map No. 380, filed May 11, 2012, as Document Nos. 696140 (Torrens) and 2867502 (Abstract). (Parcel 2B)
- Said map does not affect the surveyed property and the parcels per said map are depicted hereon for reference.
- ITEM 27: Easement for spur track purposes contained in Warranty Deed dated October 20, 1964, filed October 22, 1964, as Document No. 36127 (Torrens).
- Said easement does not affect the surveyed property and is not depicted hereon.
- ITEM 28: Terms and conditions of and rights reserved as set forth in Resolution adopted December 19, 1983, filed April 10, 1984, as Document No. 651645 (Abstract).
- Said easements reserved do not affect the surveyed property and are depicted hereon for reference.
- ITEM 29: Terms and conditions of and easements contained in Resolution adopted December 19, 1983, filed April 10, 1984, as Document No. 651646 (Abstract).
- Said easements reserved do not affect the surveyed property and are depicted hereon for reference.

PRELIMINARY PLAT OF
WAKOTA 2ND ADDITION

OPTIONAL TABLE A ITEMS:

- Monuments have been placed at all major corners of the surveyed property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
 - The address of the property described hereon is:

843 Hardman Avenue South, South St. Paul, MN 55075
 - The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain), Flood Zone X–Other Flood Areas (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) and Flood Zone AE (Base Flood Elevations determined) per Federal Insurance Rate Map No. 27037 C 0044 E, dated December 2, 2011. The delineation lines between flood zones depicted hereon are subject to map scale uncertainty.
 - The total area of the property described hereon is 1,408,207 square feet or 32.32798 acres.
 - The contours depicted hereon are per elevation data collected while conducting the fieldwork.
The contour interval is 1 foot.
- PROJECT BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "1985 AU 1" Elevation = 716.18 feet. (NAVD88)
- SITE BENCHMARK: Top of 5/8–inch rebar with cap marked "EFN CONTROL" on Wly side of Hardman Avenue Elevation = 699.32 feet. (NAVD88)
- No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a), as set forth in the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
 - Exterior building dimensions are depicted hereon.
 - The exterior building footprint area at ground level is depicted hereon.
 - The measured building height is depicted hereon.
 - Substantial features observed in the process of conducting the fieldwork are depicted hereon.
 - As of the date of this survey the property described hereon contains no striped parking spaces.
 - Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 250571097. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
 - The names of adjoining owners according to current tax records are depicted hereon.
 - The intersection of Hardman Avenue South & Interstate 494 is located approximately 400 feet from the northwest corner of the surveyed property.
 - As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
 - The plottable offsite easements or servitudes disclosed in documents provided to the surveyor are depicted hereon.

CERTIFICATION:

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date of survey: March 10, 2025.
Date of signature: May 16, 2025.



Christopher A Terwedo
Minnesota License No. 53536
cterwedo@efnsurvey.com

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS			SURVEY FOR:	PROPERTY ADDRESS:	 475 Old Highway 8 NW, Suite 200 New Brighton, Minnesota 55112 PHONE: (612) 466-3300 WWW.EFNSURVEY.COM COPYRIGHT © 2025 By EGAN, FIELD & NOWAK, INC.
		LCH, SS	NO.	DATE	DESCRIPTION			
		DRAWN BY:	1	2025/06/02	UPDATED ROW ROAD NAME			
		PMD	2	2025/06/17	UPDATED ROW WIDTH FOR DEDICATED ROAD			
DRAWING NAME:		CHECKED BY:						
42510 Preliminary Plat.dwg		CAT						
JOB NO. 42510						Kimley Horn & Associates, Inc	843 Hardman Avenue South South St. Paul, Minnesota 55075 Dakota County Tax PID 36-83200-01-020 & 36-83200-01-010	
FILE NO. DAK 45								
PRELIMINARY PLAT OF WAKOTA 2ND ADDITION								

SEE SHEETS 3 & 4 FOR DETAIL OF EXISTING SITE CONDITIONS

PRELIMINARY PLAT OF
WAKOTA 2ND ADDITION

SURVEY ITEMS PER SCHEDULE B:

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- Said document affects the surveyed property. No plottable items to depict.
- ITEM 15: Terms and conditions of and levee easement contained in Resolution No. 2014-244 adopted December 15, 2014, filed January 8, 2015, as Document Nos. 3046420 (Abstract) and 1740350 (Torrens).
- Said document affects the surveyed property. No plottable items to depict.
- ITEM 16: Terms and conditions of Resolution No. 2018-11 adopted January 2, 2018, filed February 26, 2018, as Document Nos. 3238925 (Abstract) and 789077 (Torrens).
- Said document affects the surveyed property. No plottable items to depict.
- ITEM 17: Subject to rights and easements for storm sewer, gas line and related purposes lying within vacated streets as evidenced in Quit Claim Deed dated April 9, 1991, filed May 21, 1991, as Document Nos. 986188 (Abstract) and 242236 (Torrens).
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- As affected by Quitclaim Deed dated April 3, 2018, filed April 11, 2018, as Document Nos. 3245050 (Abstract) and 790723 (Torrens).
- NOTE: A copy of Document No. 790723 (Torrens) does not appear memorialized onto Certificate of Title No. 161217.
- Said rights were quit claimed back to the owners of the surveyed property.
- ITEM 23: Easement for sewer purposes in favor of the City of South St. Paul contained in District Court Decree dated March 29, 1916, filed March 31, 1916, in Book Y of Misc., Page 522.
- Said document does not appear to contain an easement for sewer purposes.
- ITEM 24: Easements in favor of the City of South St. Paul, a Minnesota municipal corporation, contained in Easement dated January 17, 1984, filed April 10, 1984, as Document Nos. 651647 (Abstract) and 136308 (Torrens).
- Said easement does not affect the surveyed property and is depicted hereon for reference.
- ITEM 25: Terms and conditions of and easement for trail and related purposes in favor of Dakota County, a political subdivision of the State of Minnesota, its successors and assigns contained in Regional Transportation Trail Easement dated November 30, 2011, filed December 9, 2011, as Document No. T688261 (Torrens). (Parcel 2B)
- Said easement does not affect the surveyed property and is depicted hereon for reference.
- ITEM 26: Subject to Dakota County Right of Way Map No. 380, filed May 11, 2012, as Document Nos. 696140 (Torrens) and 2867502 (Abstract). (Parcel 2B)
- Said map does not affect the surveyed property and the parcels per said map are depicted hereon for reference.
- ITEM 27: Easement for spur track purposes contained in Warranty Deed dated October 20, 1964, filed October 22, 1964, as Document No. 36127 (Torrens).
- Said easement does not affect the surveyed property and is not depicted hereon.
- ITEM 28: Terms and conditions of and rights reserved as set forth in Resolution adopted December 19, 1983, filed April 10, 1984, as Document No. 651645 (Abstract).
- Said easements reserved do not affect the surveyed property and are depicted hereon for reference.
- ITEM 29: Terms and conditions of and easements contained in Resolution adopted December 19, 1983, filed April 10, 1984, as Document No. 651646 (Abstract).
- Said easements reserved do not affect the surveyed property and are depicted hereon for reference.



GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 250571097.

COMCAST
CITY OF SOUTH ST. PAUL
CENTURYLINK - CTOL
MCI
METROPOLITAN COUNCIL (MCS)

MNDOT
SPRINT/COGENT COMMUNICATIONS
MAGELLAN MIDSTREAM PARTNERS
XCEL ENERGY

LEGEND:

- FOUND IRON MONUMENT
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 53536

SEE SHEET 5 FOR DETAIL OF PROPOSED SITE IMPROVEMENTS

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
		LCH, SS	NO.	DATE
		DRAWN BY:	1	2025/06/02
		PMD	2	2025/06/17
		CHECKED BY:		
		CAT		
DRAWING NAME: 42510 Preliminary Plat.dwg				
JOB NO. 42510				
FILE NO. DAK 45				

REVISIONS		DESCRIPTION
NO.	DATE	
1	2025/06/02	UPDATED ROW ROAD NAME
2	2025/06/17	UPDATED ROW WIDTH FOR DEDICATED ROAD

SURVEY FOR:
Kimley Horn & Associates, Inc

PROPERTY ADDRESS:
843 Hardman Avenue South
South St. Paul, Minnesota 55075
Dakota County Tax PID 36-83200-01-020 & 36-83200-01-010

	475 Old Highway 8 NW, Suite 200 New Brighton, Minnesota 55112 PHONE: (612) 466-3300 WWW.EFNSURVEY.COM
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land surveyors since 1872	

PRELIMINARY PLAT OF
WAKOTA 2ND ADDITION



SEE SHEET 4 FOR DETAIL OF SOUTHERLY EXISTING SITE CONDITIONS

LEGEND:

- FOUND IRON MONUMENT
- ⊙ SET IRON MONUMENT MARKED WITH LICENSE NUMBER 53536
- ⊙ UNKNOWN MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⊙ CATCH BASIN
- ⊙ GATE VALVE
- ⊙ HYDRANT
- ⊙ AUTO SPRINKLER
- ⊙ GAS METER
- ⊙ VENT
- ⊙ METAL COVER

- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC PANEL
- ⊙ ELECTRIC METER
- ⊙ HANDHOLE
- ⊙ LIGHT
- ⊙ UTILITY POLE
- ⊙ TELEPHONE MANHOLE
- ⊙ COMMUNICATION BOX
- ⊙ FIBER OPTIC SIGN
- ⊙ SIGN
- ⊙ BOLLARD
- ⊙ RR CROSSBUCK W/ GATE

- 920 — EXISTING CONTOUR LINE
- ⊙ OR ⊙ TREE
- — BITUMINOUS SURFACE
- — CONCRETE SURFACE
- — GRAVEL SURFACE

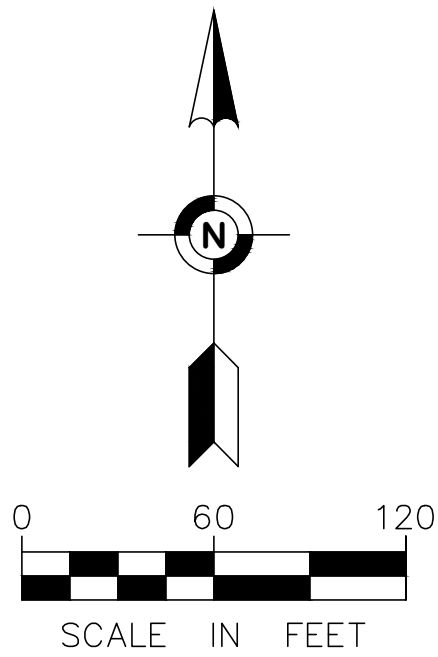
- — CHAIN LINK FENCE
- — GUARDRAIL
- S — SANITARY SEWER
- SS — STORM SEWER
- W — WATERMAIN
- OHW — OVERHEAD WIRE
- G — UNDERGROUND GAS
- FO — UNDERGROUND FIBER OPTIC
- — TREELINE
- — RETAINING WALL

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 250571097.

COMCAST
CITY OF SOUTH ST. PAUL
CENTURYLINK - CTLOL
MCI
METROPOLITAN COUNCIL (MCES)

MNDOT
SPRINT/COGENT COMMUNICATIONS
MAGELLAN MIDSTREAM PARTNERS
XCEL ENERGY



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
		LCH, SS	NO.	DATE
		DRAWN BY:	1	2025/06/02
		PMD	2	2025/06/17
		CHECKED BY:		
		CAT		

DESCRIPTION
UPDATED ROW ROAD NAME
UPDATED ROW WIDTH FOR DEDICATED ROAD

PRELIMINARY PLAT OF
WAKOTA 2ND ADDITION

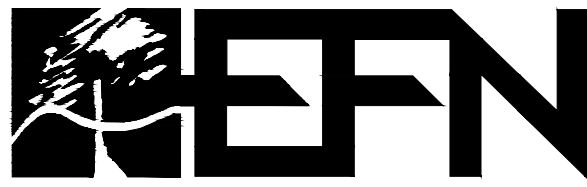
SURVEY FOR:

Kimley Horn & Associates, Inc

PROPERTY ADDRESS:

843 Hardman Avenue South
South St. Paul, Minnesota 55075

Dakota County Tax PID 36-83200-01-020 & 36-83200-01-010



Egan, Field & Nowak, Inc.
land surveyors since 1872

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New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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PRELIMINARY PLAT OF WAKOTA 2ND ADDITION

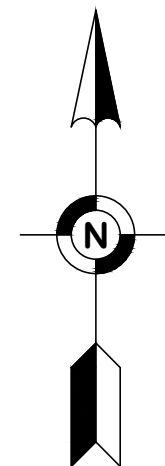


- FOUND IRON MONUMENT
- Ⓢ SET IRON MONUMENT MARKED
WITH LICENSE NUMBER 53536
- Ⓢ UNKNOWN MANHOLE
- Ⓢ SANITARY MANHOLE
- Ⓢ STORM MANHOLE
- ▨ OR ▨ CATCH BASIN
- ⊕ GATE VALVE
- ⚡ HYDRANT
- ⊙ SPRINKLER
- ▣ GAS METER
- ▢ VENT
- ▢ METAL COVER

- | | |
|---|----------------------|
|  | ELECTRIC BOX |
|  | ELECTRIC PANEL |
|  | ELECTRIC METER |
|  | HANDHOLE |
|  | LIGHT |
|  | UTILITY POLE |
|  | TELEPHONE MANHOLE |
|  | COMMUNICATION BOX |
|  | FIBER OPTIC SIGN |
|  | SIGN |
|  | BOLLARD |
|  | RR CROSSBUCK W/ GATE |

-
- 920 EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE

- | | |
|---|-------------------------|
|  | CHAIN LINK FENCE |
|  | GUARDRAIL |
|  | SANITARY SEWER |
|  | STORM SEWER |
|  | WATERMAIN |
|  | OVERHEAD WIRE |
|  | UNDERGROUND GAS |
|  | UNDERGROUND FIBER OPTIC |
|  | TREELINE |
|  | RETAINING WALL |



List of utilities notified per Gopher State One Call Ticket No. 250571097

COMCAST	MNDOT
CITY OF SOUTH ST. PAUL	SPRINT/COGENT COMMUNICATIONS
CENTURYLINK - CTLQL	MAGELLAN MIDSTREAM PARTNERS
MCI	XCEL ENERGY
METROPOLITAN COUNCIL (MCES)	

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
		LCH, SS	NO.	DATE	DESCRIPTION
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		PMD	2	2025/06/17	UPDATED ROW WIDTH FOR DEDICATED ROAD
DRAWING NAME:		CHECKED BY:			
42510 Preliminary Plat.dwg		CAT			
JOB NO. 42510					
FILE NO. DAK 45					

PRELIMINARY PLAT OF WAKOTA 2ND ADDITION

SURVEY FOR:

Kimley Horn & Associates, Inc

PROPERTY ADDRESS:

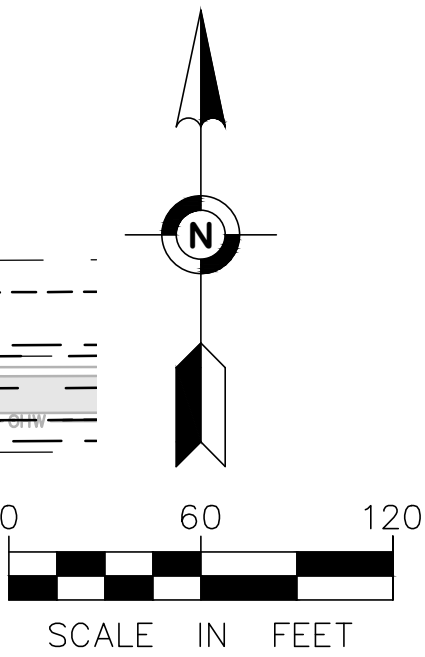
843 Hardman Avenue South
South St. Paul, Minnesota 55075
 Dakota County Tax PID 36-83200-01-020 & 36-83200-01-010



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FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
			NO.	DATE	DESCRIPTION
DRAWING NAME: 42510 Preliminary Plat.dwg		DRAWN BY: PMD	1	2025/06/02	UPDATED ROW ROAD NAME
			2	2025/06/17	UPDATED ROW WIDTH FOR DEDICATED ROAD
JOB NO. 42510		CHECKED BY:			
FILE NO. DAK 45		CAT			

PRELIMINARY PLAT OF
WAKOTA 2ND ADDITION

SURVEY FOR:

Kimley Horn & Associates, Inc

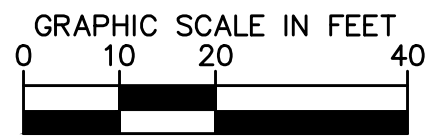
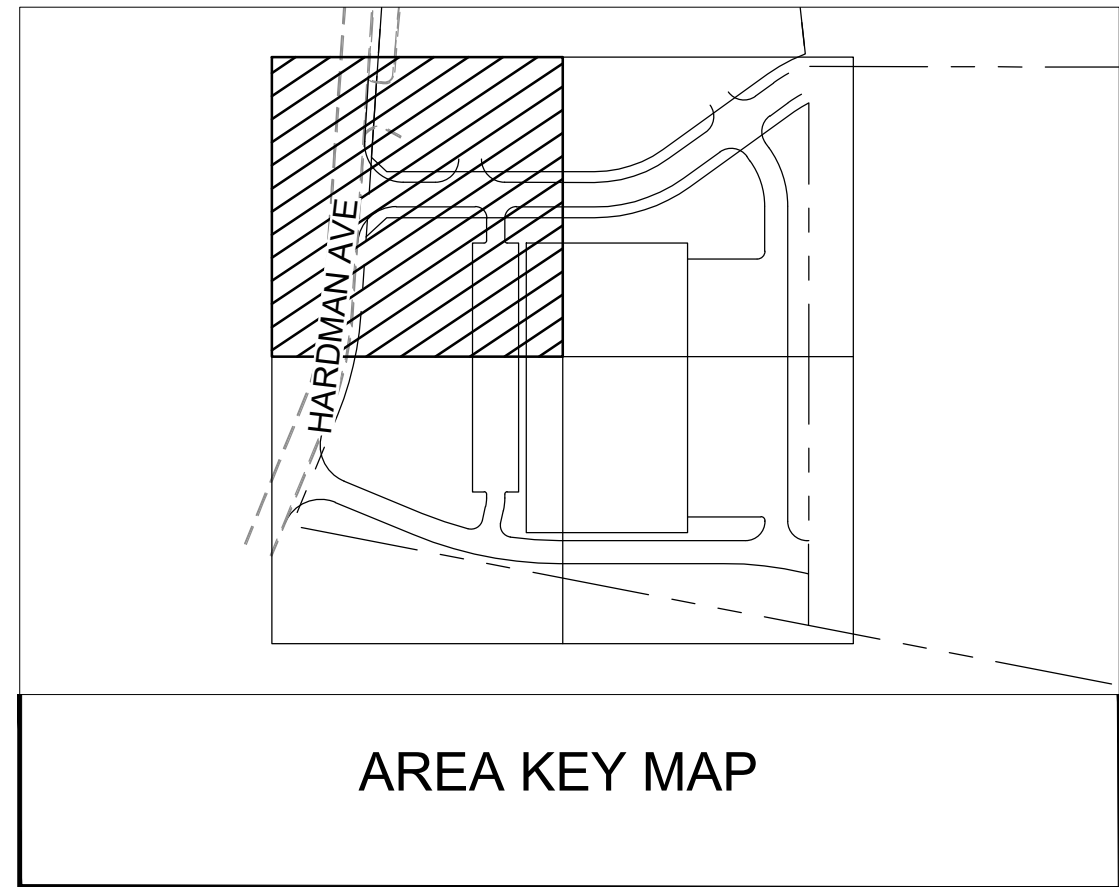
PROPERTY ADDRESS:

843 Hardman Avenue South
South St. Paul, Minnesota 55075
Dakota County Tax PID 36-83200-01-020 & 36-83200-01-010



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New Brighton, Minnesota 55112
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land surveyors since 1872

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**WAKOTA BUSINESS
PARK - BUILDING 1**

**DANNER FAMILY
LIMITED PARTNERSHIP**

SOUTH ST PAUL

SHEET NUMBER

C401

SOUTH ST PAUL


MATTHEW J. SORENSON

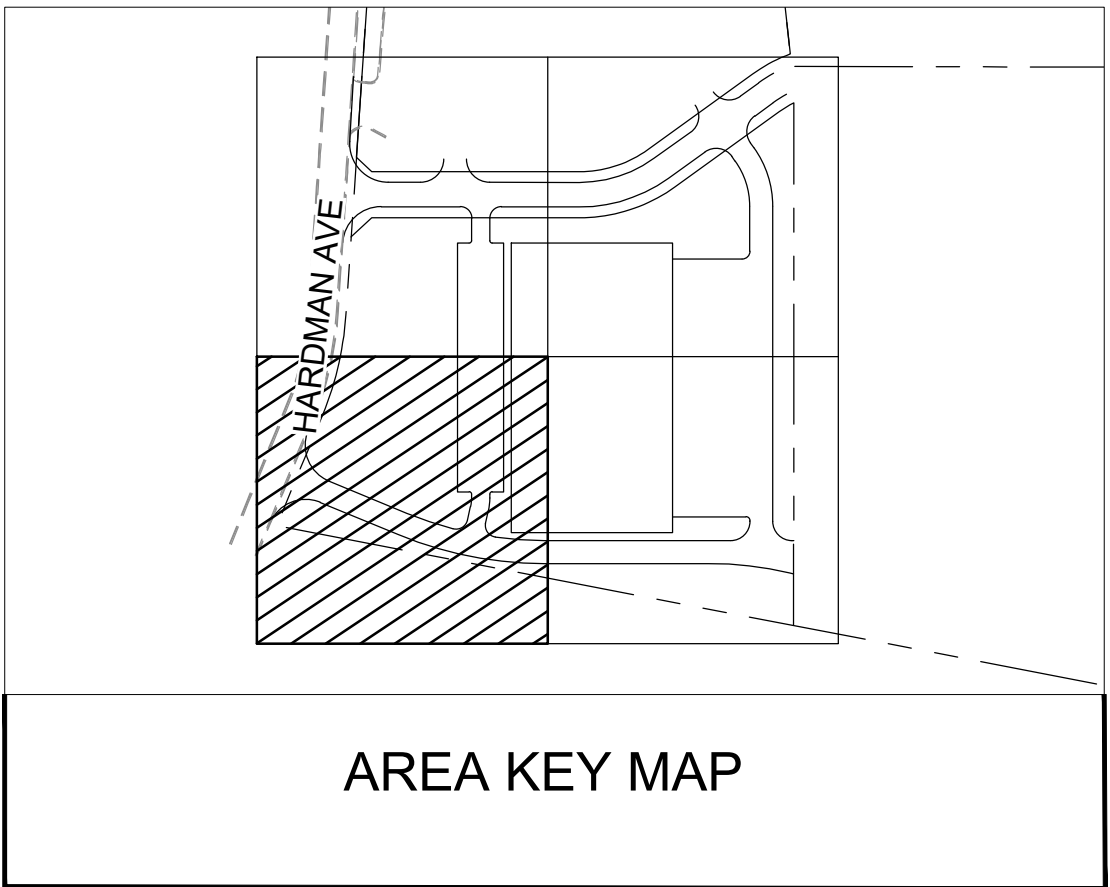
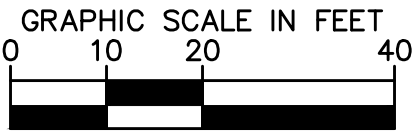
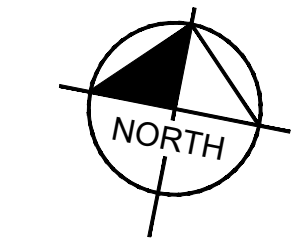
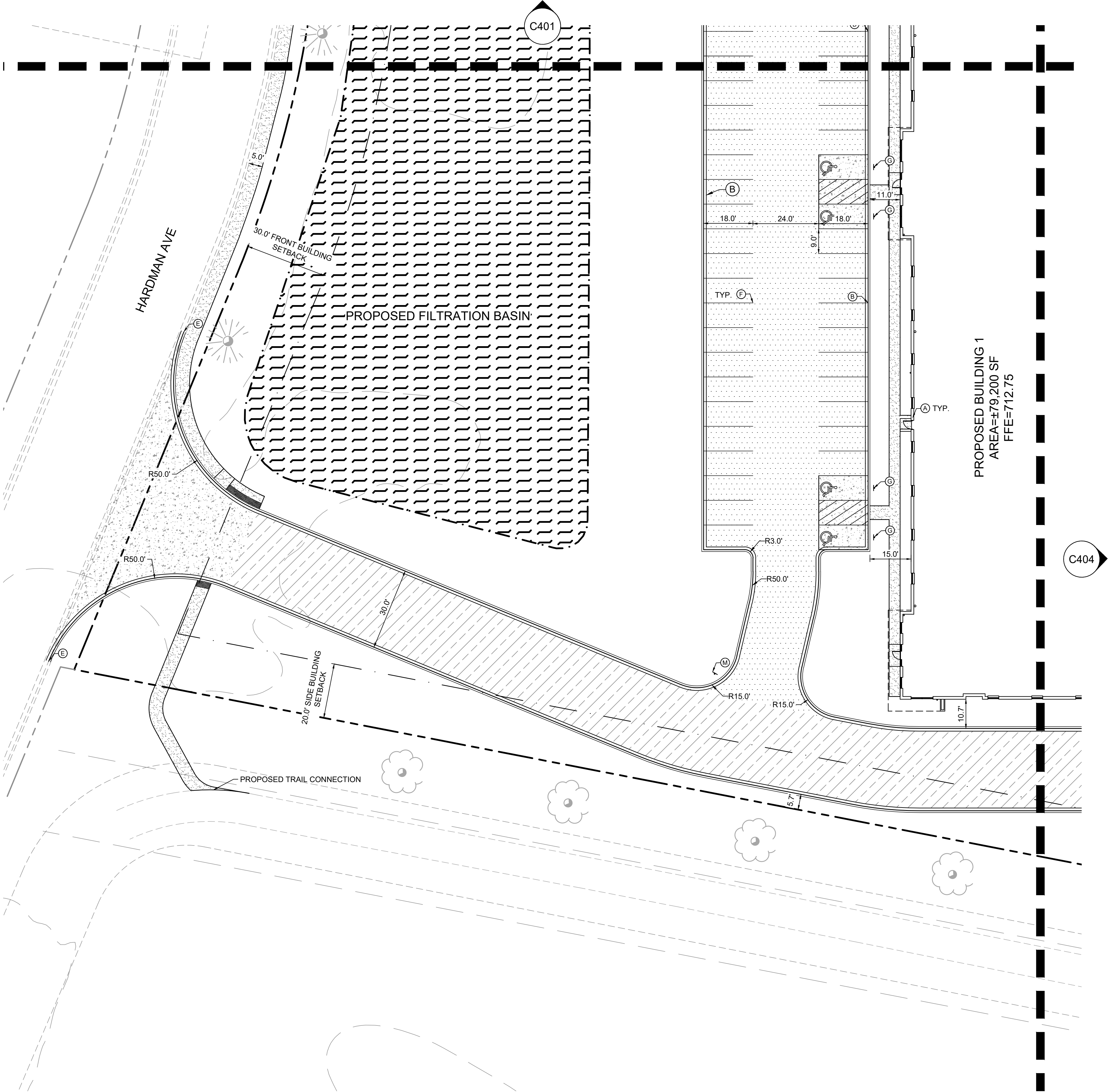
DATE: 06/02/2025 MN LIC. NO. 59721

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

[illegible]

	PROPERTY LINE
	SETBACK LINE
	DRAINAGE AND UTILITY EASEMENT
	FEMA 100-YR FLOODPLAIN
	RETAINING WALL
	PROPOSED CURB AND GUTTER
	STANDARD DUTY ASPHALT PAVEMENT SEE DETAILS FOR SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE DETAILS FOR SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE DETAILS FOR SECTION
	CONCRETE SIDEWALK SEE DETAILS FOR SECTION
	STORM WATER AREA SEE GRADING PLAN FOR DETAILS

(A)	AT-GRADE BUILDING ENTRY & STRUCTURAL STOOP - CONTRACTOR SHALL ENSURE NO MORE THAN 2% MAX SLOPE IN ALL DIRECTIONS.
(B)	B612 CONCRETE CURB & GUTTER - SEE DETAILS
(C)	CONCRETE CURB TAPER - SEE DETAILS
(D)	FLUSH CURB / SIDEWALK FLUSH WITH PAVEMENT - SEE DETAILS
(E)	MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
(F)	4-INCH WIDE PARKING STALL LINE
(G)	ADA PARKING SIGN IN BOLLARD - SEE DETAIL
(H)	TRANSFORMER FOR REFERENCE ONLY - REFER TO SITE ELECTRICAL PLAN
(I)	RAILING PER ARCHITECTURAL PLANS
(J)	RETAINING WALL WITH RAILING TO BE DESIGN BY CONTRACTOR
(K)	B618 CONCRETE CURB & GUTTER - SEE DETAILS
(L)	B624 CONCRETE CURB & GUTTER - SEE DETAILS
(M)	STOP SIGN - SEE DETAILS
(N)	MONUMENT SIGN FOR REFERENCE ONLY - REFER TO ARCH PLANS



LEGEND	
	PROPERTY LINE
	SETBACK LINE
	DRAINAGE AND UTILITY EASEMENT
	FEMA 100-YR FLOODPLAIN
	RETAINING WALL
	PROPOSED CURB AND GUTTER
	STANDARD DUTY ASPHALT PAVEMENT SEE DETAILS FOR SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE DETAILS FOR SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE DETAILS FOR SECTION
	CONCRETE SIDEWALK SEE DETAILS FOR SECTION
	STORM WATER AREA SEE GRADING PLAN FOR DETAILS

KEYNOTE LEGEND	
(A)	AT-GRADE BUILDING ENTRY & STRUCTURAL STOOP - CONTRACTOR SHALL ENSURE NO MORE THAN 2% MAX SLOPE IN ALL DIRECTIONS.
(B)	B612 CONCRETE CURB & GUTTER - SEE DETAILS
(C)	CONCRETE CURB TAPER - SEE DETAILS
(D)	FLUSH CURB / SIDEWALK FLUSH WITH PAVEMENT - SEE DETAILS
(E)	MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
(F)	4-INCH WIDE PARKING STALL LINE
(G)	ADA PARKING SIGN IN BOLLARD - SEE DETAIL
(H)	TRANSFORMER FOR REFERENCE ONLY - REFER TO SITE ELECTRICAL PLAN
(J)	RAILING PER ARCHITECTURAL PLANS
(J)	RETAINING WALL WITH RAILING TO BE DESIGN BY CONTRACTOR
(K)	B618 CONCRETE CURB & GUTTER - SEE DETAILS
(L)	B624 CONCRETE CURB & GUTTER - SEE DETAILS
(M)	STOP SIGN - SEE DETAILS
(N)	MONUMENT SIGN FOR REFERENCE ONLY - REFER TO ARCH PLANS

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

WAKOTA BUSINESS
PARK - BUILDING 1
PREPARED FOR
DANNER FAMILY
LIMITED PARTNERSHIP
SOUTH ST PAUL, MN

SHEET NUMBER
C403

KHA PROJECT 160448001	DATE 06/02/2025	SCALE #####	DESIGNED BY A/E	DRAWN BY FAS	CHECKED BY MJS
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, AND/OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.					
			MATTHEW J. SORENSON MN LIC. NO. 59721 DATE: 06/02/2025		

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-445-4197
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ARCHITECT COORDINATION		06/13/2025	MJS
No.	REVISIONS	DATE	BY



GRAPHIC SCALE IN FEET

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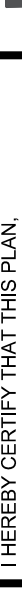


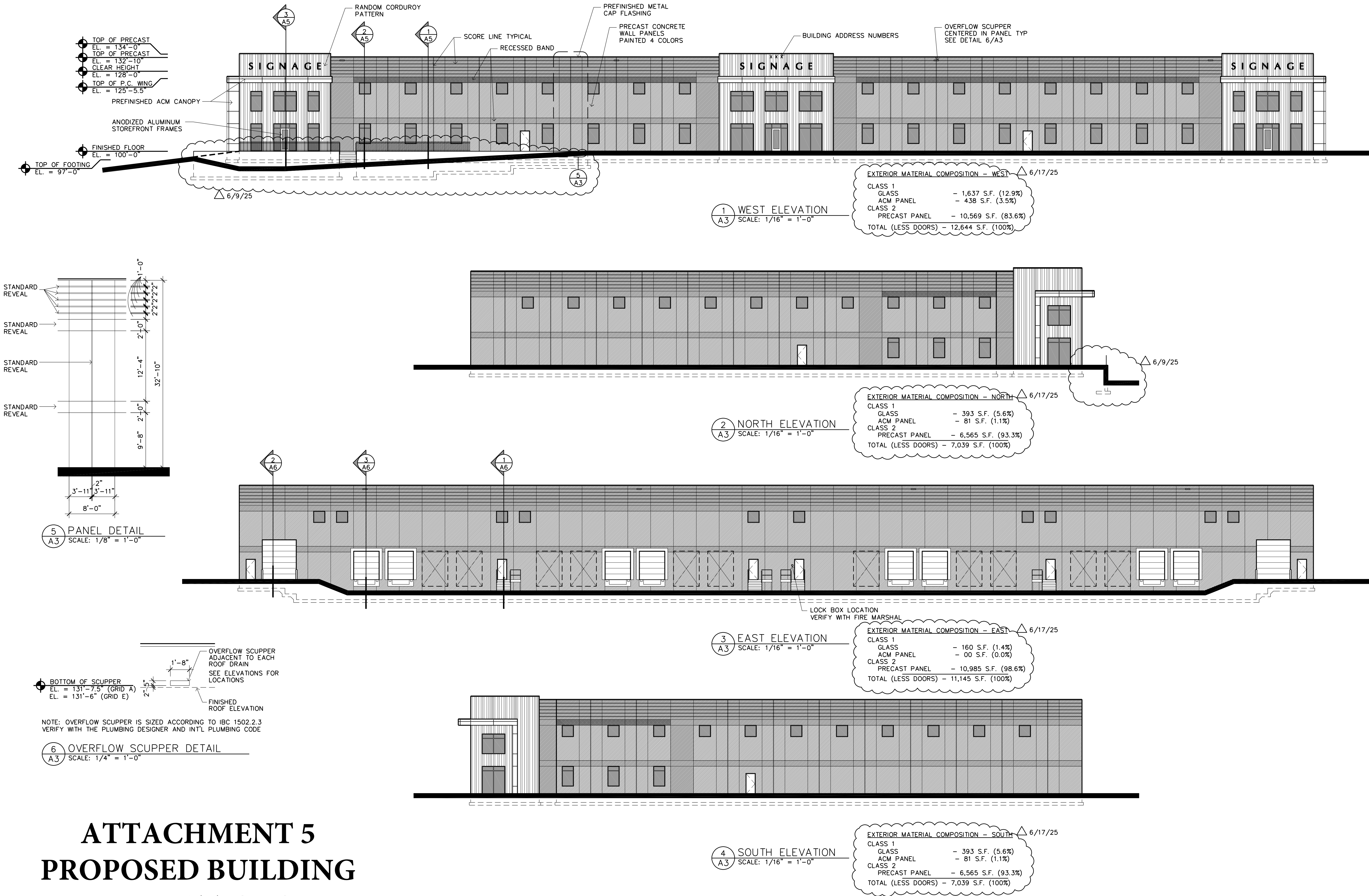
Know what's **below**.
Call before you dig



	PROPERTY LINE
	SETBACK LINE
	DRAINAGE AND UTILITY EASEMENT
	FEMA 100-YR FLOODPLAIN
	RETAINING WALL
	PROPOSED CURB AND GUTTER
	STANDARD DUTY ASPHALT PAVEMENT SEE DETAILS FOR SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE DETAILS FOR SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE DETAILS FOR SECTION
	CONCRETE SIDEWALK SEE DETAILS FOR SECTION
	STORM WATER AREA SEE GRADING PLAN FOR DETAILS

(A)	AT-GRADE BUILDING ENTRY & STRUCTURAL STOOP - CONTRACTOR SHALL ENSURE NO MORE THAN 2% MAX SLOPE IN ALL DIRECTIONS.
(B)	B612 CONCRETE CURB & GUTTER - SEE DETAILS
(C)	CONCRETE CURB TAPER - SEE DETAILS
(D)	FLUSH CURB / SIDEWALK FLUSH WITH PAVEMENT - SEE DETAILS
(E)	MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
(F)	4-INCH WIDE PARKING STALL LINE
(G)	ADA PARKING SIGN IN BOLLARD - SEE DETAIL
(H)	TRANSFORMER FOR REFERENCE ONLY - REFER TO SITE ELECTRICAL PLAN
(I)	RAILING PER ARCHITECTURAL PLANS
(J)	RETAINING WALL WITH RAILING TO BE DESIGN BY CONTRACTOR
(K)	B618 CONCRETE CURB & GUTTER - SEE DETAILS
(L)	B624 CONCRETE CURB & GUTTER - SEE DETAILS
(M)	STOP SIGN - SEE DETAILS
(N)	MONUMENT SIGN FOR REFERENCE ONLY - REFER TO ARCH PLANS

SHEET NUMBER		C404	
WAKOTA BUSINESS PARK - BUILDING 1		MIN	
PREPARED FOR			
DANNER FAMILY			
LIMITED PARTNERSHIP			
SOUTH ST PAUL			
SITE PLAN			
KHA PROJECT 160448001			
DATE 06/02/2025			
SCALE AS SHOWN			
DESIGNED BY AJE			
DRAWN BY FAS			
CHECKED BY MJS			
HARVEY GENTRY MAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.			
			
MATTHEW J. SORENSON			
DATE: 06/02/2025		MN LIC. NO. 59721	
ARCHITECT COORDINATION			
06/13/2025		MJS	



ATTACHMENT 5 PROPOSED BUILDING ELEVATIONS

LAMPERT ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
Leonard Lampert
LEONARD LAMPERT
13669
5/29/25

WAKOTA BUSINESS PARK BUILDING #1 South St. Paul, Minnesota

Copyright 2025 Leonard Lampert Architects Inc.	
Project Designer: JAMES B	
Drawn By: JRB	
Checked By: LL	
Revisions	
5/28/25	PRELIMINARY
5/29/25	ISSUE FOR PERMIT

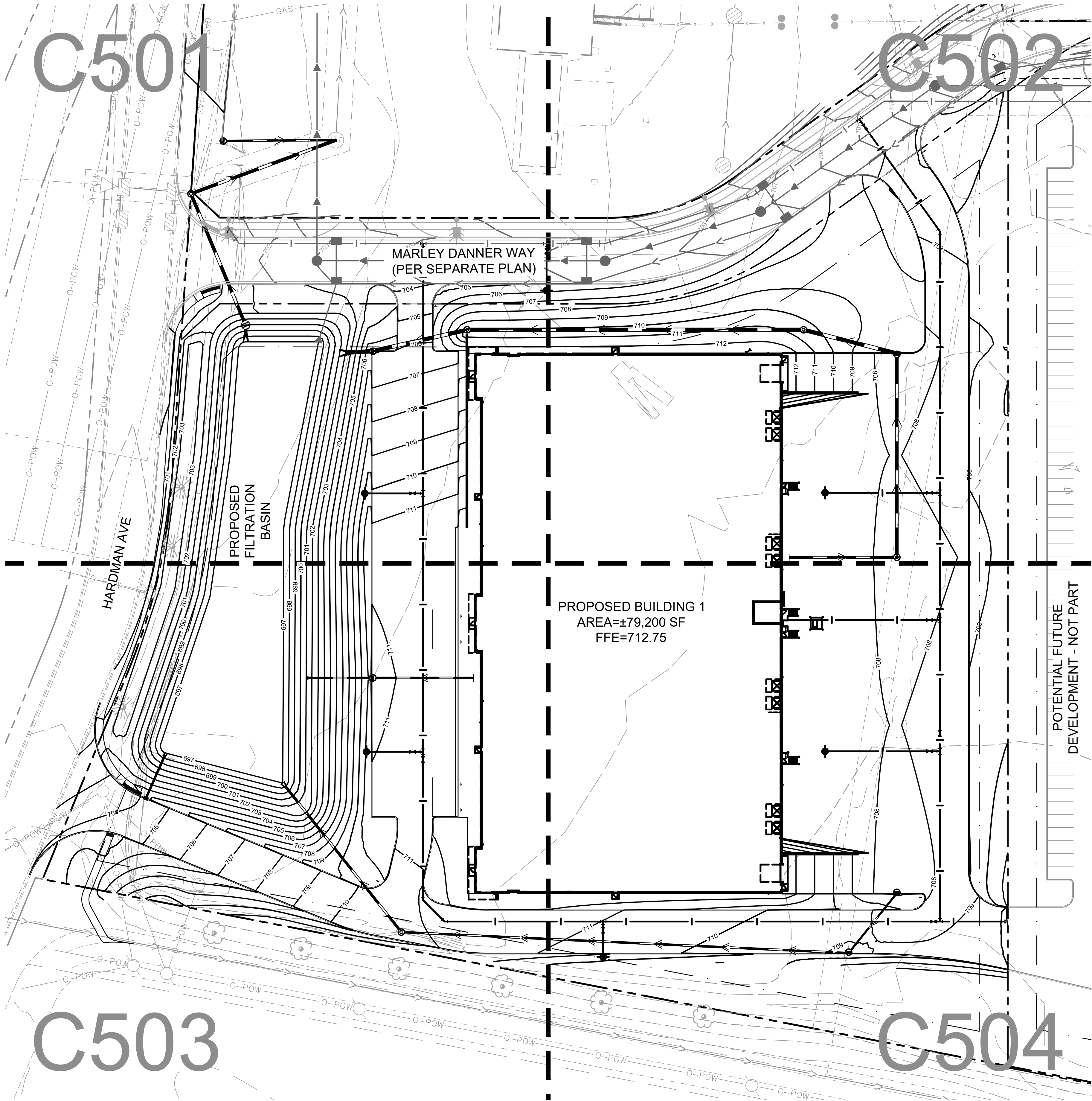
BUILDING ELEVATIONS

Sheet Number

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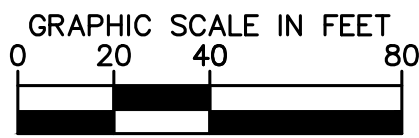
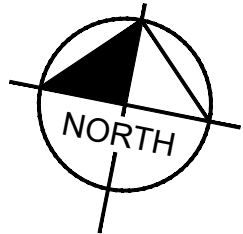
Project No. 250218-1

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LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED RIDGE LINE
	PROPOSED SWALE
	SOIL BORING SEE GEOTECHNICAL REPORT
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
	PROPOSED STORM SEWER CLENOUT
	PROPOSED FLARED END SECTION
	PROPOSED RIPRAP
	PROPOSED STORM SEWER
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED BITUMINOUS ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLUSH PAVEMENT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERFLOW ELEVATION
	PROPOSED TOP/BOTTOM OF WALL ELEVATION
	PROPOSED DRAINAGE DIRECTION
	PROPOSED ADA SLOPE

ATTACHMENT 6 GRADING AND DRAINAGE PLAN



PRELIMINARY - NOT FOR CONSTRUCTION

WAKOTA BUSINESS PARK
- BUILDING 1
PREPARED FOR
DANNER FAMILY LIMITED
PARTNERSHIP
SOUTH ST PAUL MN

OVERALL
GRADING &
DRAINAGE PLAN

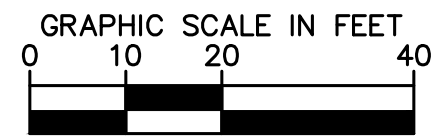
KHA PROJECT	160448001
DATE	06/02/2025
SCALE	AS SHOWN
DESIGNED BY	ERW
DRAWN BY	ERW
CHECKED BY	MJS

I HEREBY CERTIFY THAT THIS PLAN
SPECIFICATION OR REPORT WAS PREPARED BY
ME OR UNDER MY DIRECT SUPERVISION AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF
MINNESOTA.

MATTHEW J. SORENSON
MN LIC. NO. 59721
DATE: 06/02/2025

Kimley»Horn
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787 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE 651-445-4197
WWW.KIMLEY-HORN.COM

REVISIONS		DATE	BY
No.			



9. PRELIMINARY - NOT FOR CONSTRUCTION

GRADING & DRAINAGE PLAN

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION OR REPORT WAS PREPARED BY
ME OR UNDER MY DIRECT SUPERVISION AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF
MINNESOTA. *MM*

MINNESOTA  _____
MATTHEW J. SORENSON

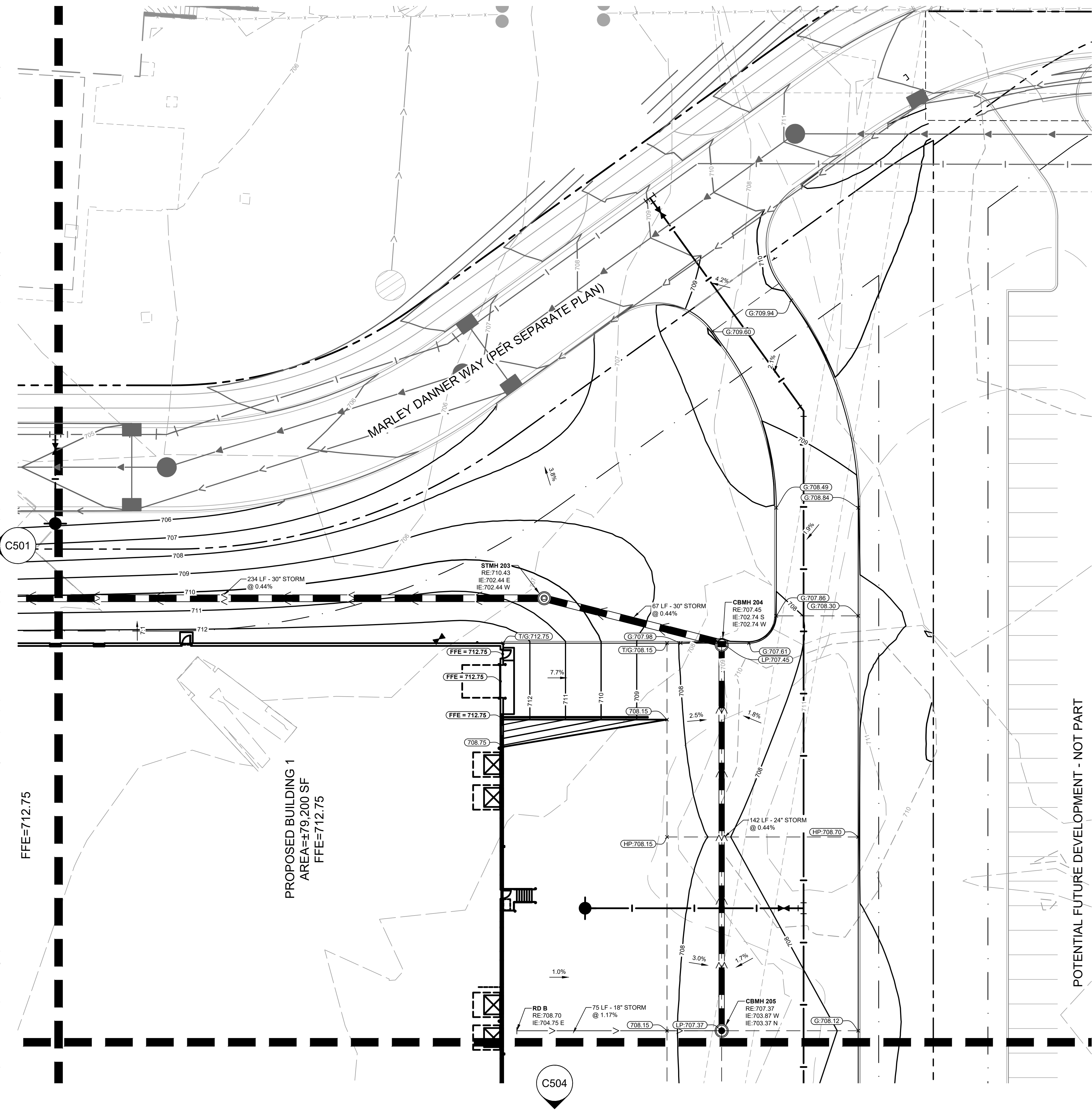
KHA PROJECT 160448001	DATE 06/02/2025	SCALE AS SHOWN	DESIGNED BY JTL	DRAWN BY JTL	CHECKED BY MJS
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Kimley»»Horn

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
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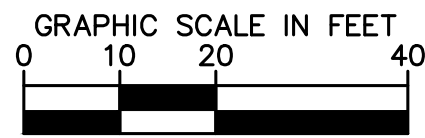
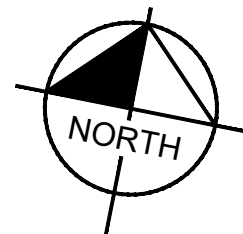
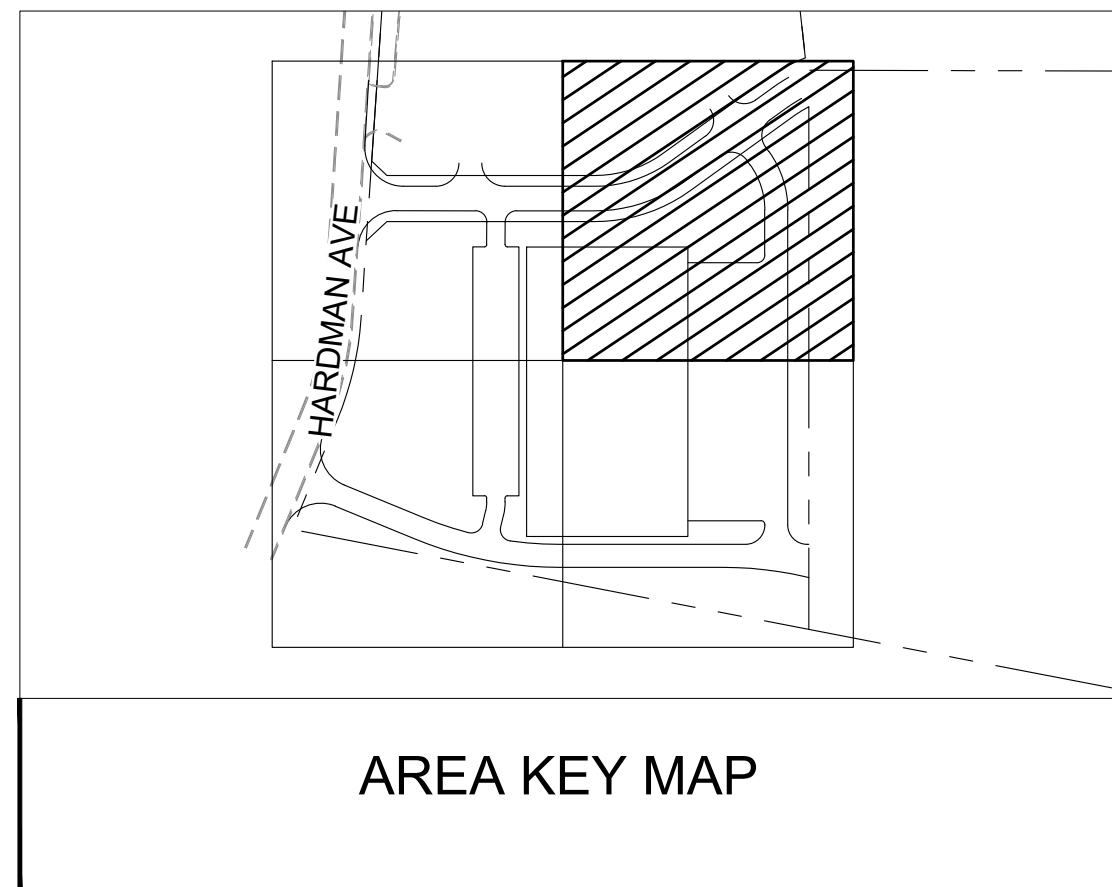
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LEGEND

-
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- SOIL BORING SEE GEOTECHNICAL REPORT
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED BITUMINOUS ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERTFLOW ELEVATION
- PROPOSED TOP/BOTTOM OF WALL ELEVATION
- PROPOSED DRAINAGE DIRECTION
- PROPOSED ADA SLOPE



Know what's **below**.
Call before you dig.

9. PRELIMINARY - NOT FOR CONSTRUCTION

**WAKOTA BUSINESS
 PARK - BUILDING 1**
 PREPARED FOR
**DANNER FAMILY
 LIMITED PARTNERSHIP**
 SOUTH ST. PAUL

SHEET NUMBER
C502

GRADING & DRAINAGE PLAN

KHA PROJECT	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
160448001	
DATE	
06/02/2025	

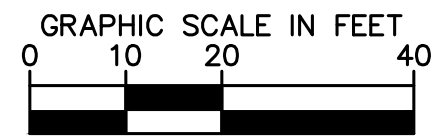
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MINNESOTA

DATE: 06/02/2025 MN LIC. NO. 59721

Kimley»Horn

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PHONE: 651-645-4197
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[illegible]



PRELIMINARY - NOT FOR CONSTRUCTION

**WAKOTA BUSINESS
PARK - BUILDING 1**

PREPARED FOR

**DANNER FAMILY
LIMITED PARTNERSHIP**

SOUTH ST PAUL

SHEET NUMBER
C503

KHA PROJECT	HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.		
160448001			
DATE	06/02/2025	MATTHEW J. SORENSON	
SCALE	AS SHOWN		
DESIGNED BY	JTL		
DRAWN BY	JTL		
CHECKED BY	MJS	DATE:	06/02/2025
		MIN	LIC. NO. 59721

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THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF
MINNESOTA. 14

MINNESOTA.  MATTHEW J. SORENSON

DATE:	06/02/2025	MIN	59721
		IIC	NO

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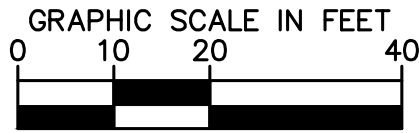
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	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED RIDGE LINE
	PROPOSED SWALE
	SOIL BORING SEE GEOTECHNICAL REPORT
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
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	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERFLOW ELEVATION
	PROPOSED TOP/BOTTOM OF WALL ELEVATION
	PROPOSED DRAINAGE DIRECTION
	PROPOSED ADA SLOPE



GRADING & DRAINAGE PLAN

**WAKOTA BUSINESS
PARK - BUILDING 1**

PREPARED FOR

**DANNER FAMILY
LIMITED PARTNERSHIP**

SOUTH ST PAUL

KHA PROJECT 160448001	DATE 06/02/2025	SCALE AS SHOWN	JTL	JTL	MJS
		DESIGNED BY		DRAWN BY	CHECKED BY

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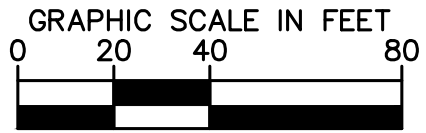
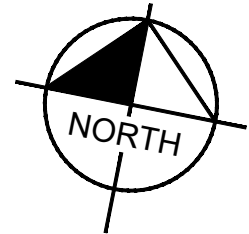
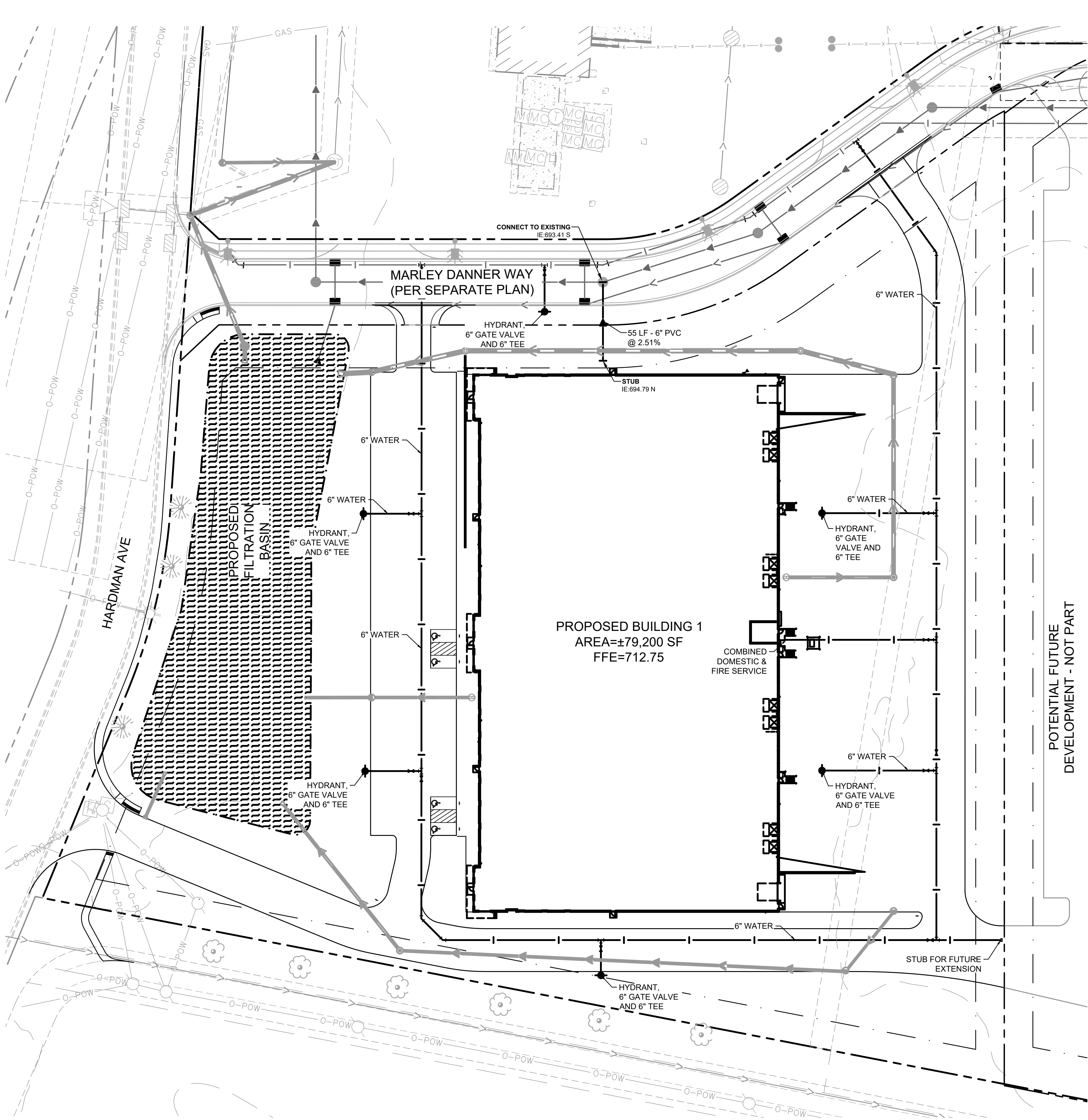
 MATTHEW J. SORENSON

DATE: 06/02/2025 MN LIC. NO. 59721

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Know what's below.
Call before you dig.

LEGEND		
EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
		UNDERGROUND ELECTRIC
		TELEPHONE
		GAS MAIN

ATTACHMENT 7 UTILITY PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

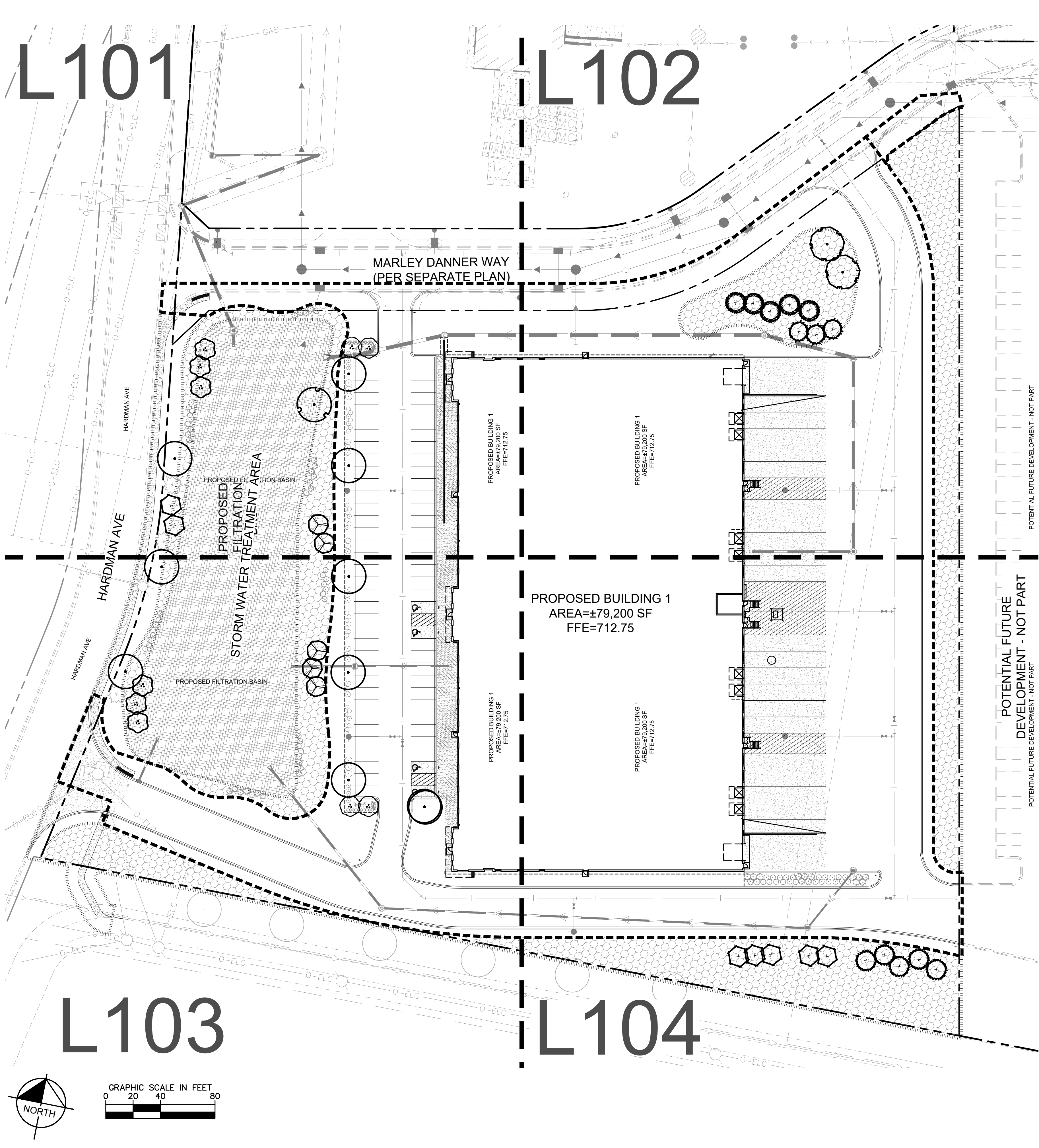
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PARK - BUILDING 1
PREPARED FOR
DANNER FAMILY
LIMITED PARTNERSHIP
SOUTH ST PAUL, MN

UTILITY PLAN

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MATTHEW J. SORENSON DATE: 06/02/2025 LIC. NO. 59721 MN					

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REVISIONS		DATE	BY
No.			



LANDSCAPE SUMMARY

LANDSCAPE AREA REQUIRED:	45,544 S.F. / 15% = 303,627 S.F. SITE AREA * .15
LANDSCAPE AREA PROVIDED:	130,186 S.F. / 42.9%
OVERSTORY TREES REQUIRED:	35 TREES = 2,387 L.F. OF SITE PERIMETER / 70
OVERSTORY TREES PROVIDED:	47 TREES = 12 OVERSTORY + 15 ORNAMENTAL + 20 CONIFEROUS
LANDSCAPE BUDGET REQUIRED:	MINIMUM 2% OF THE COST OF THE PROPOSED BUILDING
LANDSCAPE BUDGET PROVIDED:	TBD



Know what's below.
Call before you dig.

PLANT KEY

SYMBOL	CODE	COMMON NAME
CONIFEROUS TREE		
	BHS	BLACK HILLS SPRUCE
	ERC	EASTERN RED CEDAR
	WHC	WHITE CEDAR
	WHP	WHITE PINE
ORNAMENTAL TREE		
	ALS	AUTUMN BRILLANCE SERVICEBERRY CLUMP
	QUA	QUAKING ASPEN
	RVB	RIVER BIRCH MULTI-TRUNK
OVERSTORY TREE		
	BOL	BOULEVARD LINDEN
	HCK	COMMON HACKBERRY
	IHL	IMPERIAL HONEYLOCUST
	SWO*	SWAMP WHITE OAK

NOTE: SEE SHEET L105 FOR FULL PLANT SCHEDULE

LANDSCAPE LEGEND

	EXISTING DECIDUOUS TREE (TYP.)
	EXISTING CONIFEROUS TREE (TYP.)
	EDGER (TYP.)
	APPROXIMATE LIMITS OF SOD / IRRIGATION (TYP.)
	APPROXIMATE LIMITS OF SEED / SEED EDGE, SEED ALL DISTURBED AREAS (TYP.)
	SEED WITH MNDOT STR MIX: SOUTHERN TALLGRASS ROADSIDE SEED MIX (TYP.)
	SEED WITH MNDOT WD MIX: WET DITCH SEED MIX (TYP.)

LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) MAINTENANCE STRIP (TYP.)
- (D) SOD (TYP.)

SEEDING KEYNOTES

- (SB) SEED WITH MNDOT SB MIX: SOUTHERN BOULEVARD SEED MIX (TYP.)
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ATTACHMENT 8
LANDSCAPE PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

WAKOTA BUSINESS
PARK - BUILDING 1
PREPARED FOR
DANNER FAMILY
LIMITED PARTNERSHIP
SOUTH ST PAUL, MN

LANDSCAPE PLAN

KHA PROJECT	160448001
DATE	06/02/2025
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	RAH

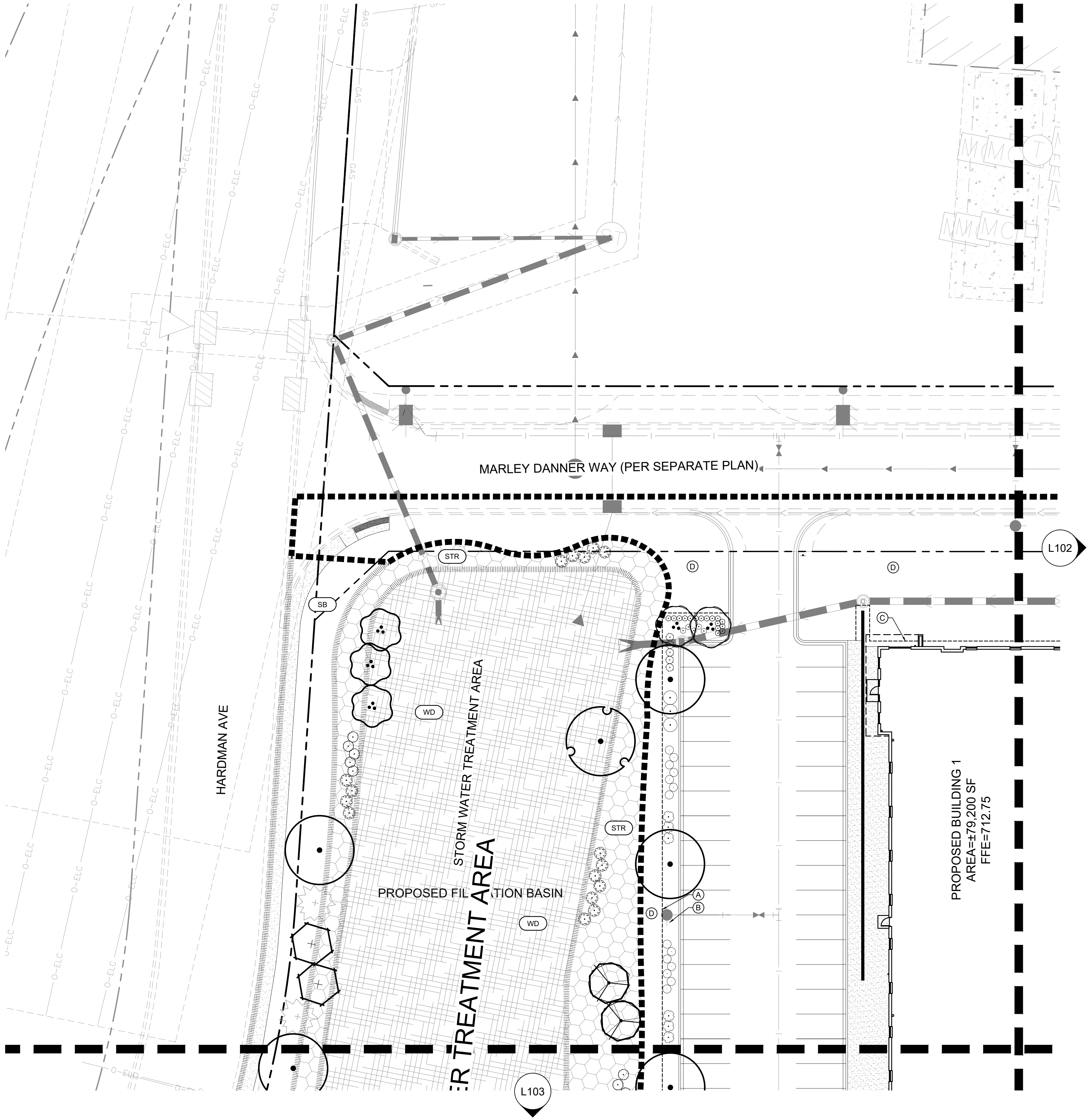
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LANDSCAPE LEGEND

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- EXISTING CONIFEROUS TREE (TYP.)
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PLANT KEY

SYMBOL CODE COMMON NAME

CONIFEROUS SHRUBS

- SGJ SEA GREEN JUNIPER
- WBM MUGO WHITE BUD PINE

DECIDUOUS SHRUBS

- GGD GARDEN GLOW DOGWOOD
- LDN LITTLE DEVIL NINEBARK
- RTD RED TWIG DOGWOOD
- WIL ARTIC BLUE LEAF WILLOW

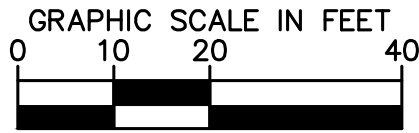
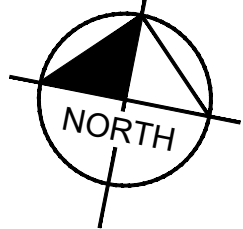
ORNAMENTAL GRASSES

- HMS HEAVY METAL SWITCHGRASS
- PDS PRAIRIE DROPSEED

PERENNIALS

- AFS AUTUMN FIRE SEDUM

NOTE: SEE SHEET L105 FOR FULL PLANT SCHEDULE



Know what's below.
Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

WAKOTA BUSINESS
PARK - BUILDING 1
PREPARED FOR
DANNER FAMILY
LIMITED PARTNERSHIP
SOUTH ST PAUL, MN

LANDSCAPE PLAN

KHA PROJECT
160448001
DATE
06/02/2025
SCALE
AS SHOWN
DESIGNED BY
CFK
DRAWN BY
CFK
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RAH

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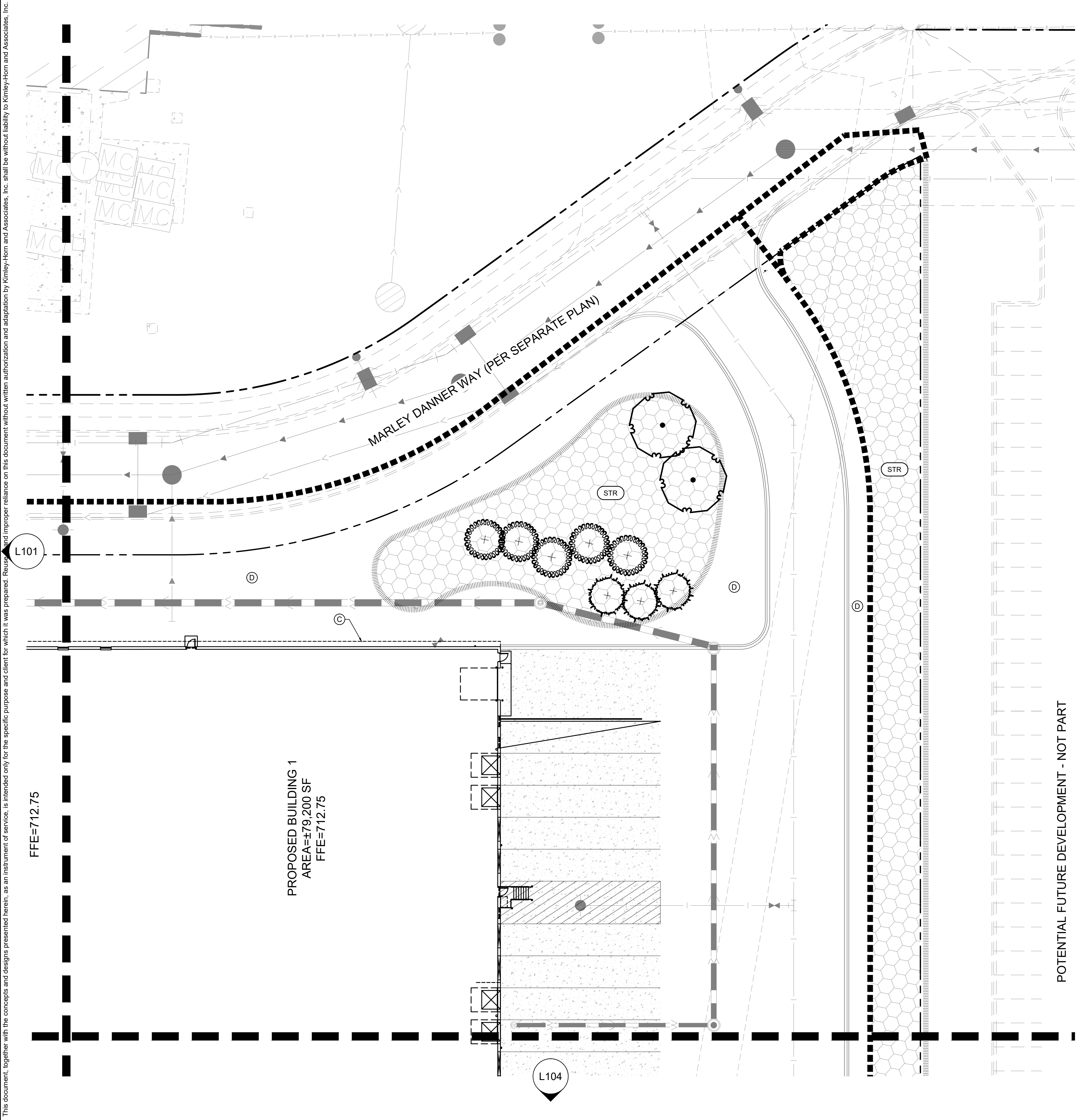
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RYAN A. HYLLESTED, PLA
MN
06/02/2025
LIC. NO.
53828

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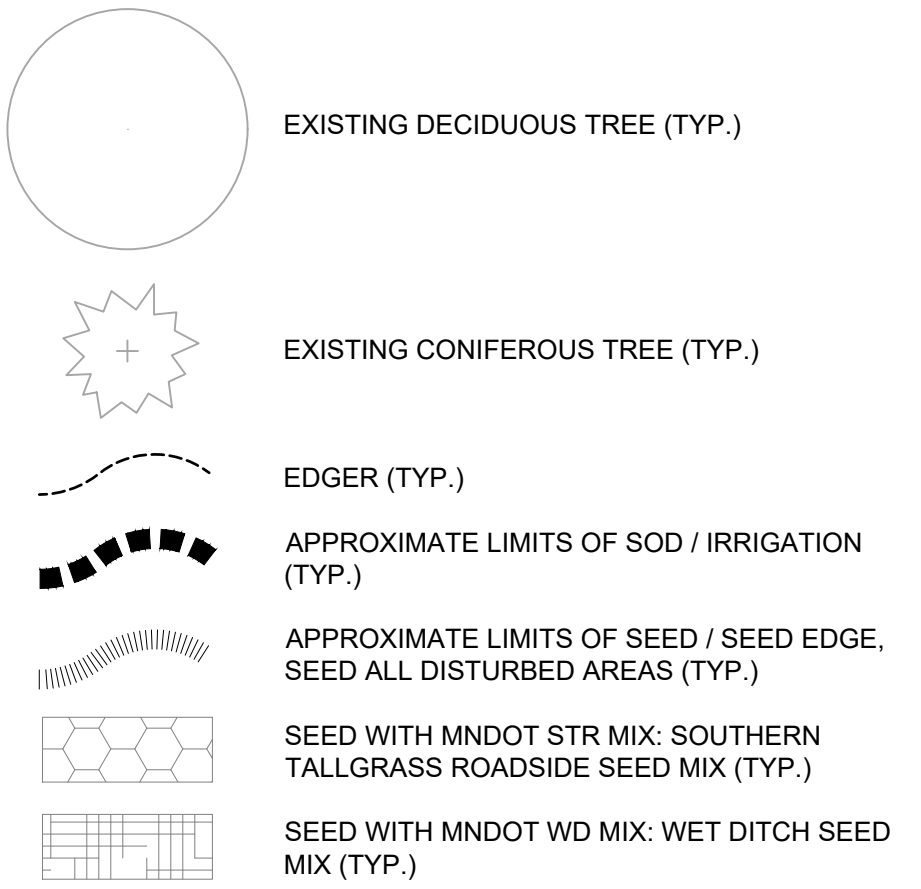
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LANDSCAPE LEGEND



LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) MAINTENANCE STRIP (TYP.)
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- RTD RED TWIG DOGWOOD
- WIL ARTIC BLUE LEAF WILLOW

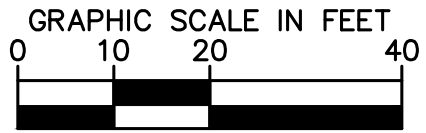
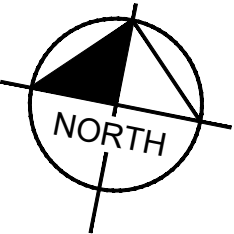
ORNAMENTAL GRASSES

- HMS HEAVY METAL SWITCHGRASS
- PDS PRAIRIE DROPSEED

PERENNIALS

- AFS AUTUMN FIRE SEDUM

NOTE: SEE SHEET L105 FOR FULL PLANT SCHEDULE



PRELIMINARY - NOT FOR CONSTRUCTION

WAKOTA BUSINESS
PARK - BUILDING 1
PREPARED FOR
DANNER FAMILY
LIMITED PARTNERSHIP
SOUTH ST PAUL MN

LANDSCAPE PLAN

KHA PROJECT	160448001
DATE	06/02/2025
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	RAH

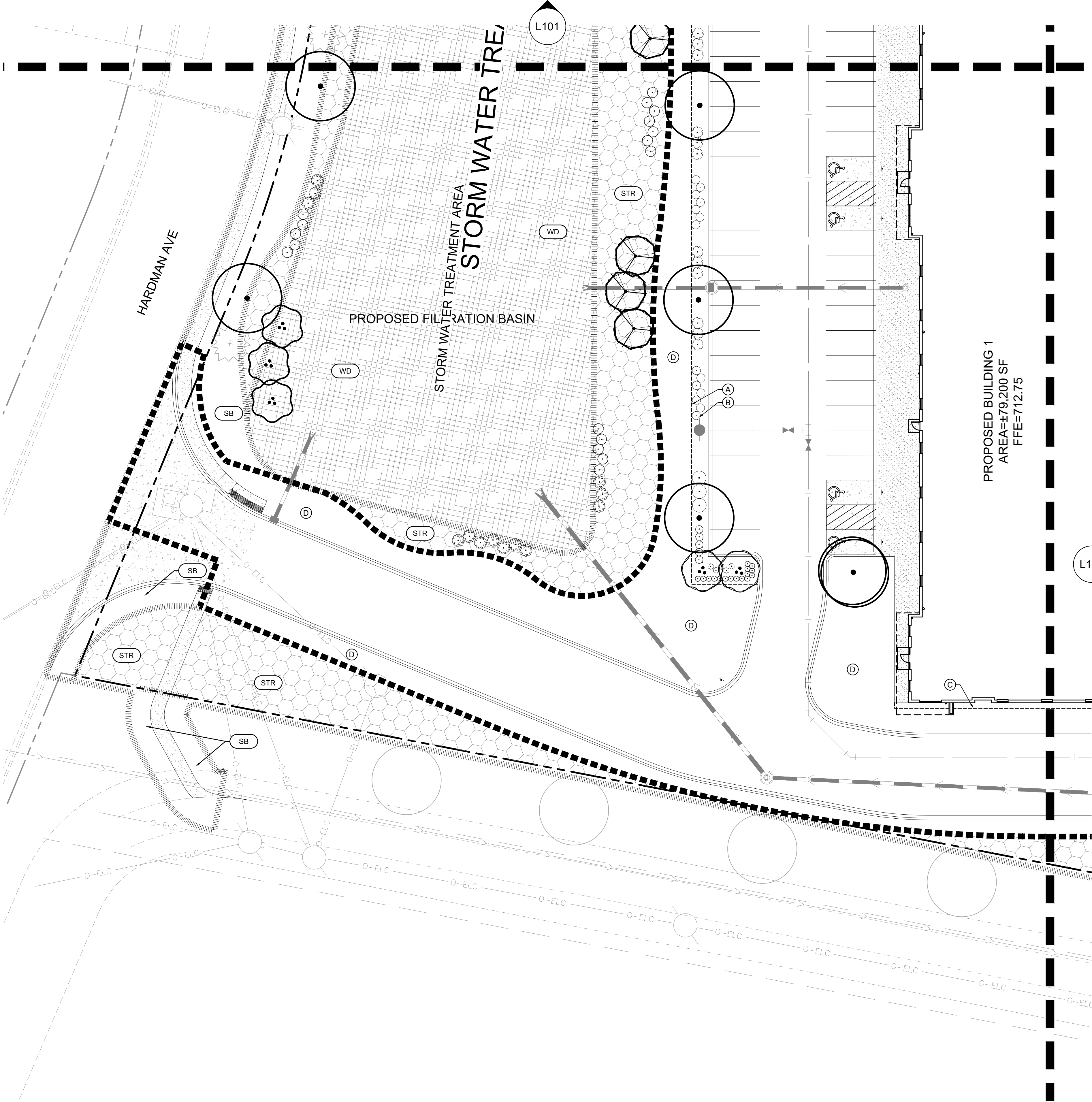
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RYAN A. HYLLESTED, PLA
MN LIC. NO. 53828
DATE: 06/02/2025

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NORTH

GRAPHIC SCALE IN FEET

0 10 20 40

LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EDGER (TYP.)
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LANDSCAPE KEYNOTES

A EDGER (TYP.)

B DOUBLE SHREDDED HARDWOOD MULCH (TYP.)

C MAINTENANCE STRIP (TYP.)

D SOD (TYP.)

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	WBM	MUGO WHITE BUD PINE
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	LDN	LITTLE DEVIL NINEBARK
	RTD	RED TWIG DOGWOOD
	WIL	ARTIC BLUE LEAF WILLOW
ORNAMENTAL GRASSES		
	HMS	HEAVY METAL SWITCHGRASS
	PDS	PRAIRIE DROPSEED
PERENNIALS		
	AFS	AUTUMN FIRE SEDUM

NOTE: SEE SHEET L105 FOR FULL PLANT SCHEDULE



PRELIMINARY - NOT FOR CONSTRUCTION

WAKOTA BUSINESS
PARK - BUILDING 1
PREPARED FOR
DANNER FAMILY
LIMITED PARTNERSHIP
SOUTH ST PAUL, MN

LANDSCAPE PLAN

KHA PROJECT	160448001
DATE	06/02/2025
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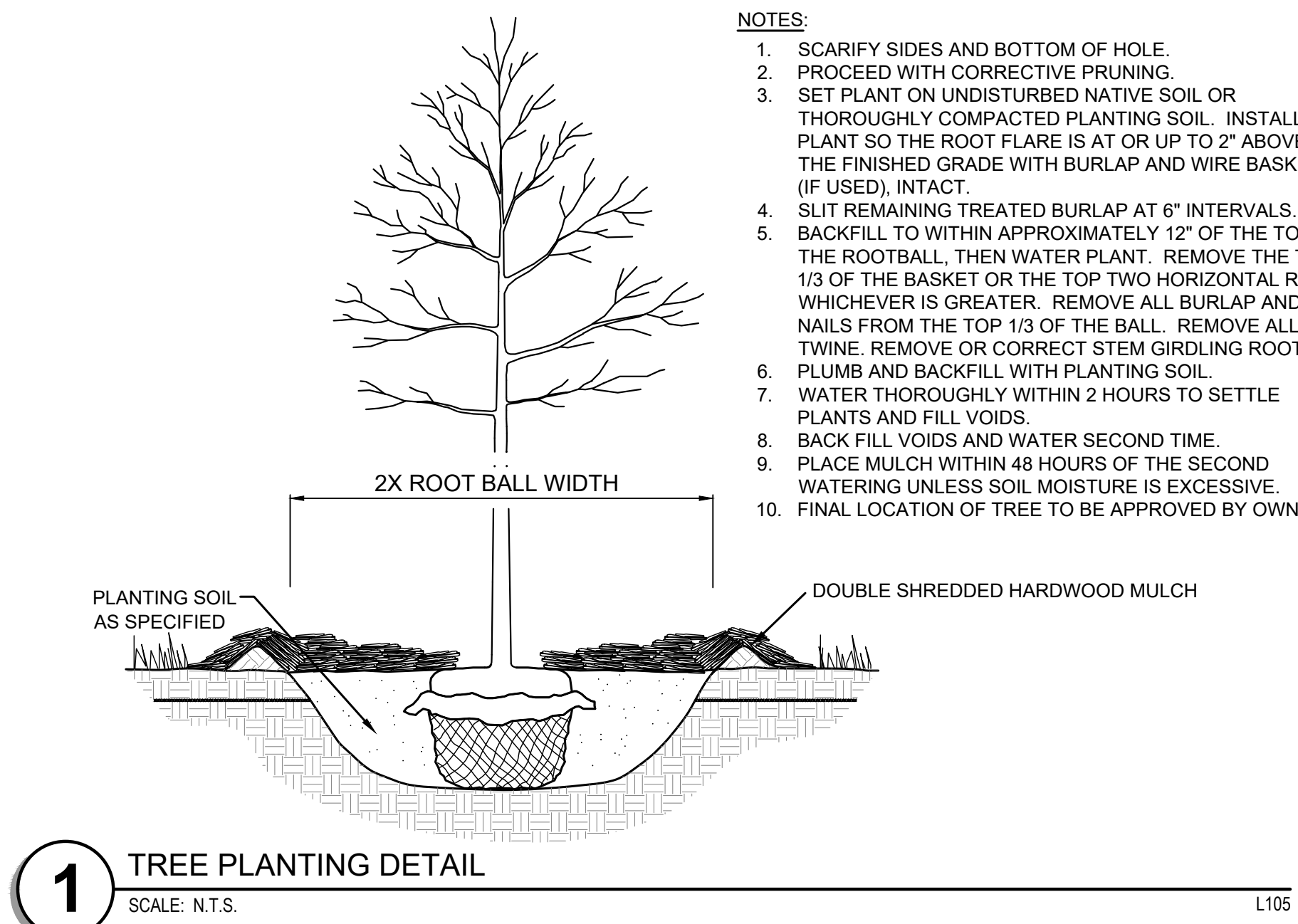
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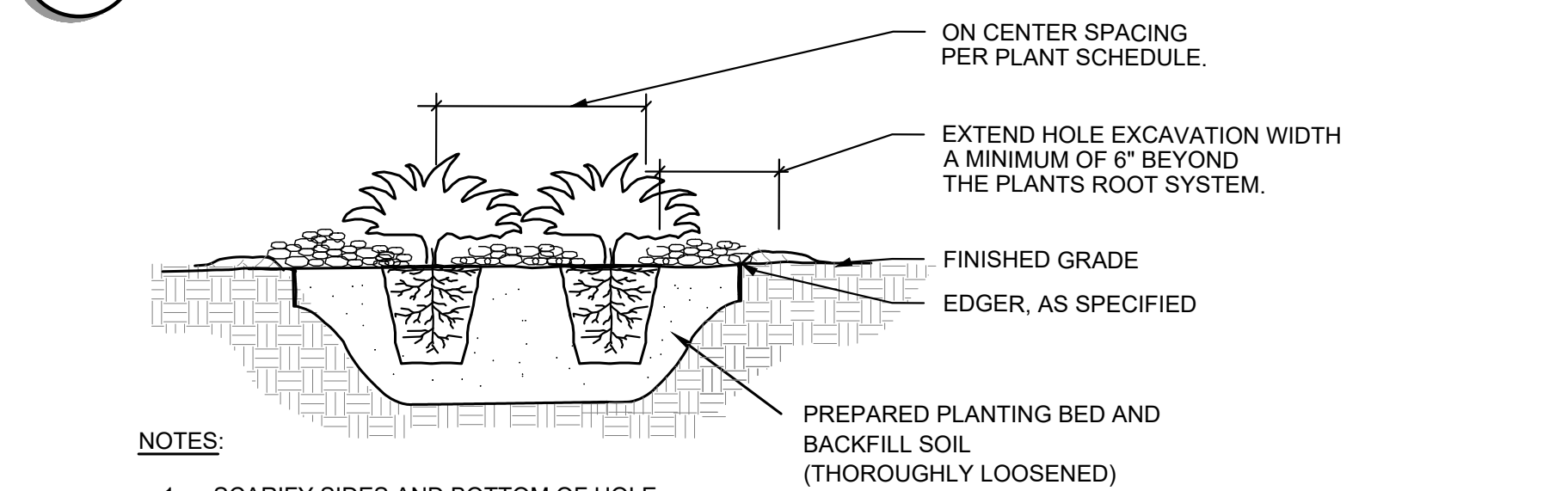


SEED WITH MNDOT WD MIX: WET DITCH SEED
MIX (TYP.)

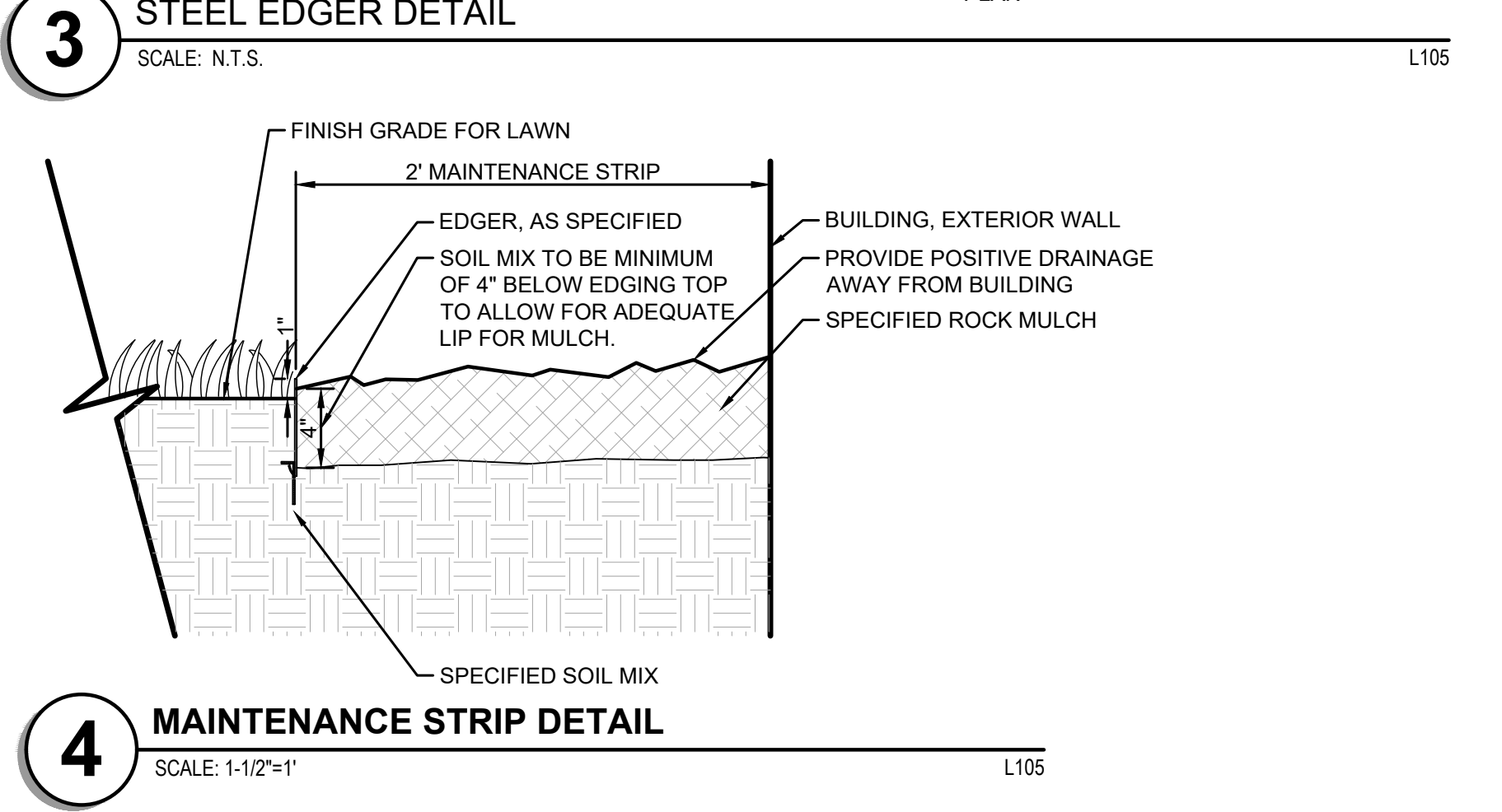
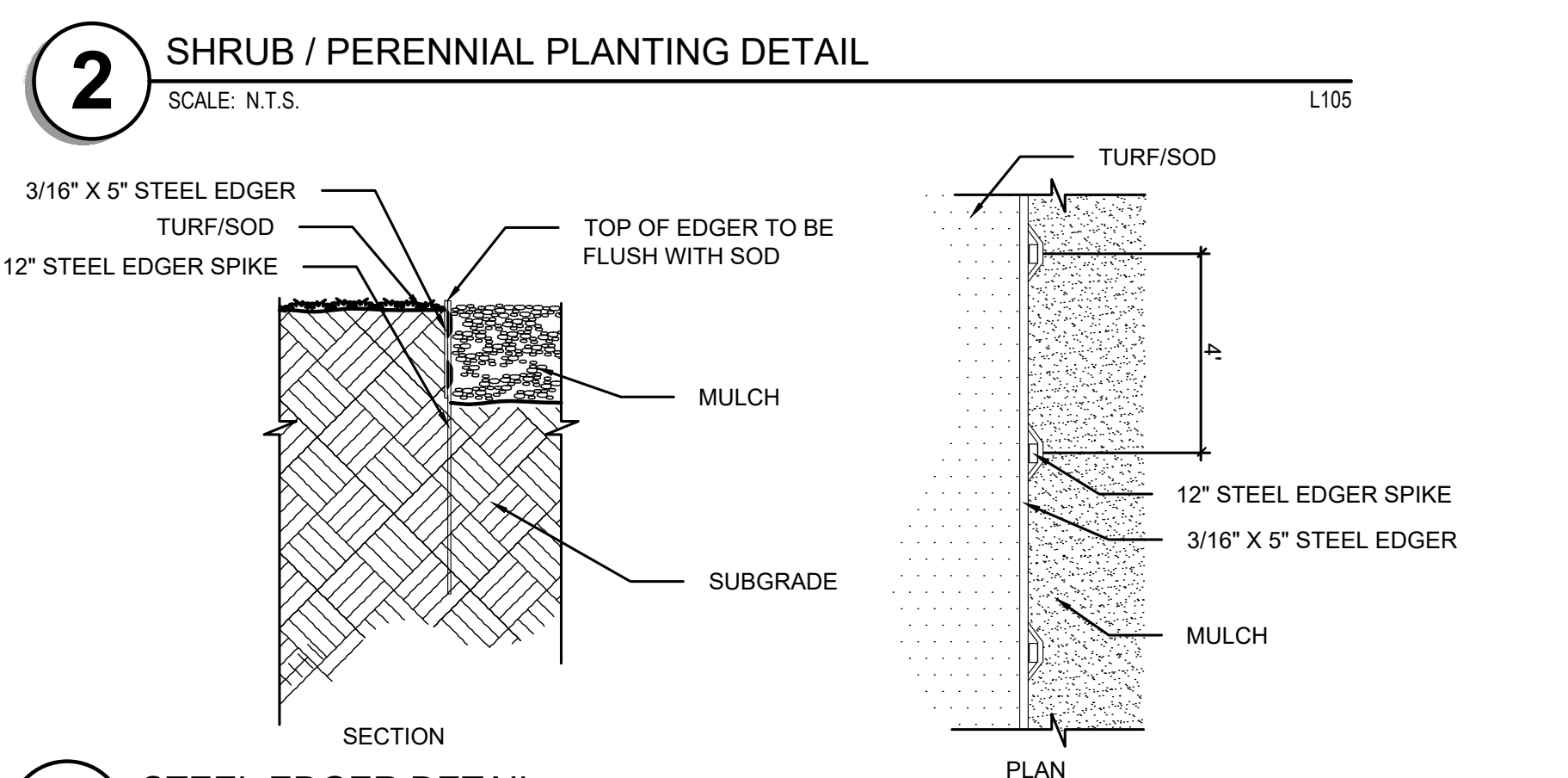
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- NOTES:
1. SCARIFY SIDES AND BOTTOM OF HOLE.
 2. PROCEED WITH CORRECTIVE PRUNING.
 3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
 4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
 5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
 6. PLUMB AND BACKFILL WITH PLANTING SOIL.
 7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
 8. BACK FILL VOIDS AND WATER SECOND TIME.
 9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
 10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



- NOTES:
1. SCARIFY SIDES AND BOTTOM OF HOLE.
 2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
 3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
 4. PLUMB AND BACKFILL WITH PLANTING SOIL.
 5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
 6. BACK FILL VOIDS AND WATER SECOND TIME.
 7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
 8. MIX IN 3-4" OF ORGANIC COMPOST.



PLANT SCHEDULE						
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	N/A	CAL.
CONIFEROUS TREE						
	BHS	3	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	B & B	6' HT.
	ERC	5	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	B & B	6' HT.
	WHC	5	WHITE CEDAR	THUJA OCCIDENTALIS 'WHITE CEDAR'	B & B	6' HT.
	WHP	7	WHITE PINE	PINUS STROBUS	B & B	6' HT.
ORNAMENTAL TREE						
	ALS	4	AUTUMN BRILLANCE SERVICEBERRY CLUMP	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLANCE'	B & B	6' HT.
	QUA	5	QUAKING ASPEN	POPULUS TREMULOIDES	B & B	1.5" CAL.
	RVB	6	RIVER BIRCH MULTI-TRUNK	BETULA NIGRA	B & B	6' HT.
OVERSTORY TREE						
	BOL	1	BOULEVARD LINDEN	TILIA AMERICANA 'BOULEVARD'	B & B	2.5" CAL.
	HCK	1	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B & B	2.5" CAL.
	IHL	8	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPERIAL'	B & B	2.5" CAL.
	SWO*	2	SWAMP WHITE OAK	QUERCUS BICOLOR	B & B	2.5" CAL.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	SPACING
CONIFEROUS SHRUBS						
	SGJ	15	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	#5 CONT.	5' O.C.
	WBM	10	MUGO WHITE BUD PINE	PINUS MUGO 'WHITE BUD'	#5 CONT.	3' O.C.
DECIDUOUS SHRUBS						
	GGD	6	GARDEN GLOW DOGWOOD	CORNUS HESSEI 'GARDEN GLOW'	#5 CONT.	5' O.C.
	LDN	21	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM	#5 CONT.	4' O.C.
	RTD	44	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	#5 CONT.	5' O.C.
	WIL	29	ARTIC BLUE LEAF WILLOW	SALIX PURPUREA 'NANA'	#3 CONT.	4.5' O.C.
ORNAMENTAL GRASSES						
	HMS	35	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.	3' O.C.
	PDS	10	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.	18" O.C.
PERENNIALS						
	AFS	32	AUTUMN FIRE SEDUM	SEDUM X 'AUTUMN FIRE'	#1 CONT.	24" O.C.

NOTE:
QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

ABBREVIATIONS:
B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPECIES
QTY. = QUANTITY

LANDSCAPE NOTES

PLANTING

1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL 811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.

2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.

3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.

5. PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.

6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.

7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.

8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.

9. INSTALL PLANTS BY PLANT INSTALLATION PERIOD INFORMATION IN THE LATEST STANDARD PLANTING DETAILS FROM MNDOT. PLANTINGS BEFORE OR AFTER THESE DATES ARE DONE AT RISK.

10. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.

11. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

12. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.

13. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.

14. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.

15. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.

SOIL

16. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.

17. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MNDOT STANDARD SPECIFICATION 3877 (LOAM TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.

MULCH

18. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR (DYE-FREE), OR APPROVED EQUAL. ROCK MULCH TO BE RIVER ROCK, 1 1/2" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. APPLY PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT PER MANUFACTURER RECOMMENDATIONS, USE PREEN OR PRE-APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPE, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

EDGER

19. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK x 5" TALL, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4' FOOT ON CENTER WITH TOP OF EDGER AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

SEED/SOD

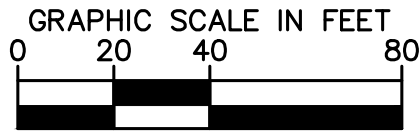
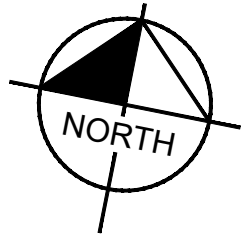
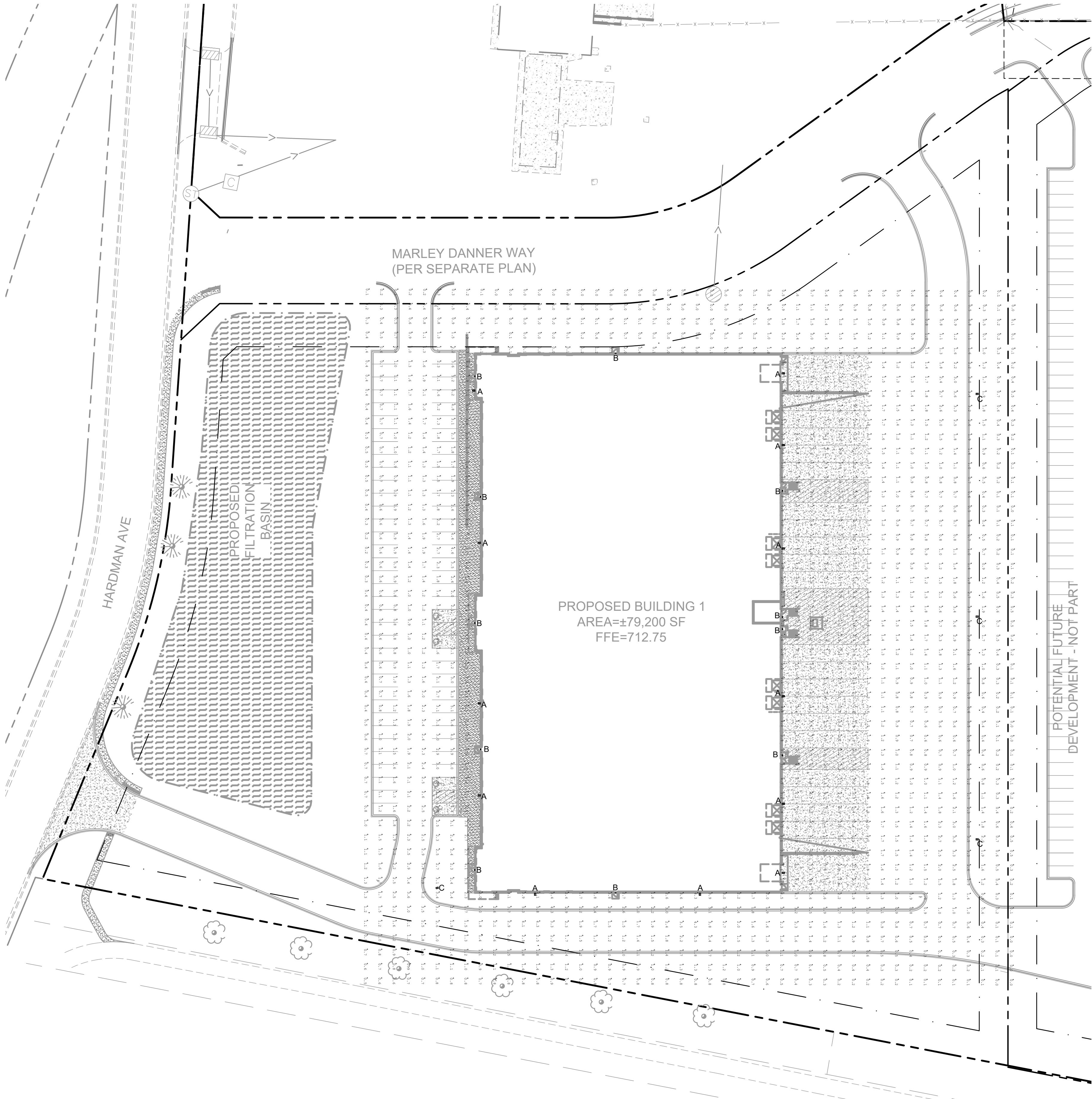
20. ALL DISTURBED AREAS TO BE SODDED OR SEEDDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED, PER MNDOT SPECIFICATIONS AND SUPPLIER/MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.

IRRIGATION

23. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN SENSOR AND APPROPRIATE TECHNOLOGY. CONTROLLER TO BE COMMERCIAL GRADE, EPA WATERSENSE APPROVED, CAPABLE OF FLOW SENSING AND OPERATING A MASTER VALVE ON / OFF BY STATION. IRRIGATION SYSTEM TO INCLUDE FLOW SENSOR AND WIRED RAIN / FREEZE SENSOR. PROVIDE MASTER VALVE. THE IRRIGATION SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ZONE PARAMETERS: HEAD-TO-HEAD COVERAGE AND NO SPRAYING OVER WALKS. SEPARATE LAWN ZONES BY MICROCLIMATE: LAWN ON NORTH SIDE OF BUILDING VS LAWN ON SOUTH SIDE OF BUILDING. LAWN ON SLOPE VS LAWN ON LEVEL GRADE. LAWN AREAS TO HAVE MULTI-STREAM ROTARY SPRINKLERS/ SPRAYS/ ROTORS. SHRUB AND PERENNIAL BED AREAS TO HAVE DRIP. TREES IN LAWN AREA TO BE COVERED BY MULTI-STREAM ROTARY SPRINKLERS/ SPRAYS/ ROTORS. TREES IN SHRUBS / PERENNIAL BED AREA TO BE WATERED WITH DRIP IRRIGATION. ALL IRRIGATION HEADS TO BE PRESSURE REGULATED.

PRELIMINARY - NOT FOR CONSTRUCTION

KHA PROJECT 160448001		DATE 06/02/2025		SCALE AS SHOWN		DESIGNED BY CFK		DRAWN BY CFK		CHECKED BY RAH	
LAWSON COUNTRY, WATERS, & WATSON SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA		DATE 06/02/2025		SCALE AS SHOWN		DESIGNED BY CFK		DRAWN BY CFK		CHECKED BY RAH	
KIMLEY HORN		2025 KIMLEY-HORN AND ASSOCIATES, INC. 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-445-4197 WWW.KIMLEY-HORN.COM		DATE 06/02/2025		LIC. NO. 53828		REVISIONS		BY	
WAKOTA BUSINESS PARK - BUILDING 1		PREPARED FOR DANNER FAMILY LIMITED PARTNERSHIP		SHEET NUMBER L105		MN		SOUTH ST PAUL			



PRELIMINARY - NOT FOR CONSTRUCTION

WAKOTA BUSINESS
PARK - BUILDING 1
PREPARED FOR
DANNER FAMILY
LIMITED PARTNERSHIP
SOUTH ST PAUL, MN

PHOTOMETRIC PLAN

SHEET NUMBER
E100

LIGHT FIXTURE SCHEDULE								
SYMBOL	LABEL	MANUFACTURER	QTY	VOLTAGE	CATALOG	LUMEN OUTPUT	CRI	MOUNTING HEIGHT
	A	LITHONIA LIGHTING	12	120V	RSX2 LED P3 40K R4 EGS	1568	70	147W
	B	LITHONIA LIGHTING	11	120V	WPX1 LED P1 40K MVOLT	22022	70	11W
	C	LITHONIA LIGHTING	4	120V	RSX2 LED P3 40K R4 EGS	1568	70	147W

ATTACHMENT 9 PHOTOMETRIC PLAN

LEGEND	
	PROPERTY LINE
	SETBACK LINE
	DRAINAGE AND UTILITY EASEMENT

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
787 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-445-4197
WWW.KIMLEY-HORN.COM

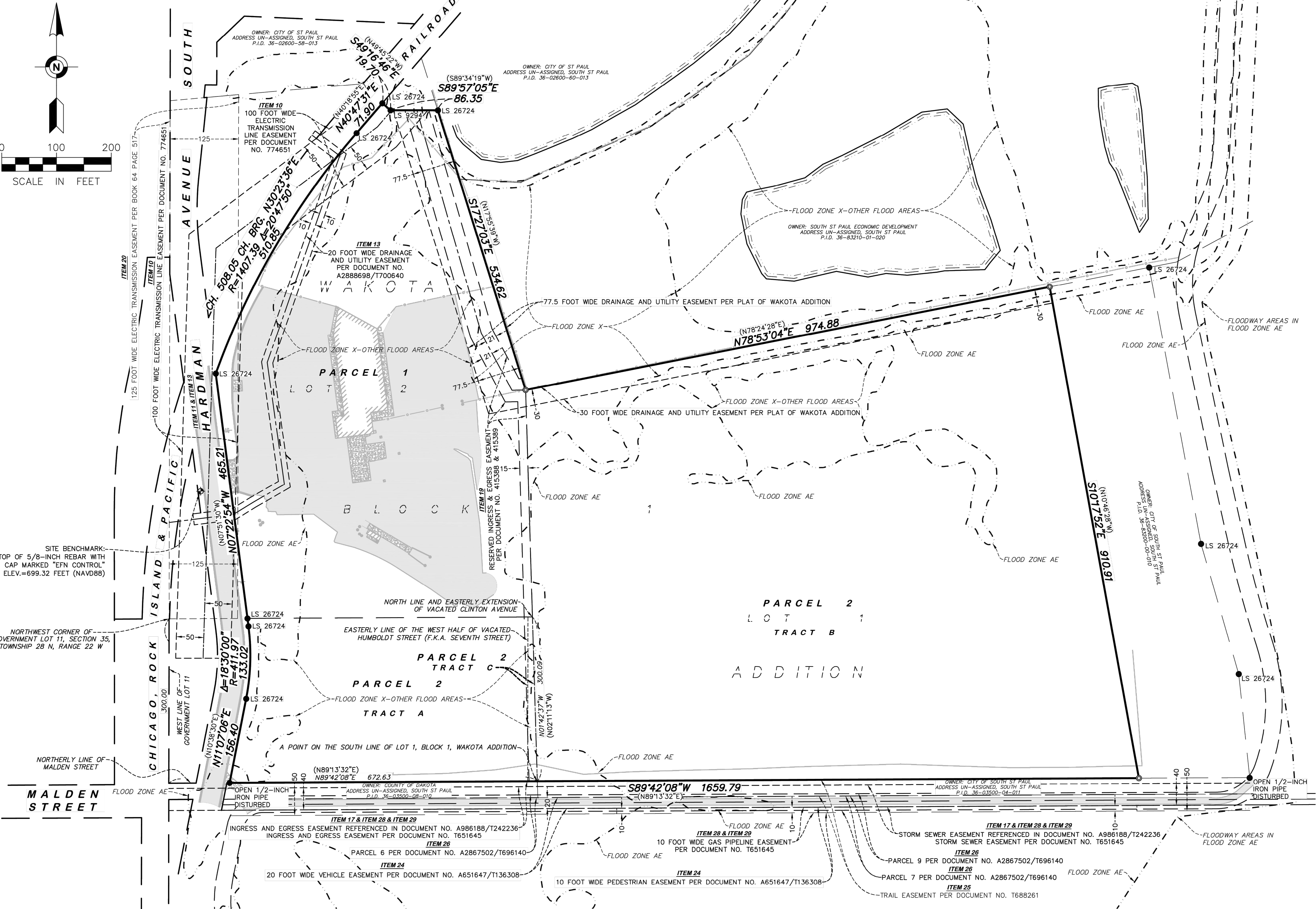
No.	REVISIONS	DATE	BY

SEE SHEETS 3 & 4 FOR DETAIL OF EXISTING SITE CONDITIONS

ALTA/NSPS LAND TITLE SURVEY FOR:
Kimley Horn & Associates, Inc

SURVEY ITEMS PER SCHEDULE B:

- ITEM 10: Easement for transmission lines and related purposes in favor of Northern States Power Company, a Minnesota corporation, contained in Easement dated March 19, 1987, filed March 24, 1987, as Document No. 774651 (Abstract). (Parcel 1)
- As affected by Assignment and Assumption of Easements dated December 29, 2000, filed August 23, 2001, as Document No. 1805118 (Abstract).
- Said easement affects the surveyed property and is depicted hereon.
- ITEM 11: Easement for public street and public utilities and related purposes in favor of South Saint Paul, a Minnesota municipal corporation, contained in Easement dated October 31, 1979, filed May 9, 1980, as Document Nos. 560038 (Abstract) and 109838 (Torrens).
- Said easement for public street and public utilities is embraced within the dedicated right of way of Hardman Avenue South.
- ITEM 12: Terms and conditions of Declaration of Permanent Public Street Easement dated May 7, 2012, filed August 1, 2012, as Document No. 2884405 (Abstract).
- Said document does not affect the surveyed property.
- ITEM 13: Terms and conditions of and easement for public street, road, highway, utility and drainage and related purposes contained in Permanent Public Street, Drainage and Utility Easement Agreement dated April 27, 2012, filed August 21, 2012, as Document No. 2888698 (Abstract) and filed August 6, 2012, as Document No. T700640 (Torrens).
- Said easement for public street and public utilities is embraced within the dedicated right of way of Hardman Avenue South. Said easement for utility and drainage purposes affects the surveyed property and is depicted hereon.
- ITEM 14: Terms and conditions of and easements contained in Fourth Amended and Restated Agreement Relating To A Concrete Crushed Material Processing Fee dated December 4, 1995, filed August 24, 2012, as Document Nos. 2889656 (Abstract) and T701634 (Torrens).
- Said document affects the surveyed property. No plottable items to depict.
- ITEM 15: Terms and conditions of and levee easement contained in Resolution No. 2014-244 adopted December 15, 2014, filed January 8, 2015, as Document Nos. 3046420 (Abstract) and T740350 (Torrens).
- Said document affects the surveyed property. No plottable items to depict.
- ITEM 16: Terms and conditions of Resolution No. 2018-11 adopted January 2, 2018, filed February 26, 2018, as Document Nos. 3238925 (Abstract) and 789077 (Torrens).
- Said document affects the surveyed property. No plottable items to depict.
- ITEM 17: Subject to rights and easements for storm sewer, gas line and related purposes lying within vacated streets as evidenced in Quit Claim Deed dated April 9, 1991, filed May 21, 1991, as Document Nos. 986188 (Abstract) and 242236 (Torrens).
- Said easements do not affect the surveyed property and are depicted hereon for reference.
- ITEM 18: Terms and conditions of and flowage easement contained in Final Decree as to Dakota County Lands dated November 6, 1936, filed November 13, 1936, in Book 46 of Misc., Page 69, and in Final Decree as to the City of South Saint Paul Easements dated February 26, 1937, filed March 1, 1937, in Book 46 of Misc., Page 182.
- Said easement was quit claimed per Document No. A3245050/T790723 (See Item 22) .
- ITEM 19: Easement for ingress and egress, including the right to maintain existing gravel road as set forth in Warranty Deed dated December 29, 1969, filed April 24, 1973, as Document No. 415388, and in Quit Claim Deed dated December 29, 1969, filed April 24, 1973, as Document No. 415389.
- Said reserved easement affects the surveyed property and is depicted hereon.
- ITEM 20: Easement for electric transmission line in favor of Northern States Power Company contained in Easement dated May 4, 1955, filed May 17, 1955, in Book 64 of Misc., Page 383, and dated July 11, 1955, filed August 9, 1955, in Book 64 of Misc., Page 517.
- Said easement affects the surveyed property and is depicted hereon.
- ITEM 21: Easement for pipeline and related purposes in favor of Northern Natural Gas Company contained in Easement dated August 24, 1948, filed April 12, 1952, in Book 61 of Misc., Page 124, and dated September 10, 1957, filed October 24, 1957, in Book 70 of Misc., Page 236.
- Said Northern Natural Gas easement does not affect the surveyed property and is not depicted hereon.
- NOTE: Easement per Book 70 of Misc., Page 236 is a natural gas pipeline easement in favor of Northern States Power Company.
- ITEM 22: Terms and conditions of and rights of flowage in favor of the United States of America contained in Notice of Lis Pendens Fourth Condemnation dated June 4, 1931, filed July 25, 1931, as Document No. 1984 (Torrens), and as set forth in Amended Order and Decree of Registration filed April 6, 1981, as Document No. 115680 (Torrens), and further set forth in Final Certificate dated November 6, 1936, filed November 13, 1936, in Book 46 of Misc., Page 69; and in Final Decree as to the City of South Saint Paul Easements dated February 26, 1937, filed March 1, 1937, in Book 46 of Misc., Page 182.
- As affected by Quitclaim Deed dated April 3, 2018, filed April 11, 2018, as Document Nos. 3245050 (Abstract) and 790723 (Torrens).
- NOTE: A copy of Document No. 790723 (Torrens) does not appear memorialized onto Certificate of Title No. 161217.
- Said rights were quit claimed back to the owners of the surveyed property.
- ITEM 23: Easement for sewer purposes in favor of the City of South St. Paul contained in District Court Decree dated March 29, 1916, filed March 31, 1916, in Book Y of Misc., Page 522.
- Said document does not appear to contain an easement for sewer purposes.
- ITEM 24: Easements in favor of the City of South St. Paul, a Minnesota municipal corporation, contained in Easement dated January 17, 1984, filed April 10, 1984, as Document Nos. 651647 (Abstract) and 136308 (Torrens).
- Said easement does not affect the surveyed property and is depicted hereon for reference.
- ITEM 25: Terms and conditions of and easement for trail and related purposes in favor of Dakota County, a political subdivision of the State of Minnesota, its successors and assigns contained in Regional Transportation Trail Easement dated November 30, 2011, filed December 9, 2011, as Document No. T688261 (Torrens). (Parcel 2B)
- Said easement does not affect the surveyed property and is depicted hereon for reference.
- ITEM 26: Subject to Dakota County Right of Way Map No. 380, filed May 11, 2012, as Document Nos. 696140 (Torrens) and 2867502 (Abstract). (Parcel 2B)
- Said map does not affect the surveyed property and the parcels per said map are depicted hereon for reference.
- ITEM 27: Easement for spur track purposes contained in Warranty Deed dated October 20, 1964, filed October 22, 1964, as Document No. 36127 (Torrens).
- Said easement does not affect the surveyed property and is not depicted hereon.
- ITEM 28: Terms and conditions of and rights reserved as set forth in Resolution adopted December 19, 1983, filed April 10, 1984, as Document No. 651645 (Abstract).
- Said easements reserved do not affect the surveyed property and are depicted hereon for reference.
- ITEM 29: Terms and conditions of and easements contained in Resolution adopted December 19, 1983, filed April 10, 1984, as Document No. 651646 (Abstract).
- Said easements reserved do not affect the surveyed property and are depicted hereon for reference.



GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 250571097.

COMCAST
CITY OF SOUTH ST. PAUL
CENTURY LINK - CTOL
MCI
METROPOLITAN COUNCIL (MCS)

MNDOT
SPRINT/COGENT COMMUNICATIONS
MAGELLAN MIDSTREAM PARTNERS
XCEL ENERGY

LEGEND:

- FOUND IRON MONUMENT
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 53536

ATTACHMENT 10
ALTA SURVEY

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
			NO.	DATE
DRAWING NAME: 42510 ALTA.dwg	JOB NO. 42510	CHECKED BY: CAT	DESCRIPTION	

ALTA/NSPS
LAND TITLE SURVEY

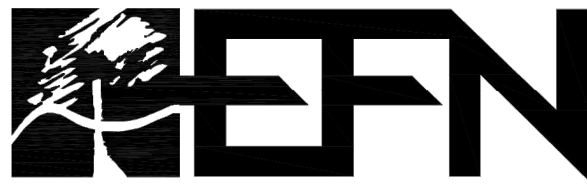
SURVEY FOR:

Kimley Horn & Associates, Inc

PROPERTY ADDRESS:

843 Hardman Avenue South
South St. Paul, Minnesota 55075

Dakota County Tax PID 36-83200-01-020 & 36-83200-01-010



Egan, Field & Nowak, Inc.

land surveyors since 1872

475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112

PHONE: (612) 466-3300

WWW.EFNSURVEY.COM

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ALTA/NSPS LAND TITLE SURVEY FOR:
Kimley Horn & Associates, Inc



SEE SHEET 4 FOR DETAIL OF SOUTHERLY EXISTING SITE CONDITIONS

LEGEND:

- FOUND IRON MONUMENT
- ⊙ SET IRON MONUMENT MARKED WITH LICENSE NUMBER 53536
- ⊙ UNKNOWN MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⊙ CATCH BASIN
- ⊙ GATE VALVE
- ⊙ HYDRANT
- ⊙ AUTO SPRINKLER
- ⊙ GAS METER
- ⊙ VENT
- ⊙ METAL COVER
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC PANEL
- ⊙ ELECTRIC METER
- ⊙ HANDHOLE
- ⊙ LIGHT
- ⊙ UTILITY POLE
- ⊙ TELEPHONE MANHOLE
- ⊙ COMMUNICATION BOX
- ⊙ FIBER OPTIC SIGN
- ⊙ SIGN
- ⊙ BOLLARD
- ⊙ RR CROSSBUCK W/ GATE

- 920 EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE

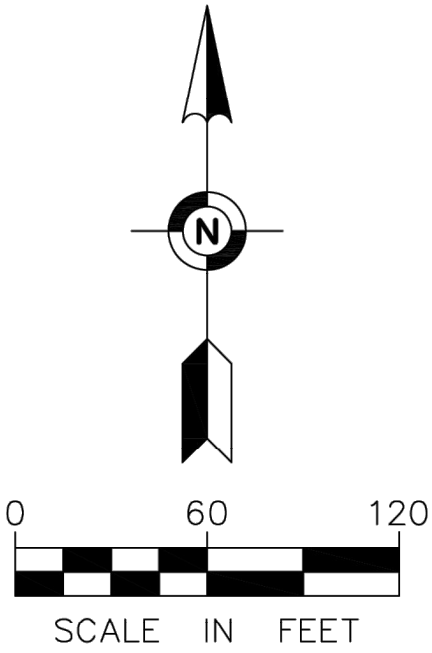
- CHAIN LINK FENCE
- GUARDRAIL
- S SANITARY SEWER
- SS STORM SEWER
- W WATERMAIN
- OHW OVERHEAD WIRE
- G UNDERGROUND GAS
- FO UNDERGROUND FIBER OPTIC
- TREELINE
- RETAINING WALL

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 250571097.

COMCAST
CITY OF SOUTH ST. PAUL
CENTURYLINK - CTCLQ
MCI
METROPOLITAN COUNCIL (MCS)

MNDOT
SPRINT/COGENT COMMUNICATIONS
MAGELLAN MIDSTREAM PARTNERS
XCEL ENERGY



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
		LCH, SS	NO.	DATE	DESCRIPTION
DRAWN BY:					
PMD					
CHECKED BY:					
CAT					

ALTA/NSPS
LAND TITLE SURVEY

SURVEY FOR:

Kimley Horn & Associates, Inc

PROPERTY ADDRESS:

843 Hardman Avenue South
South St. Paul, Minnesota 55075

Dakota County Tax PID 36-83200-01-020 & 36-83200-01-010



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LEGEND:

- FOUND IRON MONUMENT
- ⊙ SET IRON MONUMENT MARKED WITH LICENSE NUMBER 53536
- ⊙ UNKNOWN MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⊙ CATCH BASIN
- ⊙ GATE VALVE
- ⊙ HYDRANT
- ⊙ AUTO SPRINKLER
- ⊙ GAS METER
- ⊙ VENT
- ⊙ METAL COVER

- ⊠ ELECTRIC BOX
- ⊠ ELECTRIC PANEL
- ⊠ ELECTRIC METER
- ⊠ HANDHOLE
- ⊠ LIGHT
- ⊠ UTILITY POLE
- ⊠ TELEPHONE MANHOLE
- ⊠ COMMUNICATION BOX
- ⊠ FIBER OPTIC SIGN
- ⊠ SIGN
- ⊠ BOLLARD
- ⊠ RR CROSSBUCK W/ GATE

- 920 — EXISTING CONTOUR LINE
- ⊙ OR ⊙ TREE
- — BITUMINOUS SURFACE
- — CONCRETE SURFACE
- — GRAVEL SURFACE

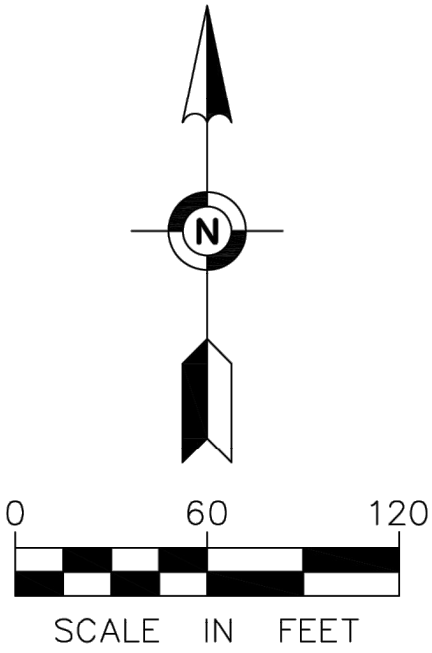
- — CHAIN LINK FENCE
- — GUARDRAIL
- — SS — SANITARY SEWER
- — SS — STORM SEWER
- — W — WATERMAIN
- — OHW — OVERHEAD WIRE
- — G — UNDERGROUND GAS
- — F — UNDERGROUND FIBER OPTIC
- — TREELINE
- — RETAINING WALL

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 250571097.

COMCAST
CITY OF SOUTH ST. PAUL
CENTURYLINK - CTCLQ
MCI
METROPOLITAN COUNCIL (MCS)

MNDOT
SPRINT/COGENT COMMUNICATIONS
MAGELLAN MIDSTREAM PARTNERS
XCEL ENERGY



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
		LCH, SS	NO.	DATE
		DRAWN BY:	DESCRIPTION	
		PMD		
		CHECKED BY:		
		CAT		
DRAWING NAME:				
JOB NO. 42510				
FILE NO. DAK 45				

ALTA/NSPS
LAND TITLE SURVEY

SURVEY FOR:

Kimley Horn & Associates, Inc

PROPERTY ADDRESS:

843 Hardman Avenue South
South St. Paul, Minnesota 55075
Dakota County Tax PID 36-83200-01-020 & 36-83200-01-010



475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM
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land surveyors since 1872

June 2, 2025

Revised June 17, 2025

Michael Healy
Planning Manager, City of South St Paul
125 3rd Avenue North
South St. Paul, MN 55075

RE: Wakota Business Park – Planning & Zoning Narrative

Dear Michael,

Danner Family Limited Partnership is proposing to replat their property to allow for the development of the Wakota Business Park. The property is currently zoned as Industrial and will remain so during this process. The initial phase will consist of the construction of an approximately 79,200 square foot speculative industrial building with associated parking and loading docks. An Outlot will be created for future development flexibility. It is understood that the City will be constructing the future public drive through the property. This narrative will document the proposed direction that this development intends to follow.

Project Overview

This proposed development will establish an industrial site designed to accommodate light manufacturing and warehousing operations. The site is being platted to support the construction of a single large facility with supporting infrastructure, including loading docks, employee parking, stormwater management systems, and internal circulation roads.

The proposed site is located within the FEMA 100-year floodplain and therefore the City's Shoreland Management District. As such, this project is requesting a variance for the total maximum impervious area ratio.

Type of Business/Activity

The primary business activity on the site will be light industrial manufacturing and storage. The facility will support production, packaging, and warehousing of goods and materials, with potential sub-leasing of units to compatible industrial users. Business uses will conform to zoning regulations and will not include heavy industrial or hazardous activities.

Expected Activities on the Site

With the proposed building being speculative industrial, the exact uses internal to the building are not known at this time. The below list identifies potential uses:

- Receiving and unloading of raw materials via commercial trucks
- Assembly, packaging, and labeling of manufactured products
- Storage and inventory management within the warehouse
- Shipping of finished goods to distributors and customers
- Daily operations by office and warehouse personnel

- Periodic maintenance of equipment and loading/unloading zones

All industrial activities will occur within enclosed structures, ensuring minimal impact on adjacent properties.

Number of Employees

Upon full occupancy, the site is anticipated to employ approximately 30-80 employees, including warehouse workers, administrative staff, and management personnel. Staffing levels may fluctuate based on shifts and seasonal demand.

Number of Anticipated Customers at Any One Time

This facility is not designed for walk-in retail or high-volume customer traffic. It is anticipated that there will be minimal customer presence on-site, with an average of 0 to 10 visitors at any given time, typically by appointment or business-to-business meetings.

Hours of Operation

Standard operating hours are anticipated be Monday through Friday, 7:00 AM to 6:00 PM, with occasional weekend operations for shipping or maintenance. Extended hours may be implemented temporarily during peak production periods, but the site will not operate 24/7 under normal circumstances.

Conclusion

This proposed plat and industrial development is designed to support light manufacturing and warehousing operations in a manner consistent with local zoning and land use goals. The preliminary plat reflects thoughtful planning to support both current and future business needs. Please contact me with any questions or comments.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Matthew Sorenson
Project Manager
612-474-4926



ATTACHMENT 12

ASSISTANT CITY ENGINEER'S LETTER

City of South St. Paul

Engineering Department

June 20, 2025

Michael Healy, City Planner
125 3rd Ave N
South St. Paul, MN 55075

RE: Wakota Business Park
Preliminary Plat and Site Plan Review

Dear Mr. Healy,

Engineering staff reviewed the submittal for the Wakota Business Park Development and have the following comments:

General Comments

1. Public improvement plans for the proposed Marley Danner Way are still being developed. The Developer shall enter into a Development Agreement with the City of South St. Paul at the time of final plat and plan approval. It is staff's understanding that the development of Lot 1 Block 2 is dependent on the public utilities being in place to serve the proposed building.
2. The Developer is responsible for acquiring all permits needed for the improvements, including, but not limited to a Watermain Plan Review (MDH), Sanitary Sewer Extension Permit (MPCA), NPDES permit and SWPPP, and City of South St. Paul building permit.
3. All public improvements must meet the standards of the City of South St. Paul and follow the City's standard specifications for construction and standard plates. The standard plates included in the plan set are not current. Applicant to coordinate with city staff to get the updated plates.
4. Applicant to provide a final geotechnical report signed by a licensed professional engineer with the State of Minnesota with the final plans. The geotechnical report included in the Stormwater Report is still labeled "DRAFT".
5. The draft geotechnical report details several options (soil corrections, soil surcharges, aggregate piers, etc.) for supporting the proposed building as the soil conditions at the site are not ideal. At the time of final plat and final plans, the applicant shall provide plans for how the building will be supported.



6. Applicant to review and update Heavy Duty Concrete Pavement Section detail on sheet C700. It currently reads 7 feet of concrete pavement.
7. Private utility installations or relocations are to be coordinated between the developer's design team, the contractor, and the private utility provider.

Preliminary Plat

1. Construction of the public roadway and utilities will require an easement on Lot 1 Block 1 for utility connections. The proposed public utilities will need to connect to existing watermain and sanitary sewer located on Lot 1 Block 1.
2. A drainage and utility easement is needed over the stormwater filtration basin on Lot 1 Block 2.

Street/Site Plan

1. Pedestrian ramps in public right-of-way must meet MnDOT standards. See MnDOT Standard Plan 5-297.250. Pedestrian ramps require 6" concrete walk.
2. Provide a 5-ft wide boulevard for snow storage between the sidewalk along Hardman Avenue and the curbline. Sidewalk must meet ADA standards for width and cross slope.
3. Applicant shall coordinate sidewalk connection to Dakota County trail system with Dakota County staff.
4. Applicant to provide truck turning movements from the proposed public streets into and out of the proposed development on Lot 1 Block 2 with final plan submittals.

Sanitary Sewer and Watermain

1. Construction of the public utilities will require the city to upsize the watermain along the 834 Hardman Ave property to complete the 8" loop from the Verderosa Ave Extension to the existing railroad crossing. This will have site impacts on Lot 1 Block 1.
2. Location of hydrants within the right-of-way are to be finalized with the public improvement plans. Hydrants for the site must be fed from the site's internal watermain system. Any internal hydrants are for fire protection use only and shall not be used for industrial purposes unless a hydrant meter is installed and payment is made to the City of South St. Paul.
3. Hydrants in paved areas shall be protected by bollards.
4. Applicant to update the final plans so that the approximate transformer location is not shown over the water service.
5. The elevation of the sanitary sewer service is to be finalized with the public improvement plans. Preliminary layouts suggest the proposed service on the Wakota Business Park site plans is feasible.

Grading & Stormwater Plan



1. A Stormwater Maintenance Agreement will be required with the final plat and final plans. City staff will prepare the agreement for Developer review and comment.
2. Energy dissipation measures, such as rip rap, are needed where pipes drain to the proposed stormwater filtration basin.
3. Applicant to add elevations or curb height call outs to the ADA stall access aisles in the parking lot to clarify where the ramp begins. There must be an ADA compliant route from the parking lot into the building.
4. Staff recommends moving STMH 401 to the curb line so that crews do not block drive lanes during maintenance activities.
5. Applicant to revise the filtration basin outlet to avoid having a pipe with 0.00% slope under the proposed public street.
6. Applicant to review the filtration basin bottom elevation and general filtration basin grading. The proposed bottom of the sand filter media is 695, but the groundwater elevation of boring ST-105 is 696.5.
7. Applicant to review the stormwater report narrative against what was entered in HydroCAD. The narrative says that a weighted CN of 90 was used for pre-development and CN of 91 was used for the post-development, but the HydroCAD reports show 89 for pre-development and 90 for post-development.

Erosion Control Plan

1. Per the city's fee schedule, an erosion control escrow of \$3,000 per acre will be collected with the building permit. The development on Lot 1 Block 2 will require an erosion control escrow of \$20,832.30 to be collected at the time of the building permit. This amount is based on the area of Lot 1 Block 2 as described in the preliminary plat dated June 17, 2025.
2. Erosion control measures (inlet protection, sediment control logs, silt fences, rock construction entrances, etc.) must be included in the final plans.

Landscaping Plan

1. Staff recommends that proposed trees be at least 10 feet from sanitary, water, or storm pipes for future maintenance and replacement needs.

Sincerely,

Kelsey Gelhar, P.E.
Assistant City Engineer



ATTACHMENT 13

STREET NAMING POLICY

CITY OF SOUTH ST. PAUL

POLICY FOR THE NAMING AND RENAMING OF STREETS

Introduction:

The selection of a proper name for a street is a process that requires careful analysis. For this reason the following procedure and guidelines for naming streets has been adopted by the City of South St. Paul.

Responsibility:

The naming or renaming of a street is the responsibility of the City Council.

Existing Streets:

Any street named prior to the approval of this policy shall retain the name previously given unless renamed in accordance with this policy.

Streets Completed after Policy Adoption:

Prior to the completion of a development or comprehensive redevelopment, a working name may be used to label a street for identification and reference purposes. Streets shall formally be named at the time of adoption of the final plat, or where a plat is not involved upon completion, in accordance with this policy.

Procedure:

The following procedure will be followed for the formal naming of public streets:

1. The City Council, advisory body, staff, or resident recognizes and requests the naming of a public street.
2. Staff will prepare a list of potential names by soliciting input from neighborhood groups and other residents. The list will be formulated based on the criteria contained in this policy.
3. At the next Planning Commission meeting the Commission shall hold a public hearing to discuss list of potential names and discuss the relative merits of each, and a selection by vote will be made. Properties affected by the proposed street name change shall be notified of the public hearing. The name selected by majority vote will be recommended to the City Council along with the other finalist names. A rationale will be provided to the City Council in the agenda report regarding the finalists rejected and the recommended name.

4. The recommended name will be presented to the City Council. If the City Council does not approve one of the three finalist names, they shall refer the question back to the Planning Commission with specific direction.

Naming Criteria for Public Streets:

Listed below are the criteria which will be used to generate a list of potential names for public streets:

1. Name selection may acknowledge local historical events, persons, or significant community benefactors.
2. Name selection may include a community individual living or deceased. The person selected shall have obtained local or national prominence via significant contribution to the community or in any field of endeavor.
3. Consideration of a name may acknowledge major financial contributions which made the acquisition of property and/or construction and development possible.
4. Name selection may include the natural and cultural characteristics of the location and/or region.
5. Typically a street oriented east-west would be named "Street" while a street oriented north-south would be called "Avenue", "Boulevard", "Trail", "Drive", "Lane", "Place", "Path", "Road", or "Way", depending on their length and orientation. The names "Circle" and "Court" are reserved for dead-end cul-de-sacs.

While the names "Street" or "Avenue" may also be used elsewhere, the names "Street", "Avenue", "Boulevard", or "Road" should also be used for a street that has more regional significance. Whereas the names "Trail, Lane, Drive, Place, Path" should be used for streets that loop or terminate. The Council may allow exceptions to the street naming provided the exception meets the other criteria established above.

East-West Streets:

Numbered streets located north of Marie Avenue shall be named with a directional designation of north (3rd Street North), those south of Marie Avenue shall include south in the name (i.e. 3rd Street South).

Streets are numbered off of an X/Y axis centered on Marie Avenue (X) and 1st Avenue (Y). Marie Avenue is considered as the line number one for numbered streets that run east and west. Any numbered street north or south of Marie Avenue would correspond to the blocks north or south of Marie Avenue (i.e. 3rd Street South is two blocks south of Marie Avenue, 4th Street North is three blocks north of Marie Avenue).

Portions of east-west streets west of 1st Avenue shall be have the directional designation of west (i.e. Dale Street West), those east of 1st Avenue shall have a directional designation of east (i.e. Dale Street East). Where the entire street is located west or east of 1st Avenue then the directional designation is not used (i.e. Bromley Street).

North-South and Other Streets:

Portions of north-south streets north of Marie Avenue shall have the directional designation of north (i.e. 9th Avenue North), those south of Marie Avenue shall have the directional designation of south (i.e. 9th Avenue South). Where the entire street is located north or south of Marie Avenue then the directional designation is not used (i.e. Summit Avenue).

Renaming Criteria for Public Streets:

The renaming of public streets will be considered if one of the following criteria is met:

1. The name of the public street is the working name assigned prior to or during development.
2. An individual or organization contributed a significant portion of the cost of renovating the public street or adjacent developable land.
3. Renaming can occur for an individual living or deceased who has significantly served the community. In order to be considered for such an honor, the person should have completed at least ten years of local service. There should be a waiting period of twelve (12) months from termination of service or death of the individual to be considered.
4. A majority of the persons/businesses whose addresses are changed by the proposed renaming support the proposed renaming.

Renaming Expenses:

Any costs associated with the renaming of a street will be the responsibility of the nominating individual or group. This may include street signage, entrance signage, community publications and notices. The City of South St. Paul will make an effort to share estimated costs with the nominee before formal action is taken in accordance with the procedure listed in this policy.

Final Determination:

The City Council reserves all rights in the naming or renaming of all public streets.

Adopted: _____