CITY OF SOUTH ST. PAUL
MEETING AGENDA

PLANNING COMMISSION

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

Wednesday, September 3, 2025
7:00 PM

1. ROLL CALL

2. APPROVAL OF AGENDA

3. MINUTES:

A. 08.06.2025 Minutes

4. NEW BUSINESS:

5. PUBLIC HEARINGS:

A. Garage Setback Variance at 206 6th Avenue South

6. OTHER BUSINESS:

A. Wakota 2nd Addition Final Plat

7. STAFF UPDATES:

8. ADJOURNMENT

MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
WEDNESDAY AUGUST 6, 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
Brianne Miller
Michael Healy, Planning Manager

Absent: James Hart

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

3) APPROVAL OF MINUTES – July 2, 2025 –Motion to approve the minutes as presented– Hoffman/Miller (6-0).

4) NEW BUSINESS

None.

5) PUBLIC HEARINGS

A. Conditional Use Permit for On Sale Liquor for Don Carlo's Taqueria

Mr. Healy provided staff background. The Applicant is Don Carlo's Taqueria. They are applying for a conditional use permit for on-sale liquor. Don Carlo's Taqueria is located in the same building as Asian Mart and is currently under construction. As part of their menu offerings, Don Carlo's would like to sell alcohol. A conditional use permit for on-sale liquor is required for the restaurant to qualify for a liquor license. Staff recommend approval of the conditional use permit with conditions.

Commissioner Haye asked if Asian Mart provided any feedback on the Conditional Use Permit proposal. Mr. Healy explained that the owner of Asian Mart signed off on the Applicant as Don Carlos's is a tenant of the space that is owned by Asian Mart.

Carlos Cortes Ariza and Mayela Pliego were present to answer questions.

Chair Fehrman asked the Applicants if they had any concerns about the conditions of approval. The Applicants indicated they did not.

Chair Fehrman open the public hearing.

No correspondence was received prior to the meeting and no one was present at the meeting to comment on the Application.

Chair Fehrman closed the public hearing.

Motion to recommend approval of the conditional use permit for on sale liquor for Don Carlo's Taqueria-Hoffman/Fournier (6-0)

B. Conditional Use Permit for Automotive Repair at 157 Bridgepoint Drive

Mr. Healy presented the staff report. The Applicant is GDL Auto, LLC. The subject property is a condo suite in the Bridgepoint Office Condominiums II building. The Applicant would like to offer general automotive repair services out of the suite at 157 Bridgepoint Drive. Automobile repair is a conditional use in the light industrial district. Staff recommended approval of the conditional use permit with conditions.

Commissioner Miller asked how vehicles would enter the building for service. Mr. Healy explained each suite had a garage door at the back of the building that would allow access to the suite.

Commissioner Haye asked Staff if the location would offer repair services for semitrucks in addition to cars and trucks. Mr. Healy stated that his understanding was that GDL Auto would just offer auto repair services to cars and trucks.

Commissioner Miller asked for confirmation that there was another automotive repair business in the same office complex. Mr. Healy confirmed there was. Commissioner Miller asked if the other business had similar conditions of approval and if there were any documented complaints about the business. Mr. Healy stated that the other use had virtually identical conditions of approval and that the City had not received any complaints about the use.

Miguel Saldana was present to speak on the application.

Chair Fehrman opened the public hearing.

David Edmeyer, 191 Bridgepoint Drive, shared that he was opposed to the use due to the number of automotive repair businesses nearby on Concord Street and concerns about parking onsite.

Kaitlin Simmet, Langer Real Estate Services and suite owner, stated she did not have any documented complaints related to parking at the building complex. Ms. Simmet added she had informed the Applicant of the bylaws of the site, including approved parking areas and expectations related to exterior storage. The Applicant showed an eagerness to comply with all requirements.

No correspondence was received prior to the meeting.

Chair Fehrman closed the public hearing.

Commissioner Haye asked the Applicant if he had any concerns about the parking on site based on what Mr. Edmeyer shared. Mr. Saldana stated he did not have concerns about the parking on site.

Commissioner Felton asked staff to clarify what the City's role would be if there were concerns about parking in the limited common elements of the site. Mr. Healy explained that concerns related to limited common elements, which are suite specific, would be handled by the management company, not the city.

Motion to recommend approval of a conditional use permit for automotive repair as presented- Hoffman/Miller (6-0)

C. Development Application for Holiday Station Store at 677 Concord Street South

Mr. Healy presented the staff report. The Applicant is Holiday Station Stores, LLC. They are seeking development approvals to turn the vacant property at 677 Concord Street South into a Holiday gas station with a convenience store and restaurant. The Applicant is requesting an amendment to a conditional use permit for a planned unit development to remove the site from a previous development approval, 3 new conditional use permits related to the proposed gas station, a site plan review of the gas station, and a master sign plan approval for the site's signage. Staff recommended approval of the development application, subject to the conditions listed in the staff report.

Commissioner Hoffman asked about the process for the Bremer Bank pylon sign that needs to be removed from the subject property. Mr. Healy explained the Bremer Bank pylon sign was a relic from the previous building at the site. This sign would need to be removed from the subject property. If Bremer Bank was interested in additional signage for their property, they would need to come before the Planning Commission and City Council as they received special approval for their signage as part of their 2020 development approvals.

Commissioner Felton asked if staff anticipate overnight or extended truck parking on the site. Mr. Healy shared he did not believe the site was set up to operate as a truck stop. Commissioner Felton asked if the zoning would allow for a truck stop at the site. Mr. Healy stated that if the Applicant would like to change the fundamental business of the site, they would need a Conditional Use Permit amendment to do so. Mr. Healy added that a condition of approval for the Kwik Trip development was the site could not have long-term parking of trucks to prevent the site from becoming a truck stop. Chair Felton asked if a similar condition of approval was recommended for the proposed development. Mr. Healy stated there was not given the configuration of the site did not support the use. Mr. Healy added that a condition like this could be added.

Commissioner Felton asked if there had been discussion around limiting the number of gas stations in the GB district or along Concord Street near Interstate-494. Mr. Healy stated no such discussion had occurred. Mr. Healy explained that requiring gas stations to be licensed and limiting the number of licenses would potentially be a way to achieve this. If the Planning Commission and City Council wanted staff to study this, they could direct staff to do so. Commissioner Felton stated he did not have issue with the proposed development but did not want to see the corridor fill up with gas stations.

Commissioner Haye asked whether the existing Holiday gas station at 1040 Concord Street would remain after the subject property is developed. Mr. Healy stated the plan was to keep the location south of I-494 after as the two sites would serve slightly different customers.

Commissioner Haye asked if Villaume Avenue was large enough to support the truck traffic to and from the site. Mr. Healy stated that the City Engineer requested a traffic impact study as part of the project and the Applicant provided one. The City Engineer has not shared concerns about truck traffic on Villaume Avenue.

Kasner Sturm from Circle K and Richard Blasey from Colliers Engineering were present to answer questions.

Commissioner Haye asked the Applicants about the future of the existing Holiday gas station on Concord Street South. Mr. Sturm stated the existing Holiday store would remain. Mr. Blasey added the new Holiday station store would accommodate additional truck traffic that cannot access existing site due to the turning radius of the site. Commissioner Haye asked about planned improvements to the existing Holiday gas station. Mr. Strum stated there were none.

Commissioner Felton asked the Applicants if they anticipated long term parking at the new site and if the Applicant would be opposed to a condition that would prohibit overnight parking. Mr. Sturm stated that the site was not designed to accommodate overnight parking due to its configuration. Any long-term parking on site would reduce the number of available fuel pumps which is limited already to 2 pumps. Commissioner Felton asked again if the Applicant would be opposed to a condition prohibiting overnight parking. Mr. Blasey stated Holiday Station Stores do not allow overnight parking at their facilities and signs would be posted onsite prohibiting overnight parking in the truck turnaround area.

Commissioner Haye asked about the height of the monument sign. Commissioner Hoffman referred Commissioner Haye to the drawing in the packet showing the monument sign would be 12 feet tall.

Chair Fehrman opened the public hearing.

No one was present to comment on the Application. No one was present to comment on the Application.

Chair Fehrman closed the public hearing.

Commissioner Felton stated that he would like to see a condition added prohibiting overnight or long-term parking of semitrucks at the site. The Commissioners discussed the semantics of how to word the condition. Mr. Healy stated that staff could workshop the language and bring a final version to the City Council. Chair Fehrman commented he did not have concerns about semitrucks parking at the site and did not want to add additional conditions of approval to the project. Commissioner Haye commented that she had more concerns with overnight parking in the EV parking spaces. Mr. Healy commented that there was value in adding a condition of approval related to overnight parking to prevent a future situation where the ownership changes and the future owner would like to have overnight truck parking. Commissioner Felton reiterated he would like to see the condition added. Commissioner Fournier commented the condition should not impede normal business activity like truck loading or unloading.

Commissioner Miller asked if the development application would come back to the Planning Commission for review with the new condition. Mr. Healy stated that unless the Planning Commission tabled the item, the application would go next to the City Council.

Commissioner Haye asked for clarification on if the motion was for all of the requested development approvals. Mr. Healy confirmed it would be with the added condition that long-term parking not be allowed on site.

Motion to recommend approval of the development application for a Holiday Station Store with an added condition prohibiting long-term or overnight truck parking- Felton/Fournier (5-1)(Haye).

6) OTHER BUSINESS

None.

7) STAFF UPDATES

None.

8) ADJOURNMENT

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

PLANNING COMMISSION AGENDA REPORT

DATE: September 3, 2025
DEPARTMENT: Planning & Zoning
PREPARED BY: Monika Miller
AGENDA ITEM NUMBER: 5.A.

MEETING TYPE
Regular Meeting

AGENDA ITEM
Garage Setback Variance at 206 6th Avenue South

ACTION TO BE CONSIDERED OR DESIRED OUTCOME
A motion recommending approval or denial of a setback variance for a detached garage at 206 6th Avenue South.

OVERVIEW

Application

The Applicant, Mark Bratsch, is seeking a side yard setback variance to construct a detached garage at his property located at 206 6th Avenue South. The Applicant would like to construct the garage on an existing garage slab at the property that is left over from his old garage which was destroyed by a fire in 2024. The existing garage slab does not meet the current setback requirements for a detached garage and so a variance is needed to use this existing slab.

Review Timeline

Application Submittal Date: July 30, 2025
Planning Commission: September 3rd, 2025
Tentative City Council Meeting: September 15, 2025
60-Day Review Deadline: September 28, 2025

Background

The Applicant is the owner of the single-family home at 206 6th Avenue South. The subject property is a 5,000 sq. ft. lot with a single-family home that was built in 1890. Per building permit records, the property had no garage until 1971 when a detached garage was constructed roughly 2 feet from the side property line which met code requirements at that time. The garage was expanded in 2002 and it appears the owner was allowed to use the same setback as the existing garage although this may have been a clerical error or a misunderstanding on the part of

the contractor who handled the 2002 addition. The zoning code currently requires either a 3-foot side yard setback or a 5-foot side setback for detached garages, depending on what part of the yard the garage is located.

In April of 2024, the Applicant's old garage was destroyed by a fire that also damaged the Applicant's home and a neighboring home. The Applicant hired a contractor in 2024 to address the fire damage and help them build a new garage. The contractor began the permitting process for repairing the house but ultimately never applied for a building permit to rebuild the detached garage. The Applicant is currently engaged in a lawsuit against that contractor over claims of breach of contract.

Per State Statute, all lawful nonconformity ("grandfather") rights are lost if a building is destroyed by fire and the owner does not apply for a building permit within 180 days to rebuild the structure. The old garage lost its "grandfather" rights in October of 2024, and it is no longer legal for the Applicant to rebuild the garage unless it meets modern setback requirements. The Applicant is seeking to build a new garage using the existing slab that is left over from the old garage. Their new contractor located the property line and has stated that the slab is 2 ½ feet away from the property line. They are seeking a variance to build the new garage using the existing concrete slab which means the new garage will fall short of meeting the modern setback requirement of 3 feet.

Zoning and Comprehensive Plan Guidance

The subject property is zoned C-1, retail business district which is common for houses that are close to Southview Boulevard. These properties historically have been zoned C-1 to make redevelopment along Southview Boulevard easier. Parcels like the subject property can potentially be consolidated with parcels right on Southview to create enough land for a building site for a commercial redevelopment project. Historic zoning maps show the subject property has been zoned C-1 Retail Business since at least 1969.

Single-family homes are not an allowed use in the C-1 district, but the City Code has a special provision that states any existing residential use in the C-1, CGMU, MMM or GB district is not considered nonconforming and should be treated like it has R-2 zoning:

Sec. 118-8. Lots, distances, and definitions.

Nonconforming use, lot, or buildings means any legal use or lot already in existence, recorded, or authorized before the adoption of the ordinance from which this chapter is derived, or amendments thereto, that would not have been permitted to become established under terms of the zoning code as now adopted. A nonconforming building is one which does not meet the minimum height, bulk, density, and yard requirements of this chapter; a nonconforming building or structure or portion thereof which is or hereafter becomes vacant and remains unoccupied for a continuous period of one year shall be deemed abandoned and shall not thereafter be used.

(2) In any C-1, CGMU, MMM or GB district, existing residential uses shall not be

nonconforming as to use of structure and land and may be enlarged, extended, reconstructed or altered, provided that no additional dwelling units are added on the lot and that the minimum requirements of the R-2 district are met.

The property is guided "mixed use" in the 2040 Comprehensive Plan. The mixed-use guiding would allow the property to be used for residential or commercial use. This guidance aligns with the zoning of the property.

Detached Garage Setback Requirements

The setback requirements for a detached garage can be found in Section 118-208. Under current zoning rules, a detached garage that is located in the rear 1/3 of a lot must be at least 3 feet from a side property line. If any part of the garage is located in the middle 1/3 of a lot, the garage must be at least 5 feet away from the side property line. When the old garage was initially built, a detached garage was only required to be 2 feet away from a side property line.

The Applicant's existing garage slab is located largely in the rear 1/3 of the lot but part of the slab encroaches into the middle 1/3 of the lot. The site plan provided by the Applicant indicates the portion of the garage foundation that encroaches into the middle 1/3 of the lot will be removed. If the Applicant builds the new garage the way they are proposing to build it, it will require a 3-foot side yard setback unless a variance is granted.

Proposed Garage

The proposed garage would be smaller than the 886 square foot garage that was destroyed in the fire. The new garage would be 23 feet by 30 feet (690 square feet). The maximum allowable size for a detached garage is 1,000 square feet. The footprint of the new garage would be smaller than the original garage footprint due to the removal of the 14-foot by 14-foot section of the garage closest to the house. The lot would have approximately 25% coverage if a 23-foot by 30-foot detached garage is constructed which is beneath the maximum 35% lot coverage that the property is allowed.

The garage sidewalls would be 8 feet 8 inches tall and the height of the garage as measured from floor to peak would be just under 14 feet. The garage would have an asphalt shingle roof and vinyl siding that matches the color of the house. The garage door would face the alley. The garage would be 10 feet away from the rear property line, 7 ½ feet away from the southern side property line, and 2 ½ feet away from the northern side property line. The garage would comply with all zoning requirements for a detached garage except for the side yard setback requirement from the northern side property line.

Relevant Zoning Code Chapters

- City Code Section 118-39 regulates Variances
- City Code Section 118-64 regulates Nonconformities

- City Code Section 118-208 regulates Accessory Structures

Variance Criteria

The Planning Commission is asked to review the proposed variance using the criteria laid out in City Code Section 118-39. Staff have drafted an analysis that 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 setback adjustment is in reasonable harmony with the general purpose and intent of the zoning ordinance. Setbacks are intended to ensure that new development has adequate spacing between it and other structures or roads. When the garage was originally constructed, the garage met the side yard setback requirement. The Applicant is requesting to reuse the existing garage slab and is not requesting to reconstruct the garage closer to the property line than the existing slab is.

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

The variance is consistent with the comprehensive plan. The Housing chapter of the comprehensive plan discusses ways to reinvest in the City's housing stock. This variance would allow an existing homeowner to reinvest in their property. The subject property is guided mixed-use in the future land use map which does allow housing.

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

Economic considerations are not the reasoning for the variance. The Applicant is essentially seeking to regain the lawful nonconformity rights they accidentally lost after no building permit was submitted within 180 days of their garage's destruction by fire.

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

The property owner is proposing to use the property in a reasonable manner. It is reasonable for the Applicant to want to reconstruct their garage using the existing slab.

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

The need for this variance is the unique result of a fire that destroyed the Applicant's garage and a dispute that they had with their original contractor that resulted in a permit application delay that led to an accidental forfeiture of lawful nonconformity rights.

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

The variance will not alter the essential character of the neighborhood. The proposed garage

would look very similar to the original garage and would actually be an overall reduction of the nonconformity due to the proposed garage's smaller size. The existing garage slab is 2 feet 6 inches away from the side property line and the new garage will look visually very similar to a garage that is 3 feet away from a side property line.

Discussion

Without a variance, the homeowner would need to remove the existing slab and repour a new slab that is 6" further south than the existing slab is. The homeowner would like to avoid this by reusing the existing slab and staff views this as a reasonable request.

The proposed garage would be slightly smaller than the original garage and would reduce the amount of the building that has a non-conforming setback. Through this variance, the garage would no longer be considered non-conforming, and any future owner could construct a new garage of the same size using the same setback on this property.

Staff Recommendation

Staff recommend approval of the Variance, subject to the following conditions:

1. **Compliance with Plans/Submittals.** The site shall be utilized in substantial conformance with the following plans on file with the Planning Department:

- **Application (Mark Bratsch)** **July 28, 2025**
- **Narrative (Mark Bratsch)** **Undated**
- **Garage Site Plan and Sketch** **Undated**

2. **Building Permit Required.** The Applicant shall obtain a building permit to construct the garage prior to construction.

3. **Compliance with All Other Design Standards for a Detached Garage.** The detached garage shall comply with all requirements for a detached garage that are listed in City Code Section 118-208, except for the setback requirement between the garage and the northern side property line.

4. **New Garage Must be Located within the Rear 1/3 of the Lot.** The variance is granted contingent upon the new garage being wholly located within the rear 1/3 of the subject property, which is what is shown on the Applicant's site plan.

5. **Termination of Variance**. The variance will automatically terminate if improvements have not substantially begun within one year from the date of approval. The violation of any condition of approval of the variance may terminate the variance, following a hearing by the City Council.

Required Action

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

1. Approval. If the Planning Commission wishes to recommend approval of the variance the following action should be taken:

    - Motion to recommend approval a setback variance for a detached garage at 206 6th Avenue South

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

    - Motion to recommend denial of a setback variance for a detached garage at 206 6th Avenue South

If the recommendation is denial, the Planning Commission must adopt findings to justify the recommendation.

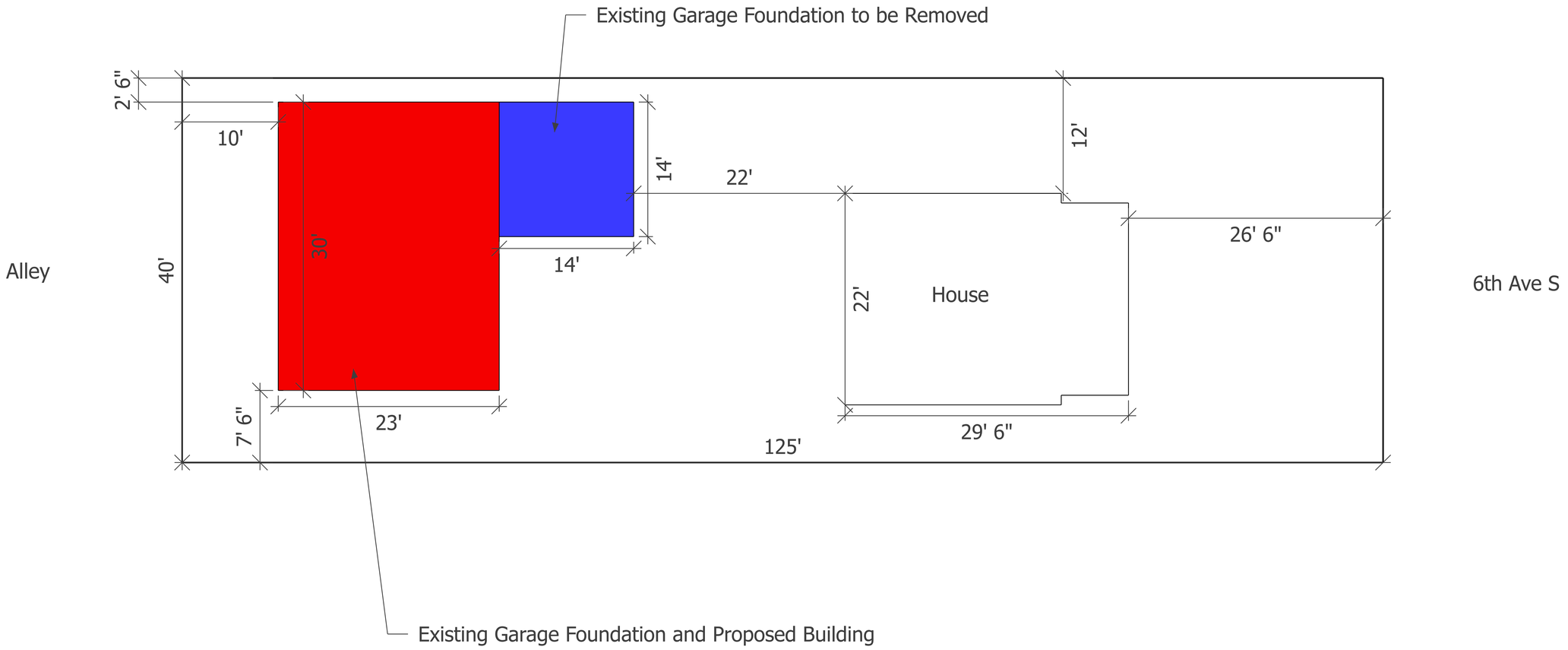
SOURCE OF FUNDS
N/A

ATTACHMENTS
1. Attachment 1- Site Location Map
2. Attachment 2- Garage Site Plans and Sketch
3. Attachment 3- Applicant's Narrative
4. Attachment 4- Photo of Previous Garage

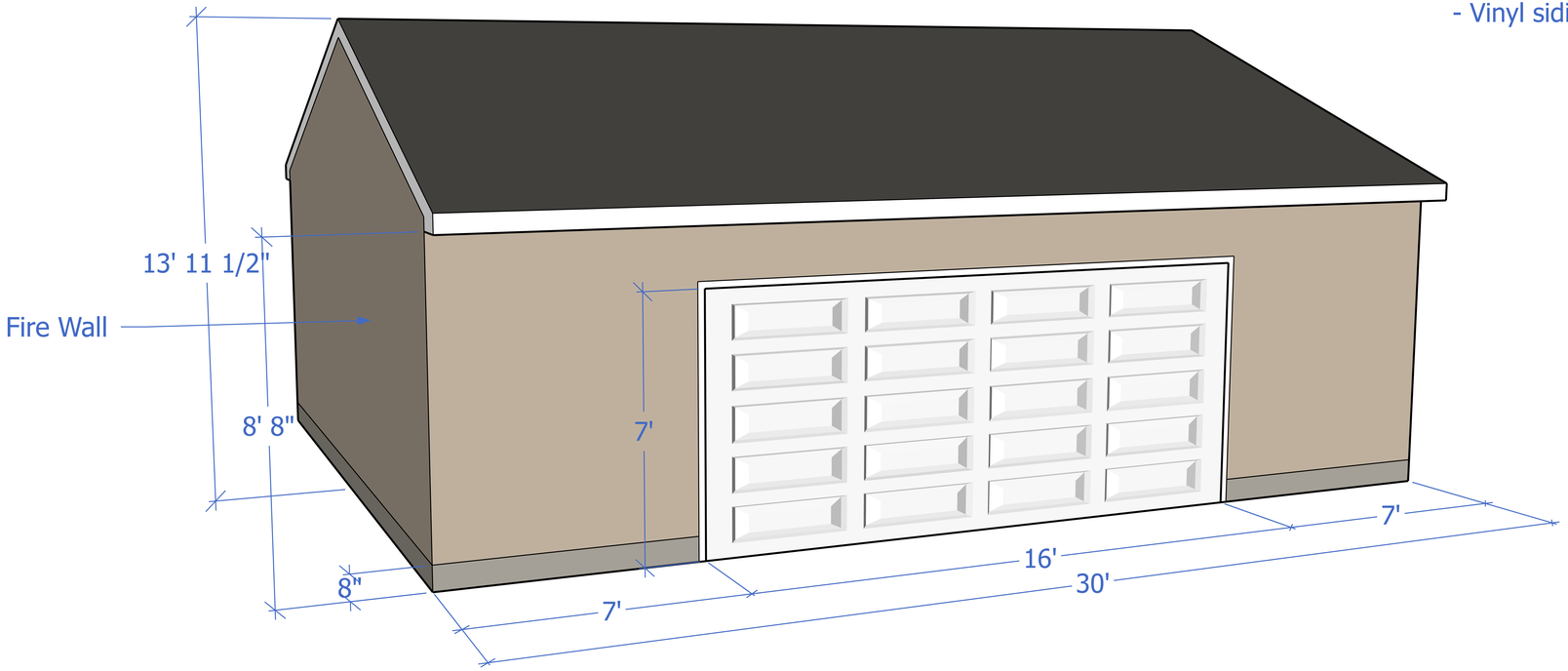
ATTACHMENT 1
SITE LOCATION MAP

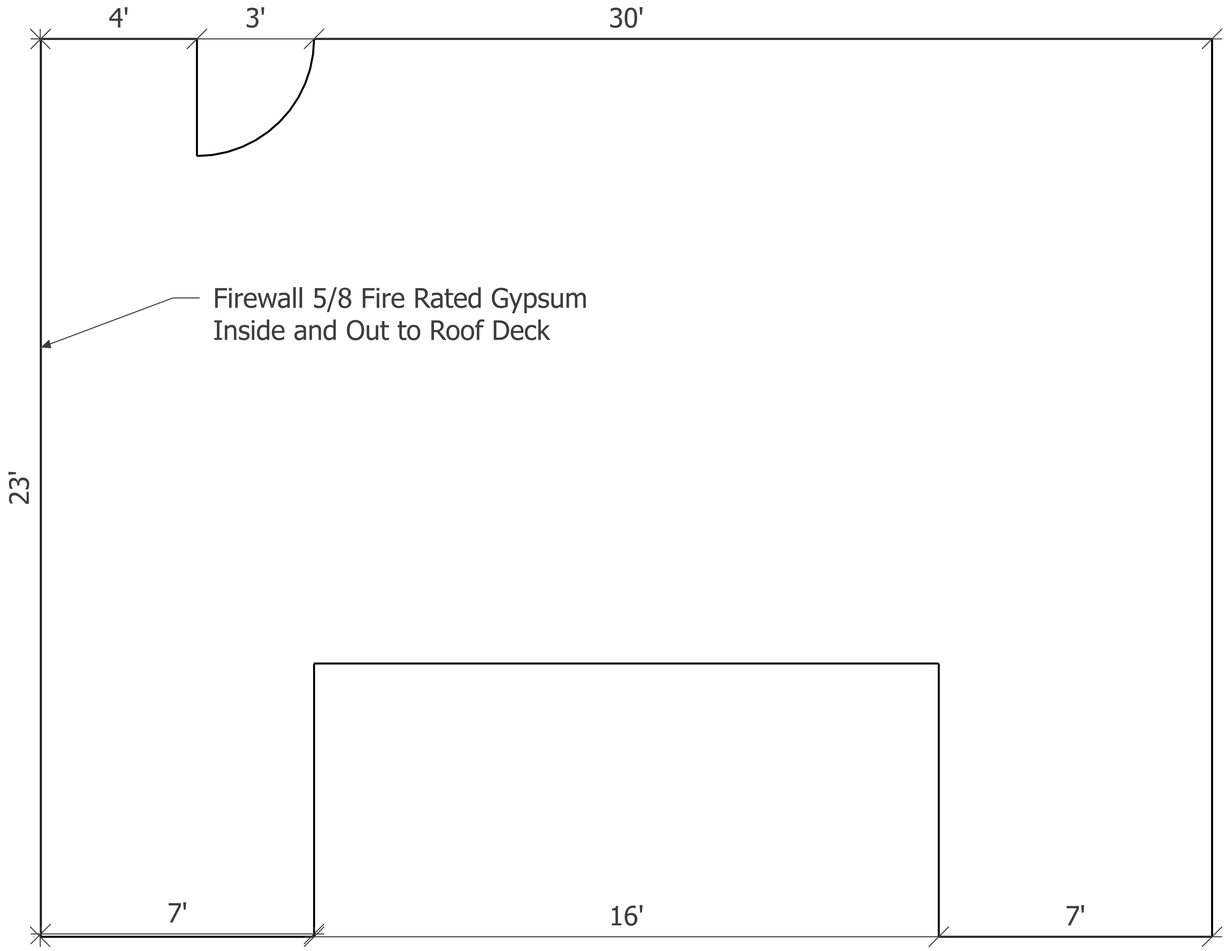
206 6th Ave S
South St. Paul MN
55075

ATTACHMENT 2
GARAGE SITE PLANS



- Asphalt shingles
- Vinyl siding (color to match house)




4'
3'
30'
Firewall 5/8 Fire Rated Gypsum
Inside and Out to Roof Deck
23'
7'
16'
7'

ATTACHMENT 3
APPLICANT'S NARRATIVE

Variance Request.
For 206 6th Ave. S.
South Saint Paul MN 55075

A fire burned down my garage on April 14th 2024.
The first company that I worked with, Anytime Restoration in Apple Valley, MN negligently failed to begin work on my project as of March 1st 2025.
Due to their breach of contract, a lawsuit was filed.

I need to rebuild my garage.
The contractor C & M Homes advised they can use the existing slab.
The north edge of the slab is close enough to the property line requiring me to request
a variance. Anytime Restoration should have requested this variance and they did not.

The existing slab carried the garage. The future garage will look the same from the alley so the character of the neighborhood will not be changed.

Thank you for your assistance in granting my request.

Mark Bratsch (Homeowner)

ATTACHMENT 4
PHOTO OF PREVIOUS GARAGE

PLANNING COMMISSION AGENDA REPORT

DATE: September 3, 2025
DEPARTMENT: Planning & Zoning
PREPARED BY: Michael Healy
AGENDA ITEM NUMBER: 6.A.

MEETING TYPE
Regular Meeting

AGENDA ITEM
Wakota 2nd Addition Final Plat

ACTION TO BE CONSIDERED OR DESIRED OUTCOME
A motion recommending approval or denial of the Wakota 2nd Addition Final Plat.

OVERVIEW
Application

The Applicant, Danner Family Limited Partnership, is requesting final plat approval for their proposed Wakota Business Park. They are calling the proposed subdivision "Wakota 2nd Addition."

Review Timeline

Complete Application Submittal Date: August 4, 2025
Planning Commission: September 3, 2025
Tentative City Council Meeting: TBD, will be scheduled to coincide with development agreement approval
60-Day Review Deadline: October 3, 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. On July 21, 2025, the City Council approved a preliminary plat that would allow this land to be subdivided to create a new industrial park called the "Wakota Business Park." The approved preliminary plat proposed the following:

- 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

called Marley Danner Drive 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.

The Applicant has submitted a final plat application and is seeking City approval. They have prepared two response letters to address the Planning and Engineering comments and conditions that went along with the preliminary plat approval. Once the final plat is approved and the Applicant has signed all relevant documents and paid all relevant fees, the City will sign the final plat mylars and the Applicant can record these with Dakota County to create the new subdivision.

Zoning

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 located within the Mississippi River Critical Corridor Area (MRCCA), the Flood Fringe division of the floodplain overlay district, and the Shoreland Overlay district. The subdivision complies with most of the applicable standards laid out in the overlay districts and received a variance from the impervious surface restrictions that apply to Shoreland Overlay district properties.

Consistency with Preliminary Plat

The proposed final plat almost identical to the approved preliminary plat. The only difference is that the stormwater pond that will serve Building #1 of the new industrial park has been turned into its own outlot instead of being located on Lot 1, Block 2. This is something that the City Attorney had suggested that the Applicant consider doing because it will make it easier to create a legal description for the stormwater pond. The entire stormwater pond needs to be covered by a public drainage and utility easement because the pond will take some "public" water from nearby public roads.

The final plat that the Applicant initially submitted showed the new stormwater pond outlot with

a size and shape that would create a setback nonconformity for the parking lot at Building #1. Staff brought this to the Applicant's attention and they are currently having their surveyor update the plat to correct this issue. This work may or may not be done prior to the Planning Commission meeting. The Applicant has submitted a site plan that shows what the plat will look like after the surveyor has finished making corrections.

Easements

The preliminary plat approval requires the Applicant to grant the City a number of different easements which will cover public facilities that are located on their private property. This includes sewer lines, water lines, and sidewalks. Some of these easements will be platted easements that are shown on the final plat and some of them, such as the sidewalk easement, will be paper easements that are approved as standalone documents.

The City Engineer has reviewed the final plat and has determined that it shows all the easements that the City wants to have shown on the plat. The remaining easements can be paper easements.

Revisions to Sidewalk Plan

The Applicant has revised their sidewalk plan for Hardman Avenue South to provide a 5-foot boulevard for snow storage and boulevard trees, something that was a condition of their preliminary plat approval. The Applicant has determined that the proposed sidewalk can fit into the existing right-of-way for most of the route. There is a section where the sidewalk will connect to Dakota County's Mississippi River Regional Trail (MRRT) that will be located on the Applicant's private property and this will need to be covered by a paper easement. The Applicant, City, and County are still working out exactly what this easement should entail.

Development Agreement and Stormwater Agreement

The proposed subdivision will be governed by three main documents:

1. The final plat. *This establishes the boundaries of each of the new lots that will be created by the subdivision.*

2. The development agreement. *This document will lay out who is responsible for the various costs associated with creating the subdivision (roads, utilities, ponding, landscaping, etc.) and will protect the City and its taxpayers from legal liability and financial exposure if the development runs into issues.*

3. The stormwater maintenance agreement. *This document lays out how the required stormwater facilities will be maintained. It is a framework for who will own the facilities, who will maintain the facilities, and who gets to use the facilities.*

The Applicant's legal team is currently reviewing a draft development agreement and draft stormwater maintenance agreement that were prepared by the City Attorney with support from City Staff. Generally, the City Council will not approve the final plat until the other two

documents are also ready for approval. The developer's project will not have full entitlements until all three documents are approved, so it generally makes sense to have all three documents go to the same City Council meeting for review and approval. The earliest that this could happen would be the September 15th City Council meeting, but the Applicant has stated that they may need additional time to review the other documents and negotiate with the City Attorney over terms. If the City Council review needs to wait until October because the Applicant is requesting more time, City Staff will write a letter extending the 60-day review period by another 60 days to give the Applicant the time that they need.

Discussion

When a City reviews a preliminary plat, it entails a deep dive into the nuances of the proposed subdivision and the City can attach conditions of approval to address any concerns about how the subdivision will work. Final plats generally must be approved if they are substantially consistent with the approved preliminary plat and satisfy whatever conditions of approval were placed on the preliminary plat. The review of a final plat is largely an administrative task that is performed by City Staff with the City Council simply checking Staff's work prior to approval.

State Statute does not require a Planning Commission to review final plats and most cities have final plat applications going directly to their City Council. South St. Paul's City Code does currently state that the Planning Commission should review final plats and provide the City Council with a recommendation. City Staff has discussed this with the City Attorney, and she has advised that the city may want to consider removing this requirement in the future because it is unusual and adds an extra step that can slow down a development project during its final stage when the Applicant is trying to get their building permit and begin construction.

Staff Recommendation

City Staff recommends approval of the final plat so long as the Applicant updates the dimensions of OUTLOT A prior to City Council review to avoid creating a setback nonconformity with Building #1's proposed parking lot. That approval should have the following conditions:

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

a. **Application (Danner Family Partnership)**	**dated 8/4/25**
b. **Narrative (Kimley Horn)**	**dated 8/4/25**
c. **Engineering Comment Response Letter (Kimley Horn)**	**dated 7/30/25**
d. **Planning Comment Response Letter (Kimley Horn)**	**dated 7/30/25**
e. **Final Plat Narrative (Kimley Horn)**	**dated 8/4/25**
f. **Final Plat for Wakota 2nd Addition (Kimley Horn)**	**Not dated**
g. **Site Plan (Kimley Horn)**	**dated 8/4/25**
h. **Grading and Drainage Plan (Kimley Horn)**	**dated 8/4/25**
i. **Utility Plan (Kimley Horn)**	**dated 8/4/25**
j. **Landscape Plan (Kimley Horn)**	**dated 8/4/25**
k. **Photometric Plan (Kimley Horn)**	**dated 8/4/25**

1. **Revised Stormwater Management Plan (Kimley Horn) dated 8/4/25**

2. **Satisfaction of Outstanding Conditions from Previous Approval.** The Applicant shall address any outstanding conditions from the Preliminary Plat, Site Plan, and Variance approval granted by Resolution #2025-78 that relate to the final plat.

3. **Development Agreement Required.** The Applicant shall enter into a development agreement with the City and post all required securities, subject to the approval of the City Attorney.

4. **Outlot Added After Preliminary Plat Approval.** The approved final plat reflects the fact that the stormwater pond that was part of Lot 1, Block 2 on the approved preliminary plat has been turned into its own outlot, which is shown as OUTLOT A on the final plat.

5. **I-Industrial District Landscaping Requirements for Building #1.** Outlot A and Lot 1, Block 2 shall be considered as one parcel for the purposes of calculating overstory tree requirements and other landscaping requirements for Building #1 and for the purposes of satisfying those requirements.

6. **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 dedicate an easement for the sidewalk section that is located on their property which will connect the Mississippi River Trail to the public sidewalk that is located within the right-of-way. The final design of the public sidewalk is subject to review and approval by the City Engineer.

7. **Stormwater Maintenance Agreement.** The Applicant shall enter into a stormwater maintenance agreement with the City for the proposed building's stormwater pond.

8. **City Engineer's Letter.** The Applicant shall address the issues raised in the City Engineer's Letter dated August 26, 2025.

9. **Recording Deadline.** The final plat and related documents must be recorded with Dakota County within 90 days of approval or the final plat will become null and void, unless an extension is granted by the City Council. The Applicant shall present the City with evidence of the plat's recording prior to obtaining a building permit.

Action Needed

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

A. Approval. If the Planning Commission wishes to recommend approval of the final plat because they find that it is consistent with the approved preliminary plat, the following action should be taken:

- A motion recommending approval of the Final Plat of "Wakota 2nd Addition," provided that the Applicant revises the dimensions of OUTLOT A to prevent the creation of zoning nonconformities.

B. Denial. If the Planning Commission wishes to recommend denial of the final plat because they feel that the final plat is not consistent with approved preliminary plat, the following action should be taken:

- A motion recommending denial of the Final Plat of "Wakota 2nd Addition."

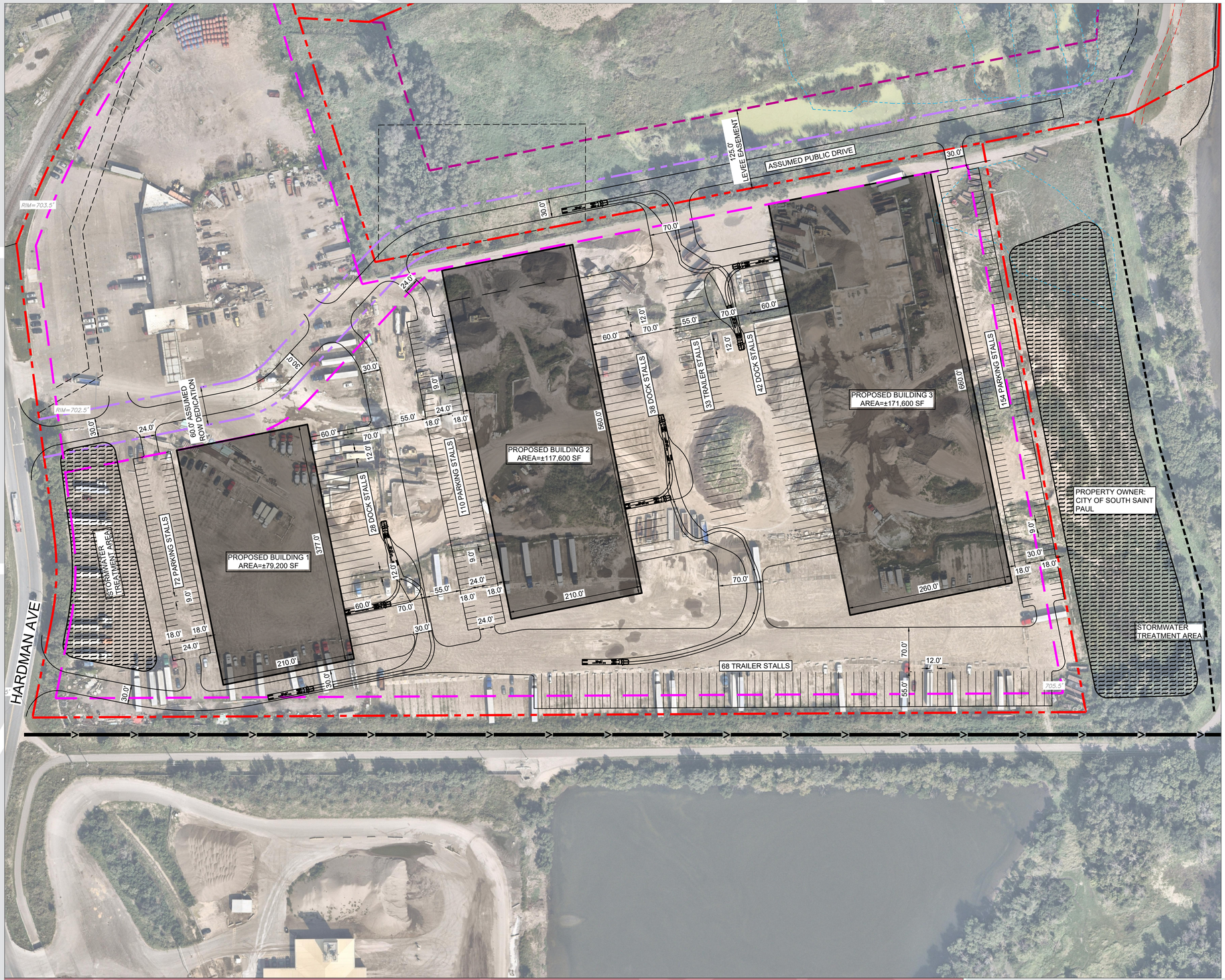
If the Planning Commission were to recommend denial, the motion should include the rationale behind the denial.

SOURCE OF FUNDS
NA

ATTACHMENTS
1. Site Location Map
2. Danner Redevelopment Concept Plan
3. Approved Preliminary Plat
4. Proposed Final Plat
5. Final Plat Narrative
6. Response to Preliminary Plat Engineering Comments
7. Response to Preliminary Plat Planning Comments
8. Revised Site Plan
9. Grading and Drainage Plan
10. Utility Plan
11. Landscaping Plan
12. Photometric Plan

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
- 694.0' 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

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

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

DANNER INC | *Concept Site Plan - 1*

SOUTH ST. PAUL, MINNESOTA

Project # 160448001.1 December 3, 2024

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

ATTACHMENT 3
APPROVED PRELIMINARY PLAT

PRELIMINARY PLAT OF
WAKOTA 2ND ADDITION

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:

1. The orientation of this bearing system is based on the Dakota County coordinate grid (NAD 83–2011 Adj.).
2. 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.
3. 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.
4. The surveyed property has direct access to Hardman Avenue South, a public right of way.
5. 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
CITY OF SOUTH ST. PAUL
CENTURYLINK – CTLQL
MCI
METROPOLITAN COUNCIL (MCES)
MNDOT
SPRINT/COGENT COMMUNICATIONS
MAGELLAN MIDSTREAM PARTNERS
XCEL ENERGY

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).

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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).

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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.

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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.

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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.

OPTIONAL TABLE A ITEMS:

1. 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.
2. The address of the property described hereon is:

   843 Hardman Avenue South, South St. Paul, MN 55075
3. 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.
4. The total area of the property described hereon is 1,408,207 square feet or 32.32798 acres.
5. 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 W'ly side of Hardman Avenue
   Elevation = 699.32 feet. (NAVD88)

6a. 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.

7a. Exterior building dimensions are depicted hereon.

7b1. The exterior building footprint area at ground level is depicted hereon.

7c. The measured building height is depicted hereon.

8. Substantial features observed in the process of conducting the fieldwork are depicted hereon.

9. As of the date of this survey the property described hereon contains no striped parking spaces.

11a. 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.

13. The names of adjoining owners according to current tax records are depicted hereon.

14. The intersection of Hardman Avenue South & Interstate 494 is located approximately 400 feet from the northwest corner of the surveyed property.

16. 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.

18. 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

DRAWING NAME: 42510 Preliminary Plat.dwg
JOB NO. 42510
FILE NO. DAK 45

FIELDWORK CHIEF: LCH, SS
DRAWN BY: PMD
CHECKED BY: CAT

REVISIONS

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

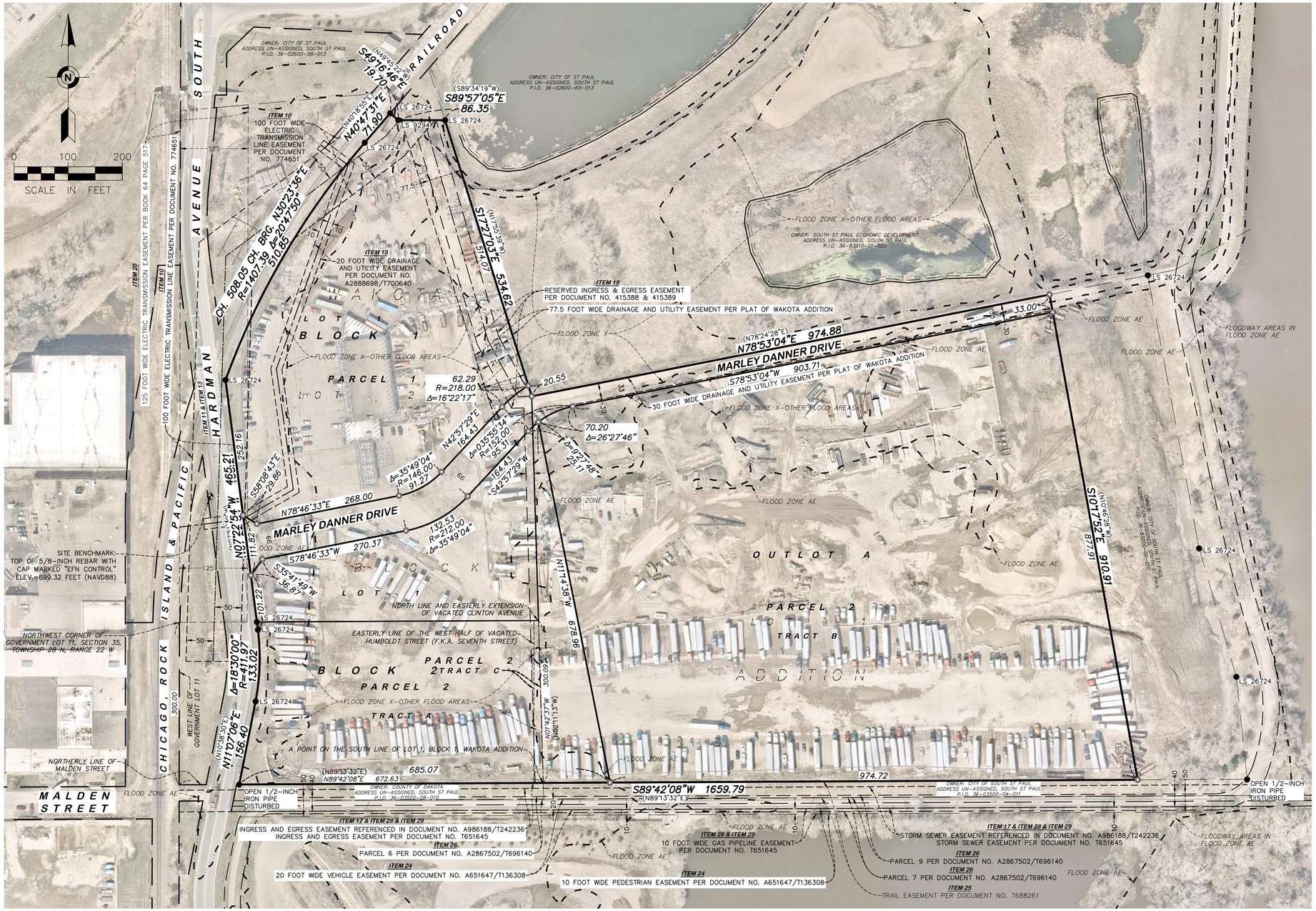
PRELIMINARY PLAT OF WAKOTA 2ND ADDITION

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
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.

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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GOPHER STATE ONE CALL NOTE:

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

COMCAST
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CENTURYLINK – CTLQL
MCI
METROPOLITAN COUNCIL (MCES)
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

DRAWING NAME: 42510 Preliminary Plat.dwg
JOB NO. 42510
FILE NO. DAK 45

FIELDWORK CHIEF: LCH, SS
DRAWN BY: PMD
CHECKED BY: CAT

REVISIONS

NO.	DATE	DESCRIPTION
1	2025/06/02	UPDATED ROW ROAD NAME
2	2025/06/17	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
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.

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
- 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

GOPHER STATE ONE CALL NOTE:

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

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

0 60 120
SCALE IN FEET

FIELD BOOK	PAGE

DRAWING NAME: 42510 Preliminary Plat.dwg
JOB NO. 42510
FILE NO. DAK 45

FIELDWORK CHIEF: LCH, SS
DRAWN BY: PMD
CHECKED BY: CAT

REVISIONS

NO.	DATE	DESCRIPTION
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2	2025/06/17	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

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SEE SHEET 3 FOR DETAIL OF NORTHERLY EXISTING SITE CONDITIONS

PRELIMINARY PLAT OF WAKOTA 2ND ADDITION

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
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- EXISTING CONTOUR LINE
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- CONCRETE SURFACE
- GRAVEL SURFACE
- CHAIN LINK FENCE
- GUARDRAIL
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- OVERHEAD WIRE
- UNDERGROUND GAS
- 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 – CTLQL
MCI
METROPOLITAN COUNCIL (MCES)
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0 60 120
SCALE IN FEET

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DRAWING NAME: 42510 Preliminary Plat.dwg
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REVISIONS

NO.	DATE	DESCRIPTION
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2	2025/06/17	UPDATED ROW WIDTH FOR DEDICATED ROAD

PRELIMINARY PLAT OF WAKOTA 2ND ADDITION

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PROPERTY ADDRESS:
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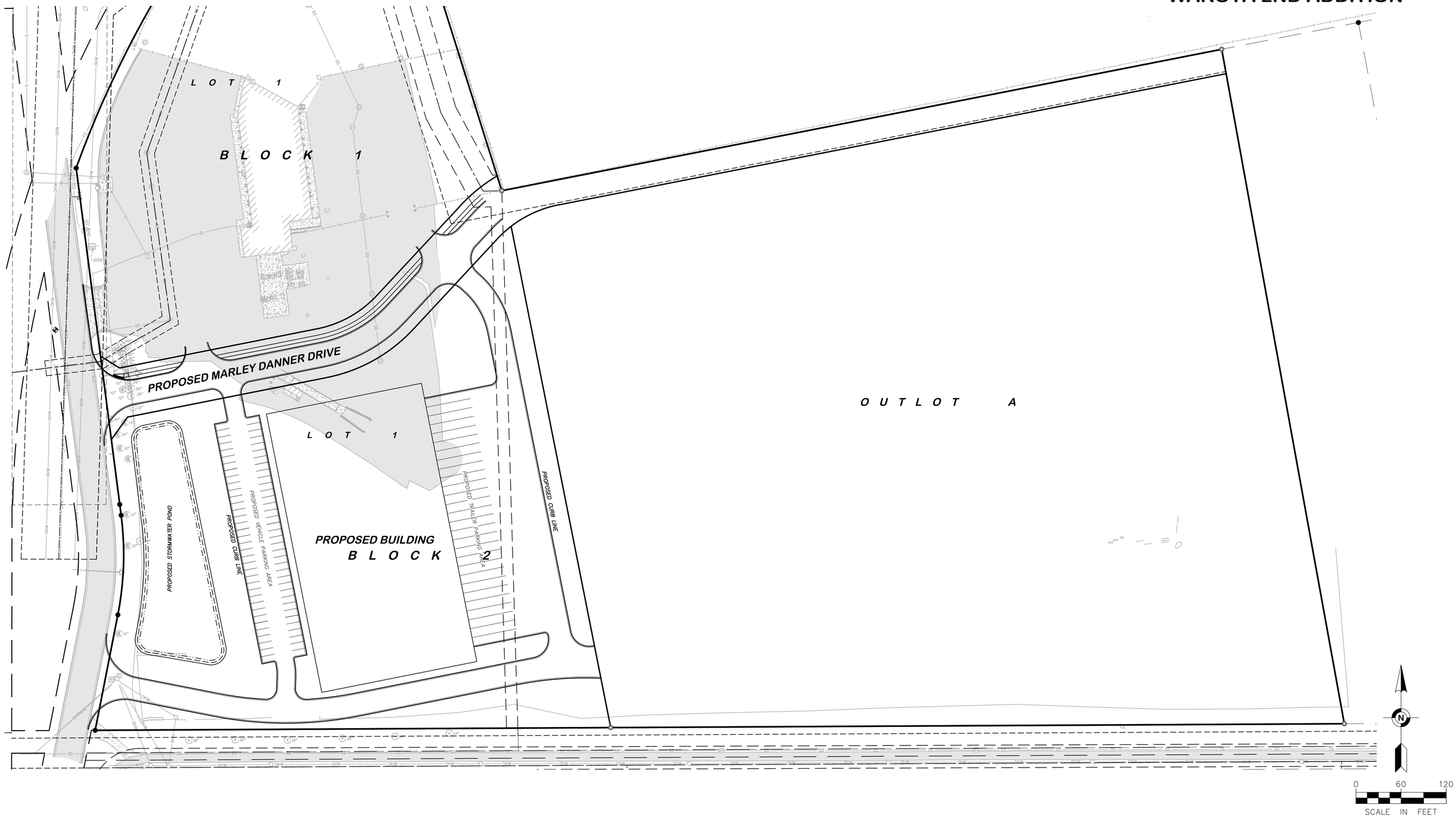
PROPOSED SITE IMPROVEMENTS OVER LOT 1, BLOCK 2, WAKOTA 2ND ADDITION

PRELIMINARY PLAT OF WAKOTA 2ND ADDITION



FIELD BOOK	PAGE

DRAWING NAME: 42510 Preliminary Plat.dwg

JOB NO. 42510

FILE NO. DAK 45

FIELDWORK CHIEF: LCH, SS

DRAWN BY: PMD

CHECKED BY: CAT

REVISIONS

NO.	DATE	DESCRIPTION
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2	2025/06/17	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

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ATTACHMENT 4
PROPOSED FINAL PLAT

WAKOTA 2ND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Danner Family Limited Partnership, a Minnesota limited partnership, owner of the following described property:

Lot 2, Block 1, Wakota Addition.

Dakota County, Minnesota
Abstract Property

AND

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

AND

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

AND

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

Has caused the same to be surveyed and platted as **WAKOTA 2ND ADDITION**, and does hereby dedicate to the public for public use the public ways created by this plat.

In witness whereof said Danner Family Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

Signed: Danner Family Limited Partnership

BY _____, its _____
SIGNER NAME

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____ , 20___, by _____, _____ of Danner Family Limited Partnership.

_____
Signature

_____
Printed

Notary Public _____ County, _____
My commission expires _____

I Christopher A. Terwedo do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____, day of _____, 20___.

_____
Christopher A. Terwedo Licensed Land Surveyor
Minnesota License No. 53536

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____ , 20___, by Christopher A. Terwedo, Land Surveyor, Minnesota License No. 53536.

_____
Signature

_____
Printed

Notary Public _____ County, _____
My commission expires _____

PLANNING COMMISSION, CITY OF SOUTH ST. PAUL, COUNTY OF DAKOTA, STATE OF MINNESOTA

Approved by Planning Commission of the City of South ST. Paul, Minnesota this _____ day of _____ , 20___.

By: _____, Chair

CITY COUNCIL, CITY OF SOUTH ST. PAUL, COUNTY OF DAKOTA, STATE OF MINNESOTA

This plat of **WAKOTA 2ND ADDITION** was approved and accepted by the City Council of the City of South ST. Paul, Minnesota at a regular meeting thereof held this _____ day of _____ , 20___, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____, Mayor

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20___.

By: _____
Todd B. Tollefson
Dakota County Surveyor

COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on the **XXnd** day of **MONTH, YEAR**, the Board of Commissioners of Dakota County, Minnesota, approved this plat of **WAKOTA 2ND ADDITION**, and said plat is in compliance with the provisions of 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

By: _____
Chair, County Board

Attest: _____
County Treasurer – Auditor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____ , 20___.

By: _____
Amy A. Koethe, Director,
Department of Property Taxation and Records

REGISTRAR OF TITLES, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of **WAKOTA 2ND ADDITION** was filed in the office of the Registrar of Titles for public record this _____ day of _____ , 20___, at _____ o'clock __. M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

By: _____
Amy A. Koethe, Registrar of Titles

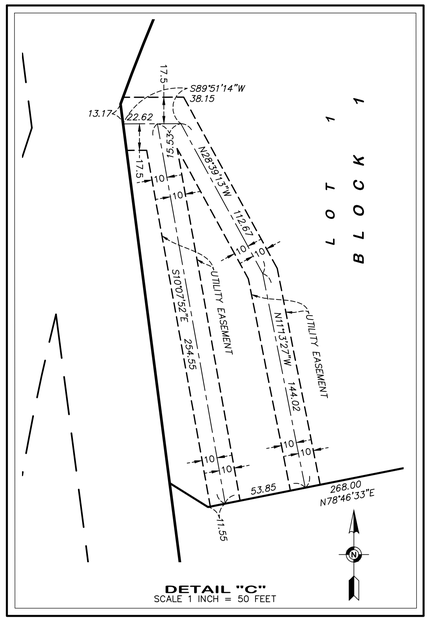
COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of **WAKOTA 2ND ADDITION** was filed in the office of the County Recorder for public record this _____ day of _____ , 202___, at _____ o'clock __. M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

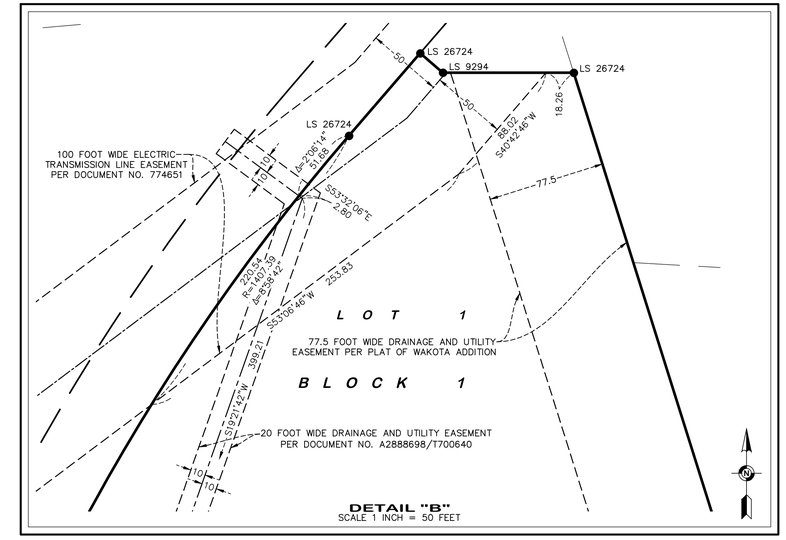
By: _____
Amy A. Koethe, County Recorder

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

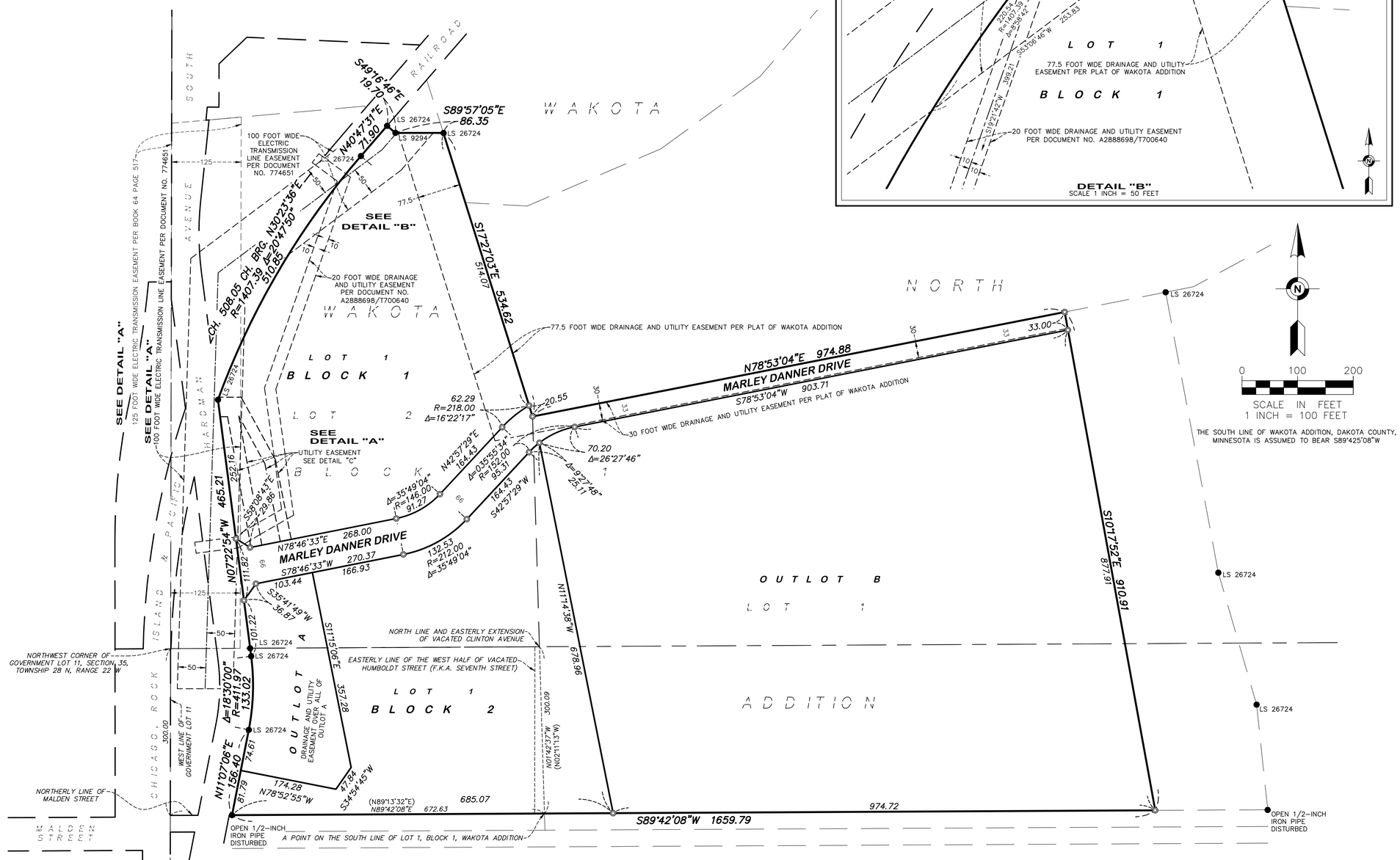
WAKOTA 2ND ADDITION

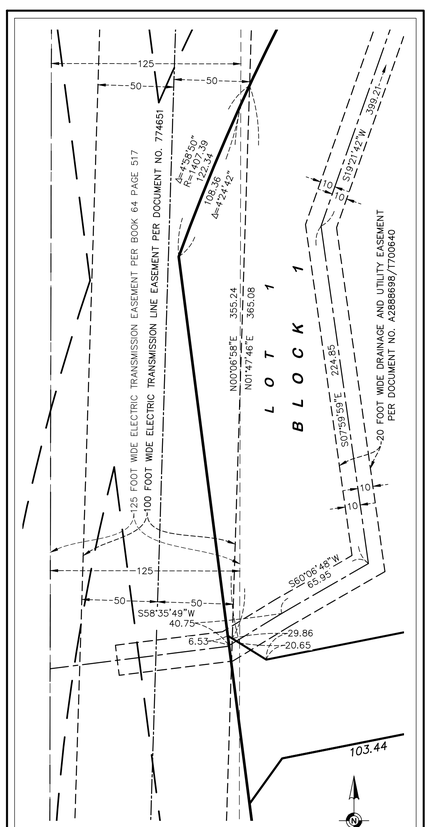


DETAIL "C"
SCALE 1 INCH = 50 FEET



DETAIL "B"
SCALE 1 INCH = 50 FEET





DETAIL "A"
SCALE 1 INCH = 50 FEET

● DENOTES FOUND MONUMENT AS NOTED

◎ DENOTES SET 5/8-INCH BY 14-INCH REBAR MARKED WITH LICENSE NUMBER 53536

(S XX°XX'XX"W) DENOTES RECORD BEARING PER LEGAL DESCRIPTION

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

SHEET 2 OF 2 SHEETS

Kimley»Horn

ATTACHMENT 5
FINAL PLAT NARRATIVE

August 4, 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 or 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 has been allowed 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 final 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 6
RESPONSE TO PRELIMINARY PLAT ENGINEERING COMMENTS

MEMORANDUM

To:	Kelsey Gelhar, P.E., City Engineer City of South St Paul
From:	Matt Sorenson, Project Manager, P.E. Kimley-Horn and Associates, Inc.
Date:	July 30, 2025
Subject:	Wakota Business Park – Preliminary Plat and Site Plan Review

Kimley-Horn has reviewed the comments provided by the City of South St. Paul, MN dated June 20, 2025 and has modified the plans accordingly. The comments and responses are listed below. Responses to comments are in ***bold italics***.

GENERAL PLAN REVIEW 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.
   Acknowledged.

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.
   Acknowledged.

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.
   Acknowledged – this coordination is forthcoming.

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".
   Acknowledged – this will be provided prior to building permit issuance.

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.
Acknowledged.

6. Applicant to review and update Heavy Duty Concrete Pavement Section detail on sheet C700. It currently reads 7 feet of concrete pavement.
Comment addressed.

7. Private utility installations or relocations are to be coordinated between the developer's design team, the contractor, and the private utility provider.
Acknowledged.

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.
Comment addressed – reference the attached plans and plat.

2. A drainage and utility easement is needed over the stormwater filtration basin on Lot 1 Block 2.
Comment addressed – reference the attached plans and plat.

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.
See sheet C702 for curb ramp details per MnDOT standard plates.

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.
Comment addressed – plans reflect a 5' sidewalk and boulevard.

3. Applicant shall coordinate sidewalk connection to Dakota County trail system with Dakota County staff.
Acknowledged – coordination is forthcoming.

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.
Acknowledged – turning movements will be provided with final plans.

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.
   Acknowledged.

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.
   Acknowledged.

3. Hydrants in paved areas shall be protected by bollards.
   Comment addressed – bollards have been added to protect hydrants in paved areas.

4. Applicant to update the final plans so that the approximate transformer location is not shown over the water service.
   Comment addressed – transformer has been adjusted.

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.
   Acknowledged.

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.
   Acknowledged.

2. Energy dissipation measures, such as rip rap, are needed where pipes drain to the proposed stormwater filtration basin.
   Comment addressed – rip rap has been added.

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.
   Comment addressed – additional detail has been added to the grading plans.

4. Staff recommends moving STMH 401 to the curb line so that crews do not block drive lanes during maintenance activities.
   Comment addressed.

5. Applicant to revise the filtration basin outlet to avoid having a pipe with 0.00% slope under the proposed public street.
   Comment addressed.

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.
   The filtration basin is designed to be within the seasonal high groundwater due to site constraints. The basin is intended to be lined per MPCA guidelines to both prevent groundwater and contamination from seeping up into the basin.

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.
   Comment addressed – narrative has been updated accordingly.

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.
   Acknowledged.

2. Erosion control measures (inlet protection, sediment control logs, silt fences, rock construction entrances, etc.) must be included in the final plans.
   Acknowledged – erosion control to be added to permit 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.
   Acknowledged.

Thank you for the thorough review of the layout. Please contact me with any questions regarding the responses.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Matt Sorenson
Project Manager, P.E.

ATTACHMENT 7
RESPONSE TO PRELIMINARY PLAT PLANNING COMMENTS

MEMORANDUM

To:	Michael Healy, City Planner City of South St Paul
From:	Matt Sorenson, Project Manager, P.E. Kimley-Horn and Associates, Inc.
Date:	July 30, 2025
Subject:	Wakota Business Park – Preliminary Plat and Site Plan Review

---

Kimley-Horn has reviewed the comments provided by the City of South St. Paul, MN dated June 20, 2025 and has modified the plans accordingly. The comments and responses are listed below. Responses to comments are in ***bold italics***.

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

    Acknowledged.

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.
    Acknowledged.

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.
    Acknowledged.

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.
   Acknowledged.

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.
   Acknowledged.

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 if 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.
   Comment addressed.

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.
   Acknowledged.

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.

Comment addressed – the stormwater basin will be located within an easement and outlot.

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.
   Comment addressed – easements have been added to the plat and plans.

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.
    Comment addressed – the plat and plans were updated during the preliminary plat process.

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.
    Dimensions are included in the plans. The canopy is not within the 30-foot setback.

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.
    Acknowledged.

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.
    Acknowledged.

14. **Development Agreement**. The applicant shall enter into a development agreement with the City.
    Acknowledged.

15. **Public 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 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.
Comment addressed – sidewalk has been revised to include a 5' boulevard. The limits of the new sidewalk are within the right of way, so an easement is not needed.

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.
Comment addressed.

17. **Landscaping Guarantee.** The Applicant shall establish at $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.
Acknowledged.

18. **Stormwater Management Agreement.** The Applicant shall enter into a stormwater maintenance agreement with the City for the proposed building's stormwater pond.
Acknowledged.

19. **Mechanical Equipment Screening Plan.** A mechanical equipment screening plan shall be submitted as pard 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.
Acknowledged.

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.
Acknowledged.

21. **SAC Fees.** The Applicant must be required to make a Sewer Access Charge (SAC) payment consistent with Metropolitan Council Requirements at a time of building permit for the proposed building.
Acknowledged.

22. **Preliminary Plat Approval Expiration.** The preliminary play 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.
Acknowledged.

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.
Acknowledged.

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.
Acknowledged.

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).
Acknowledged.

ENGINEERING CONDITIONS

1. **City Engineer's Letter.** The Applicant shall address the issues raised in the Assistant City Engineer's Letter dated June 20, 2025.
   Acknowledged – see comments in separate response letter as part of this submittal.

Thank you for the thorough review of the layout. Please contact me with any questions regarding the responses.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Matt Sorenson
Project Manager, P.E.

K:\TWC_LDEV\Danner Inc\Danner Site - South St Paul\3 Design\CAD\PlanSheets\C4-OVERALL SITE DIMENSION PLAN.dwg August 15, 2025 - 10:56am

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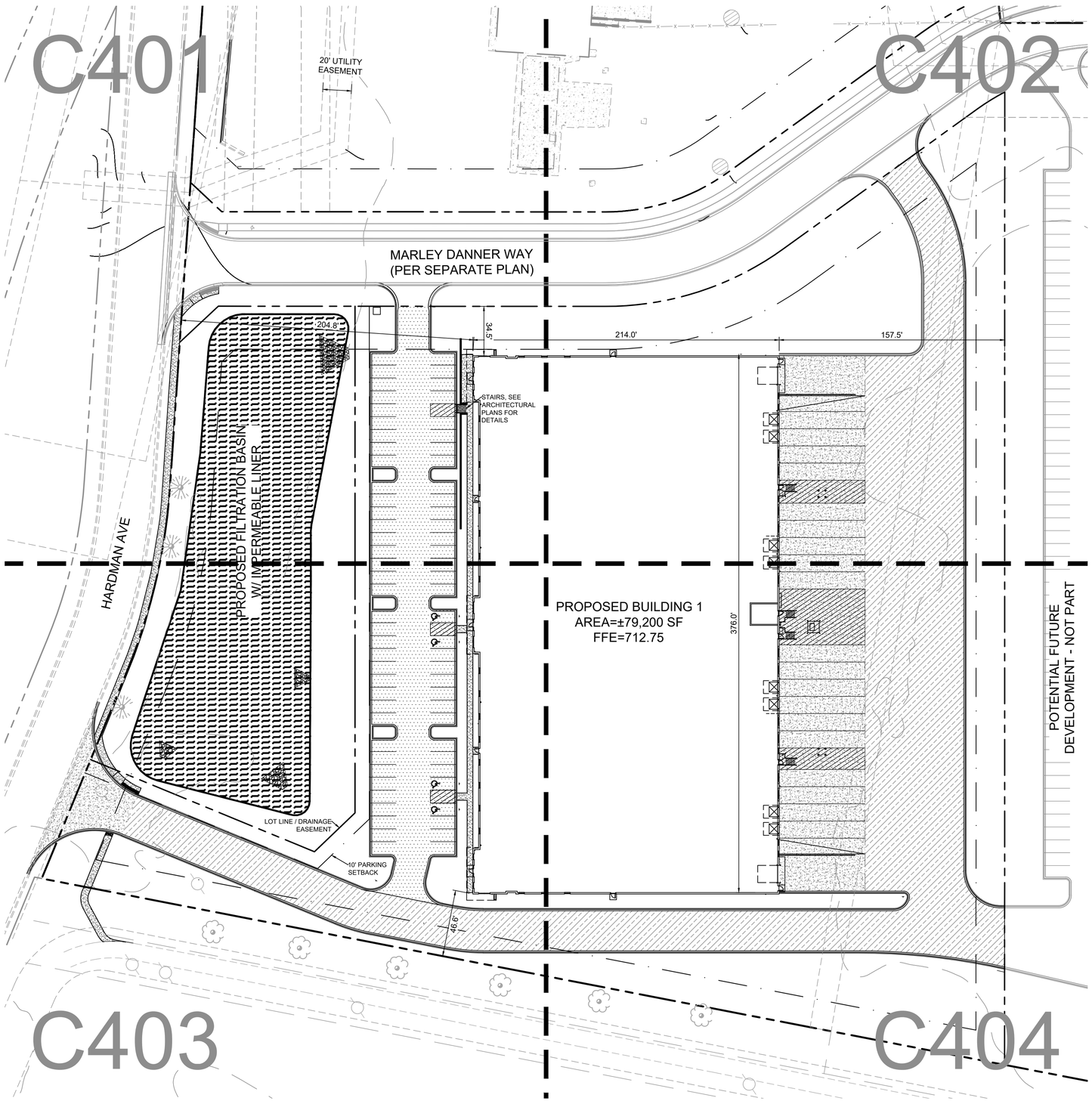

ATTACHMENT 8
REVISED SITE PLAN

LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- FEMA 100-YR FLOODPLAIN
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVMENT — 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

SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

PROPERTY SUMMARY	
PROPOSED LOT 1	
PROPERTY AREA	5.78 AC / 251,857 SF
DISTURBED AREA	5.73 AC / 249,677 SF
PROPOSED IMPERVIOUS AREA	4.14 AC / 180,131 SF / 71.5%
PROPOSED PERVIOUS AREA	1.65 AC / 71,726 SF / 28.5%
PROPOSED OUTLOT A	
PROPERTY AREA	1.16 AC / 50,632 SF
DISTURBED AREA	1.16 AC / 50,632 SF
PROPOSED IMPERVIOUS AREA	0.00 AC / 0 SF / 0%
PROPOSED PERVIOUS AREA	1.16 AC / 50,632 SF / 100%
CUMULATIVE PROPOSED SITE	
TOTAL PROPERTY AREA	6.94 AC / 302,489 SF
DISTURBED AREA	6.92 AC / 301,721 SF
EXISTING IMPERVIOUS AREA	1.03 AC / 44,850 SF / 14.8%
EXISTING PERVIOUS AREA	5.94 AC / 258,777 SF / 85.2%
PROPOSED IMPERVIOUS AREA	4.14 AC / 180,131 SF / 59.5%
PROPOSED PERVIOUS AREA	2.81 AC / 122,358 SF / 40.5%
NET INCREASE IN IMPERVIOUS AREA	3.11 AC / 135,281 SF

SITE DATA	
EXISTING ZONING	INDUSTRIAL DISTRICT
PROPOSED ZONING	INDUSTRIAL DISTRICT
PROPOSED LAND USE	INDUSTRIAL
BUILDING SETBACKS	FRONT = 30' SIDE = 20' REAR = 20'

BUILDING DATA	
TOTAL BUILDING AREA	79,200 SF
PERCENT OF BUILDING LOT AREA	31.44%

PARKING SUMMARY	
REQUIRED PARKING	ONE SPACE PER EVERY TWO PERSONS OF MAXIMUM EMPLOYMENT
TOTAL PROPOSED PARKING	89 SPACES
REQUIRED ACCESSIBLE PARKING	4 STANDARD SPACES 4 VAN ACCESSIBLE
PROPOSED ACCESSIBLE PARKING	4 STANDARD SPACES 4 VAN ACCESSIBLE

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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No.	REVISIONS	DATE	BY
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2	FINAL PLAT SUBMITTAL	08/04/2025	MJS

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PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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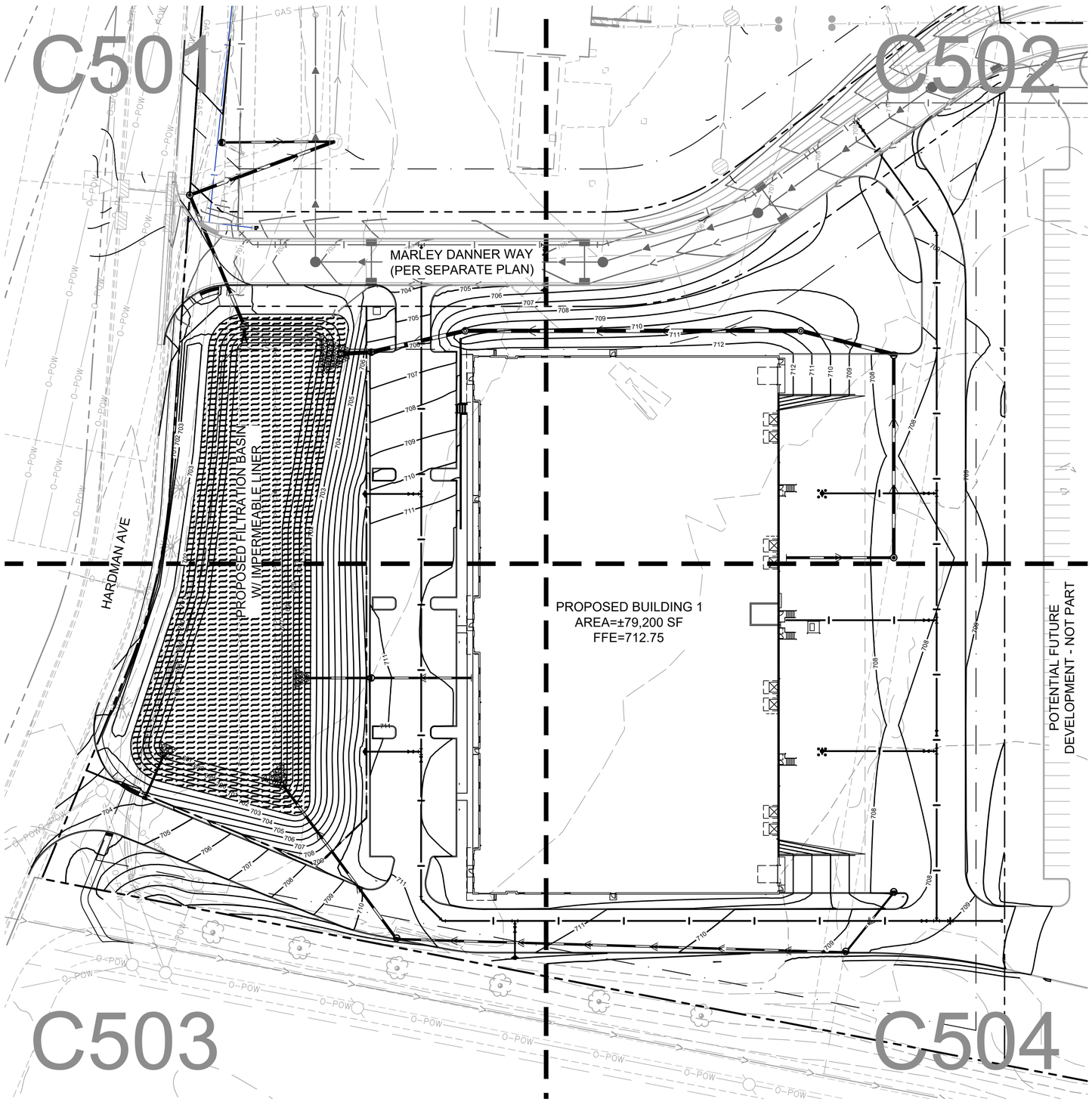
MATTHEW J. SORENSON
DATE: 06/02/2025 LIC. NO. 59721 MN

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

OVERALL SITE PLAN

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

SHEET NUMBER
C400



ATTACHMENT 9
GRADINING AND DRAINAGE PLAN

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- SB-01 — 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
- 100.00 — PROPOSED SPOT ELEVATION
- HP:0.0 — PROPOSED HIGH POINT ELEVATION
- LP:0.0 — PROPOSED LOW POINT ELEVATION
- B:0.00 — PROPOSED BITUMINOUS ELEVATION
- G:0.00 — PROPOSED GUTTER ELEVATION
- T:0.00 — PROPOSED TOP OF CURB ELEVATION
- T/G:0.0 — PROPOSED FLUSH PAVEMENT ELEVATION
- ME:0.0 — MATCH EXISTING ELEVATION
- EOF:0.0 — PROPOSED EMERGENCY OVERFLOW ELEVATION
- TW:0.0 BW:0.0 — PROPOSED TOP/BOTTOM OF WALL ELEVATION
- 0.0% — PROPOSED DRAINAGE DIRECTION
- 0.00% — PROPOSED ADA SLOPE

No.	REVISIONS	DATE	BY
1	ARCHITECT COORDINATION	06/13/2025	MJS
2	FINAL PLAT SUBMITTAL	08/04/2025	MJS

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

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

OVERALL GRADING & DRAINAGE PLAN

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

SHEET NUMBER
C500

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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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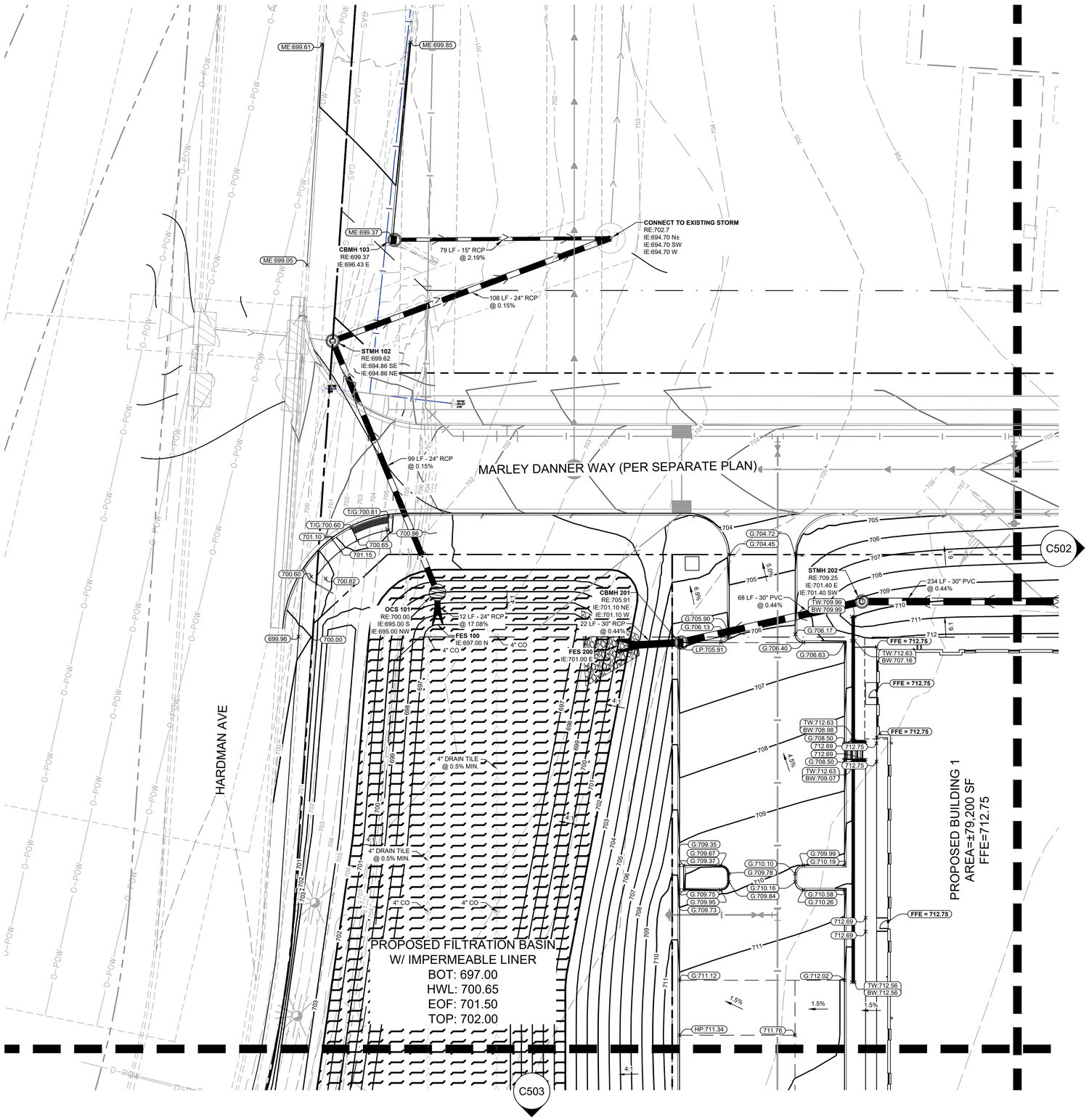

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED DRAINTILE
- SB-01 — SOIL BORING SEE GEOTECHNICAL REPORT
- PROPOSED STORM MANHOLE (SOLID CASTING)
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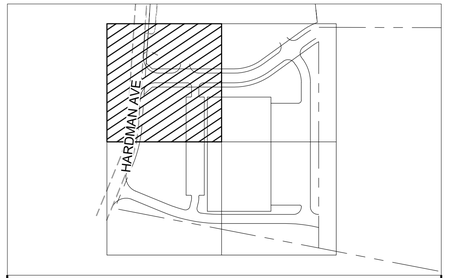

AREA KEY MAP

NORTH

GRAPHIC SCALE IN FEET
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2	FINAL PLAT SUBMITTAL	08/04/2025	MJS

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

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

GRADING & DRAINAGE PLAN

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

SHEET NUMBER
C501

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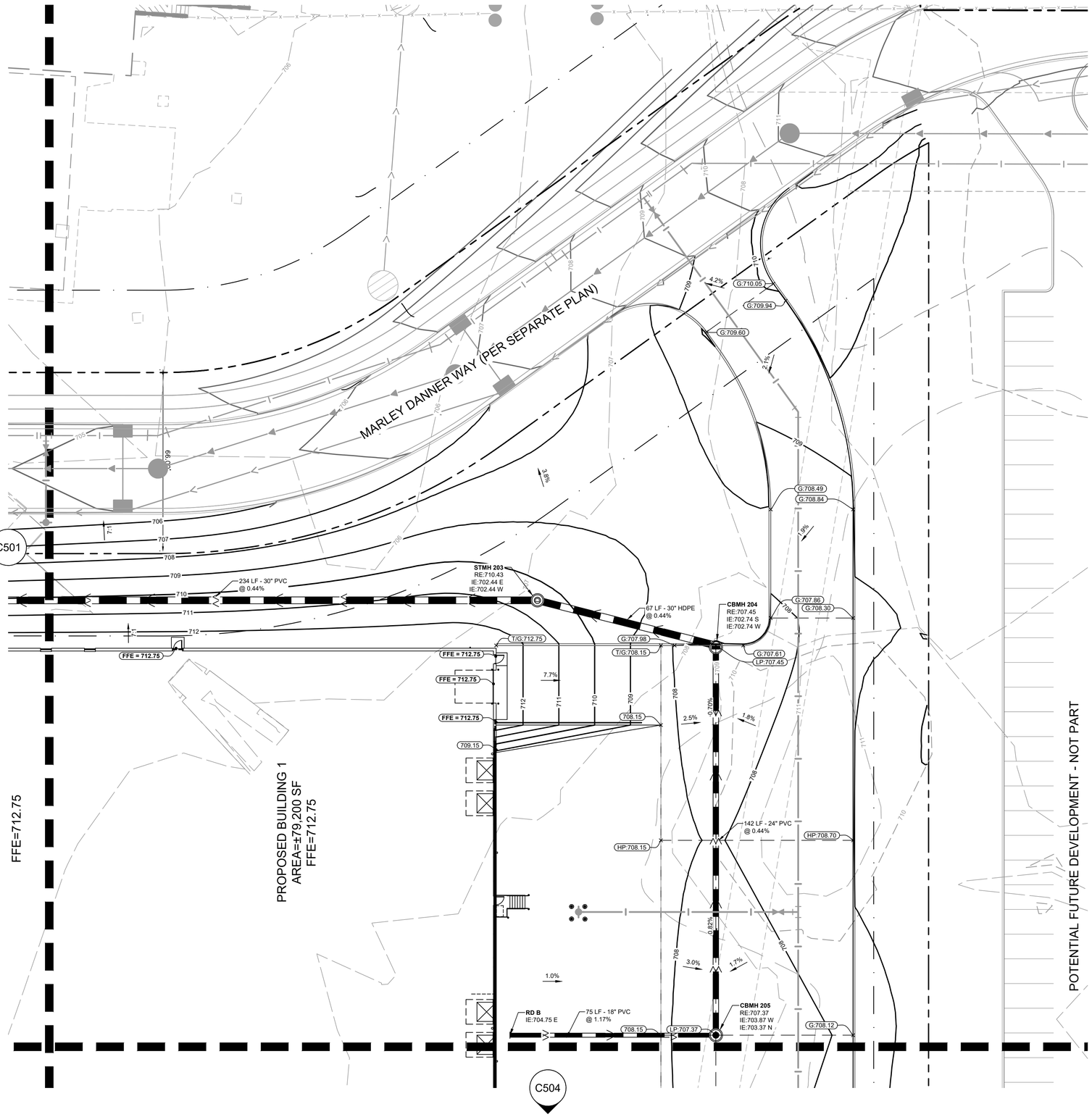

LEGEND

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- 0.00% — PROPOSED ADA SLOPE

AREA KEY MAP

NORTH

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MATTHEW J. SORENSON

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

KHA PROJECT 160448001

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

GRADING & DRAINAGE PLAN

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

SHEET NUMBER
C502

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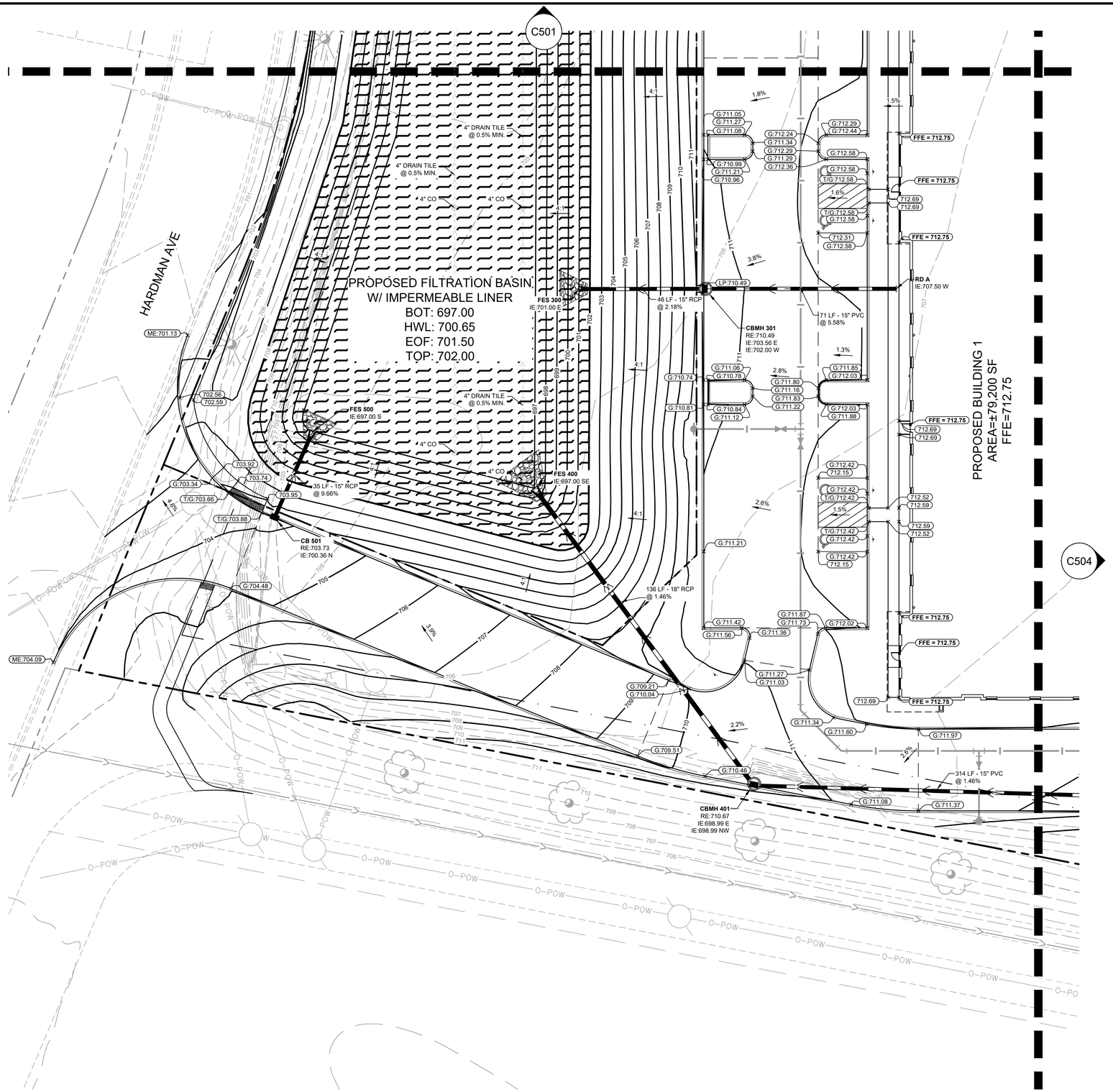

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR (928)
- PROPOSED CONTOUR (925)
- PROPOSED RIDGE LINE
- PROPOSED DRAINTILE
- SB-01 — SOIL BORING SEE GEOTECHNICAL REPORT
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
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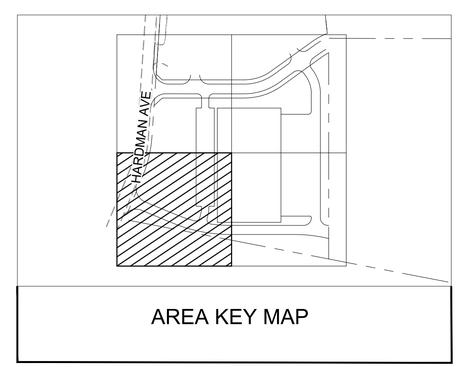
- 0.0% — PROPOSED DRAINAGE DIRECTION
- 0.00% — PROPOSED ADA SLOPE



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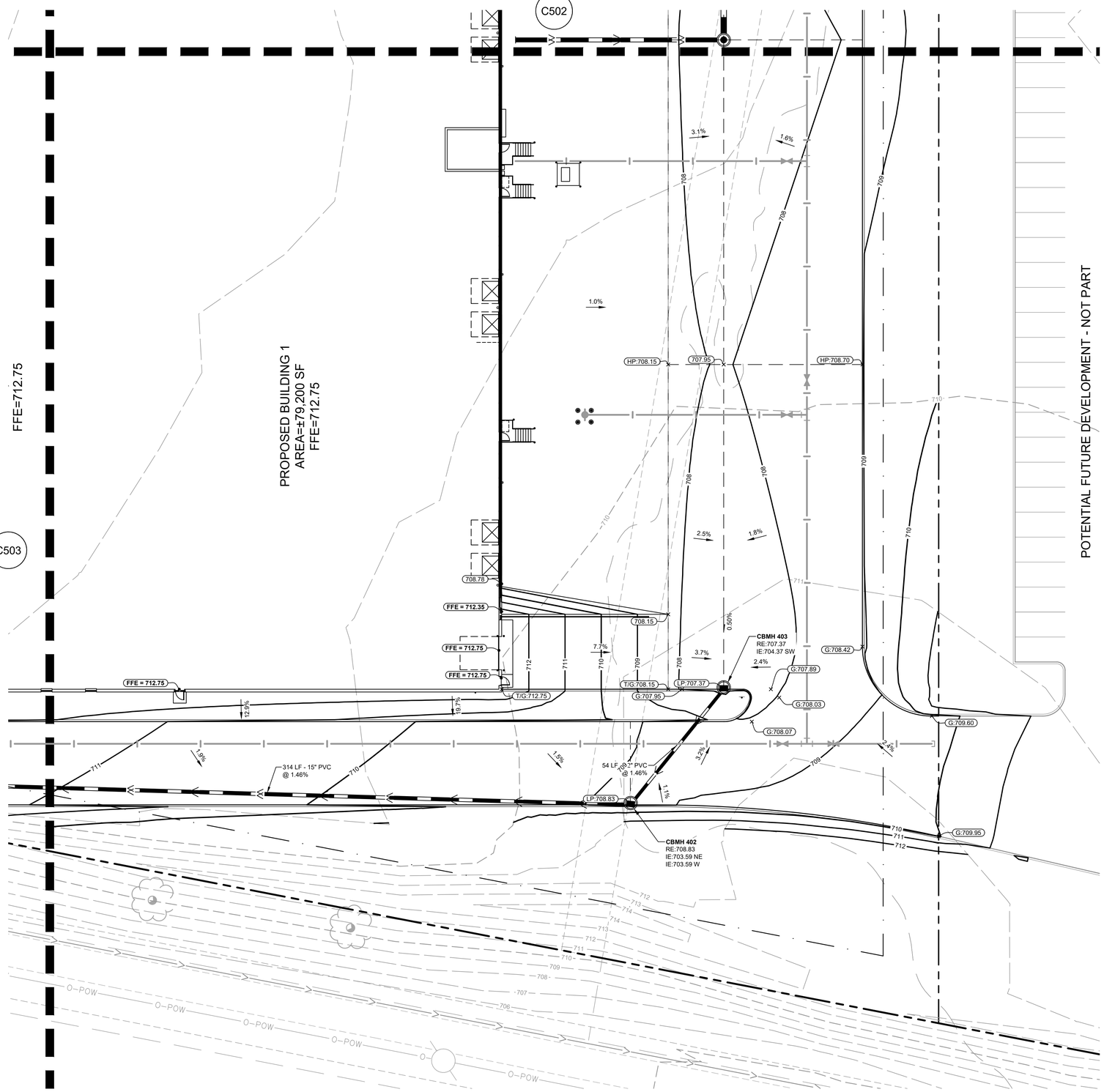
MATTHEW J. SORENSON
DATE: 06/02/2025 MN LIC. NO. 59721

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

GRADING & DRAINAGE PLAN

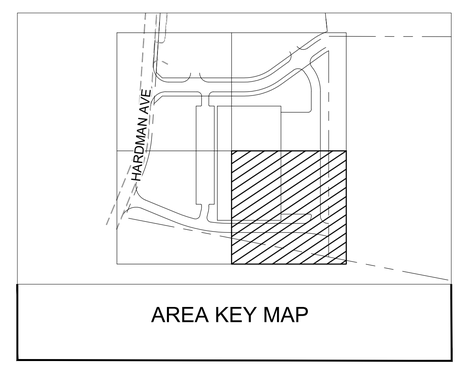
WAKOTA BUSINESS PARK - BUILDING 1
PREPARED FOR
DANNER FAMILIY LIMITED PARTNERSHIP
SOUTH ST PAUL MN

SHEET NUMBER
C503



LEGEND

	PROPERTY LINE
928	EXISTING CONTOUR
925	PROPOSED CONTOUR
	PROPOSED RIDGE LINE
	PROPOSED DRAINTILE
SB-01	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
100.00	PROPOSED SPOT ELEVATION
HP:0.0	PROPOSED HIGH POINT ELEVATION
LP:0.0	PROPOSED LOW POINT ELEVATION
B:0.00	PROPOSED BITUMINOUS ELEVATION
G:0.00	PROPOSED GUTTER ELEVATION
T:0.00	PROPOSED TOP OF CURB ELEVATION
T/G:0.0	PROPOSED FLUSH PAVEMENT ELEVATION
ME:0.0	MATCH EXISTING ELEVATION
EOF:0.0	PROPOSED EMERGENCY OVERFLOW ELEVATION
TW:0.0 BW:0.0	PROPOSED TOP/BOTTOM OF WALL ELEVATION
0.0%	PROPOSED DRAINAGE DIRECTION
0.00%	PROPOSED ADA SLOPE



AREA KEY MAP

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

811
Know what's below.
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No.	REVISIONS	DATE	BY
1	ARCHITECT COORDINATION	06/13/2025	MJS
2	FINAL PLAT SUBMITTAL	08/04/2025	MJS

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MATTHEW J. SORENSON

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

KHA PROJECT 160446001

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

GRADING & DRAINAGE PLAN

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

SHEET NUMBER
C504

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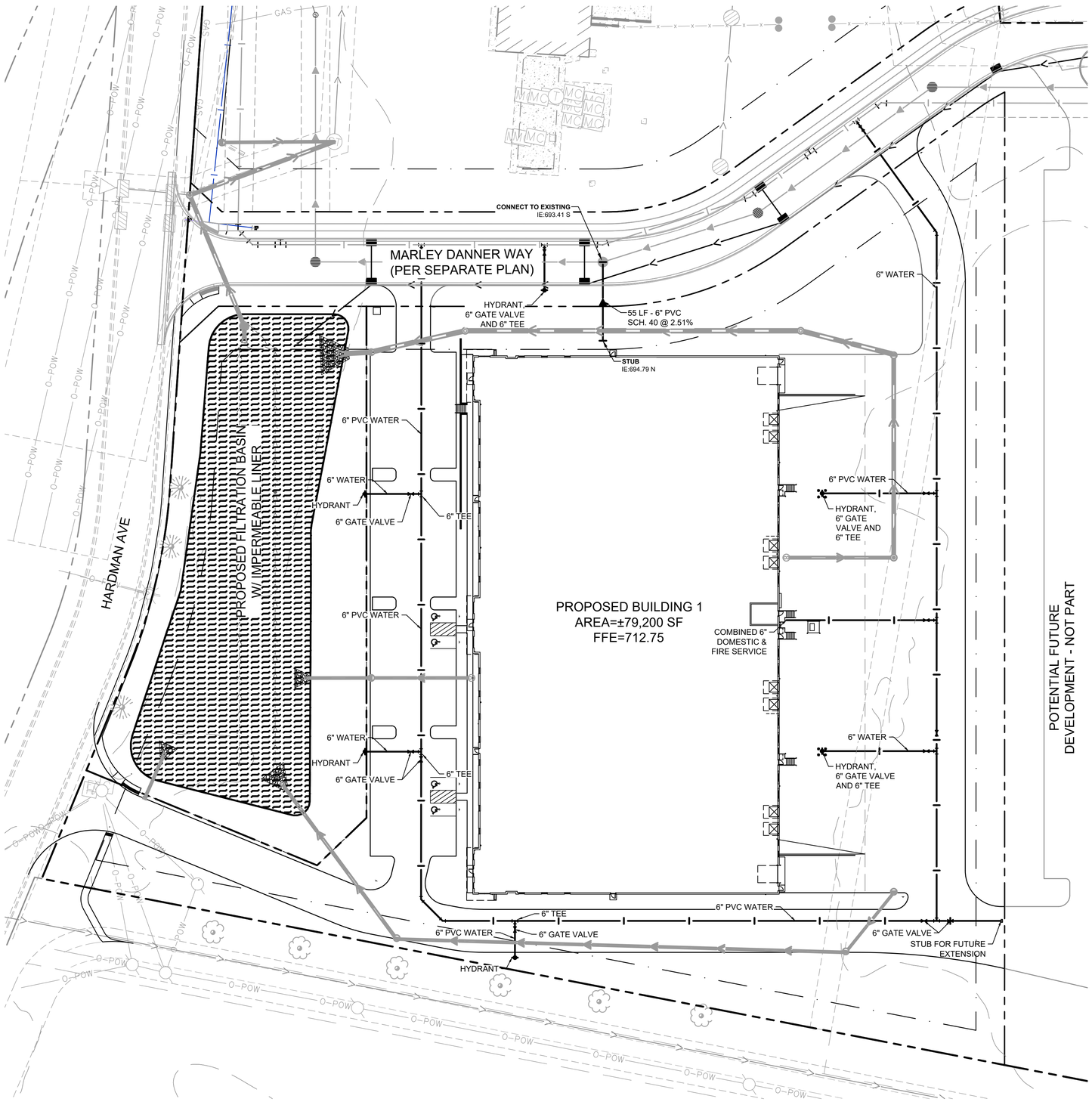

ATTACHMENT 10
UTILITY PLAN

LEGEND

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

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

811
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2	FINAL PLAT SUBMITTAL	08/04/2025	MJS

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MATTHEW J. SUNDERVOY

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

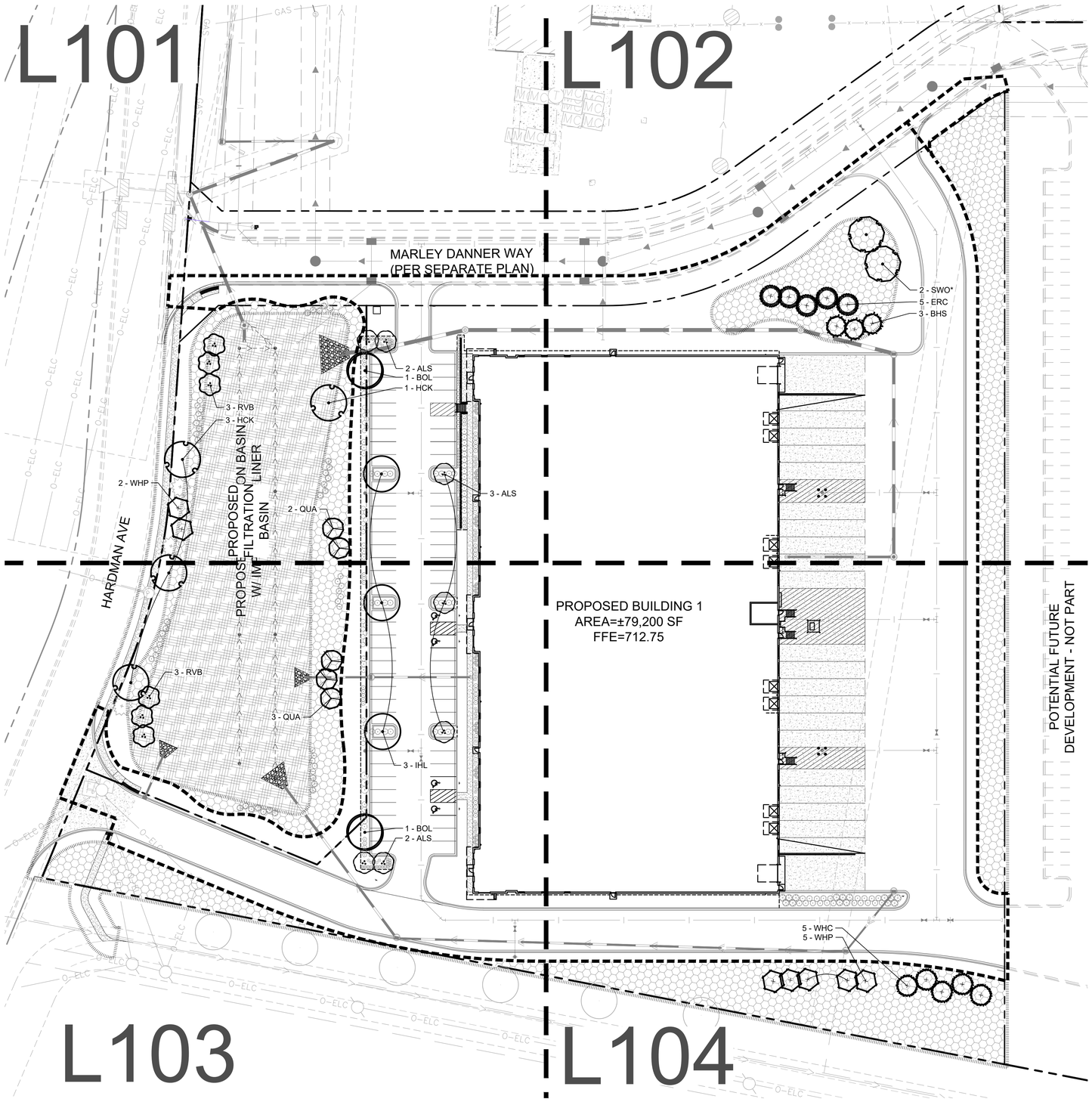
KHA PROJECT 160448001

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

UTILITY PLAN

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

SHEET NUMBER
C600



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:	49 TREES = 11 OVERSTORY + 18 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)
- (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.)
- (WD) SEED WITH MNDOT WD MIX: WET DITCH SEED MIX (TYP.)
- (STR) SEED WITH MNDOT STR MIX: SOUTHERN TALLGRASS ROADSIDE SEED MIX (TYP.)

ATTACHMENT 11
LANDSCAPING PLAN

No.	REVISIONS	DATE	BY
1	ARCHITECT COORDINATION	06/13/2025	MJS
2	FINAL PLAT SUBMITTAL	08/04/2025	MJS

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

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

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

LANDSCAPE PLAN

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

SHEET NUMBER
L100

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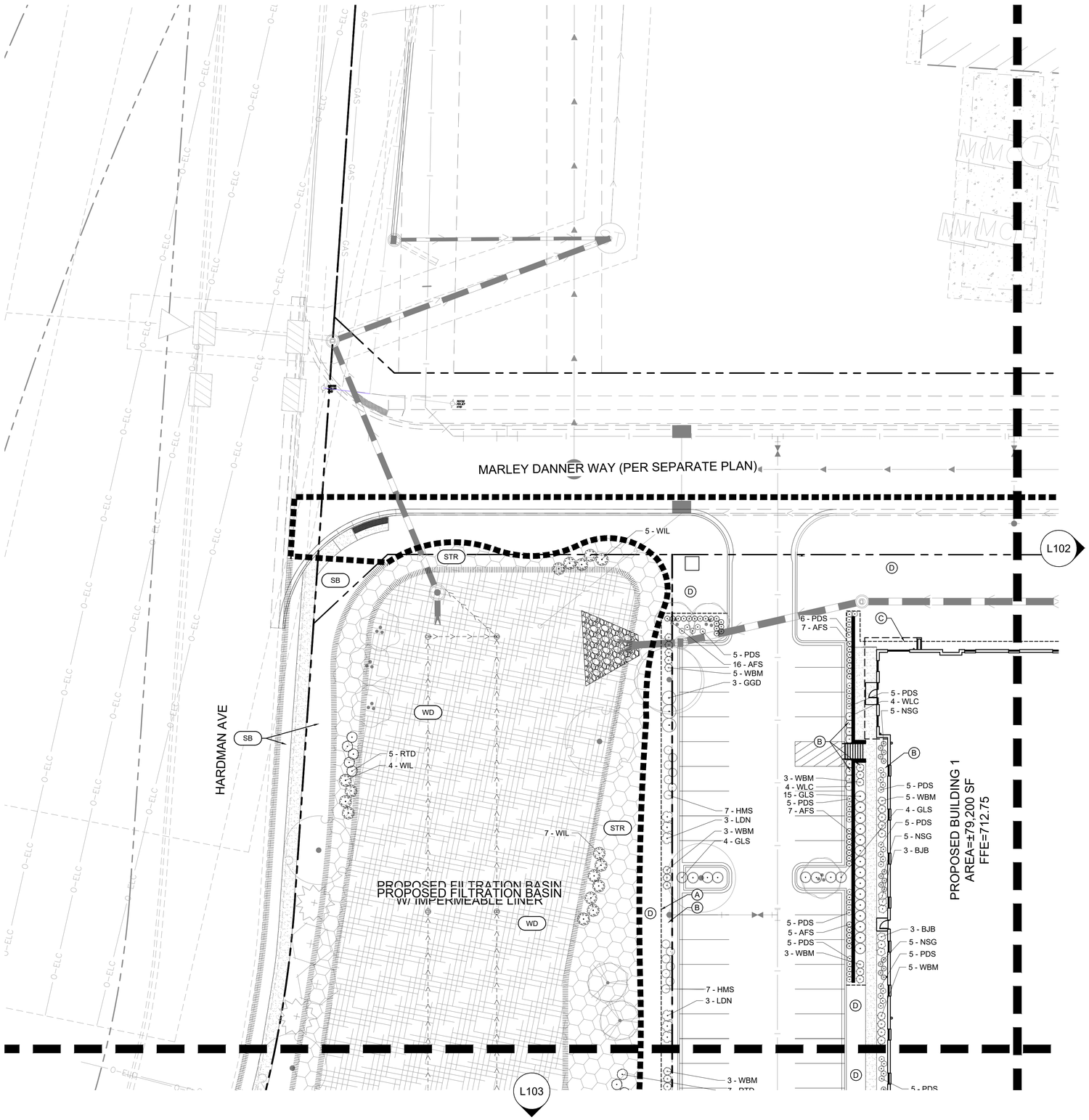

PLANT KEY

SYMBOL	CODE	COMMON NAME
CONIFEROUS SHRUBS		
	SGJ	SEA GREEN JUNIPER
	WBM	MUGO WHITE BUD PINE
DECIDUOUS SHRUBS		
	GGD	GARDEN GLOW DOGWOOD
	GLS	GRO-LOW FRAGRANT SUMAC
	LDN	LITTLE DEVIL NINEBARK
	RTD	RED TWIG DOGWOOD
	WIL	ARTIC BLUE LEAF WILLOW
ORNAMENTAL GRASSES		
	HMS	HEAVY METAL SWITCHGRASS
	NSG	NORTHWIND SWITCH GRASS
	PDS	PRAIRIE DROPSEED
PERENNIALS		
	AFS	AUTUMN FIRE SEDUM
	BJB	BLUE JEAN BABY RUSSIAN SAGE
	WLC	WALKER'S LOW CATMINT

NOTE: SEE SHEET L105 FOR FULL PLANT SCHEDULE

LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EDGER (TYP.)
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- APPROXIMATE LIMITS OF SEED / SEED EDGE, SEED ALL DISTURBED AREAS (TYP.)
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LANDSCAPE KEYNOTES

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SEEDING KEYNOTES

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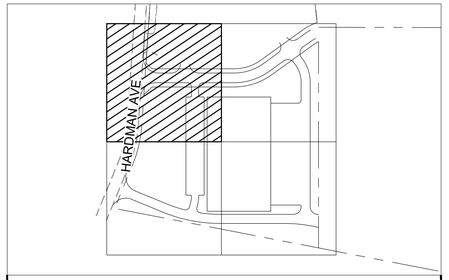

AREA KEY MAP

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

SHEET NUMBER
L101

LANDSCAPE PLAN

KHA PROJECT 160448001
DATE 08/02/2025
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY CFK
CHECKED BY RAH

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RYAN A. HYLLESTED, PLA
DATE: 08/01/2025 LIC. NO. 53828 MN

No.	REVISIONS	DATE	BY
1	ARCHITECT COORDINATION	06/13/2025	MJS
2	FINAL PLAT SUBMITTAL	08/04/2025	MJS

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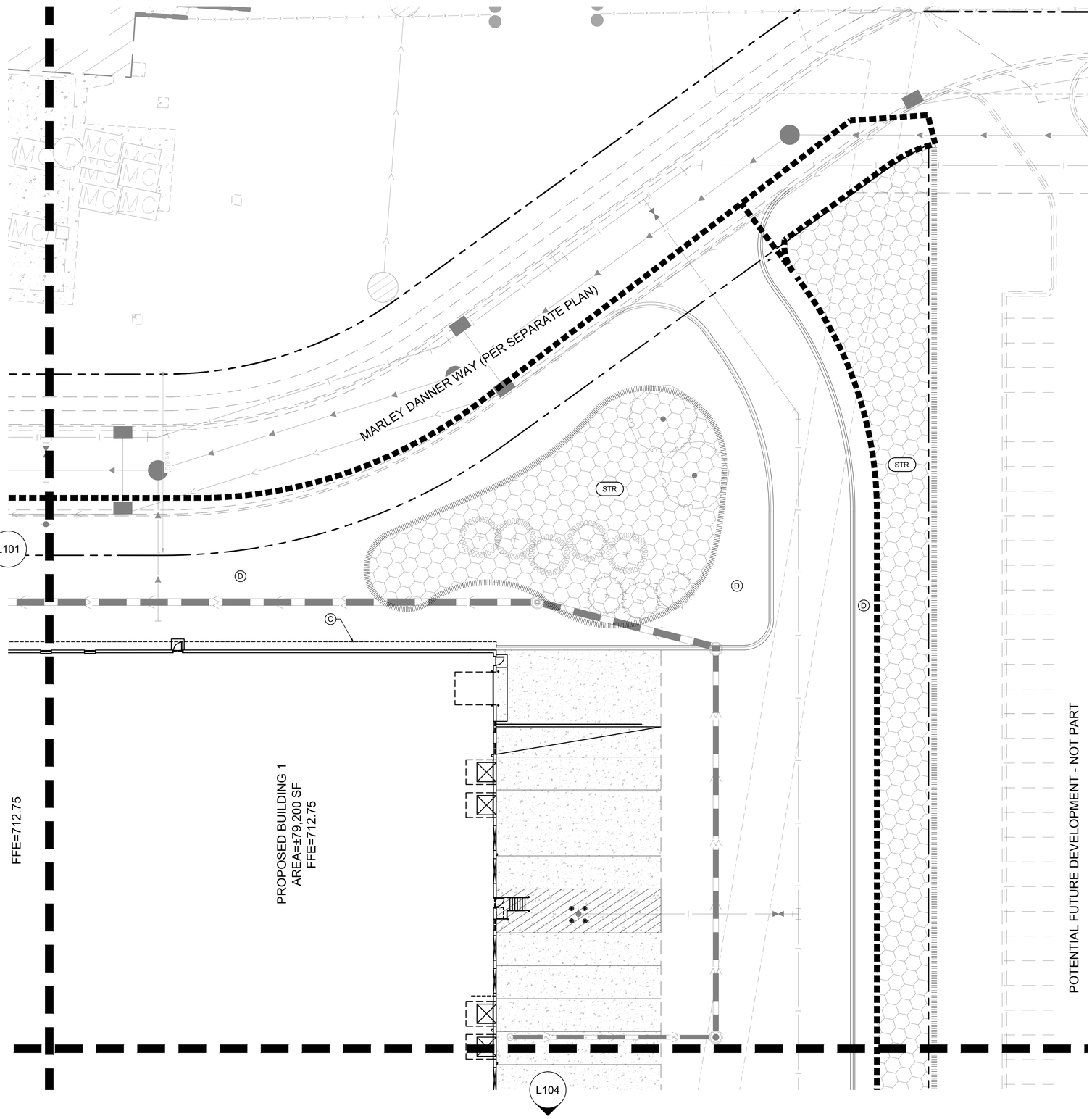

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	PDS	PRAIRIE DROPSEED
PERENNIALS		
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NOTE: SEE SHEET L105 FOR FULL PLANT SCHEDULE

LANDSCAPE LEGEND

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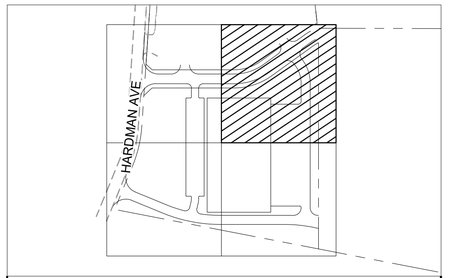

AREA KEY MAP

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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DATE: 08/01/2025 MN LIC. NO. 53828

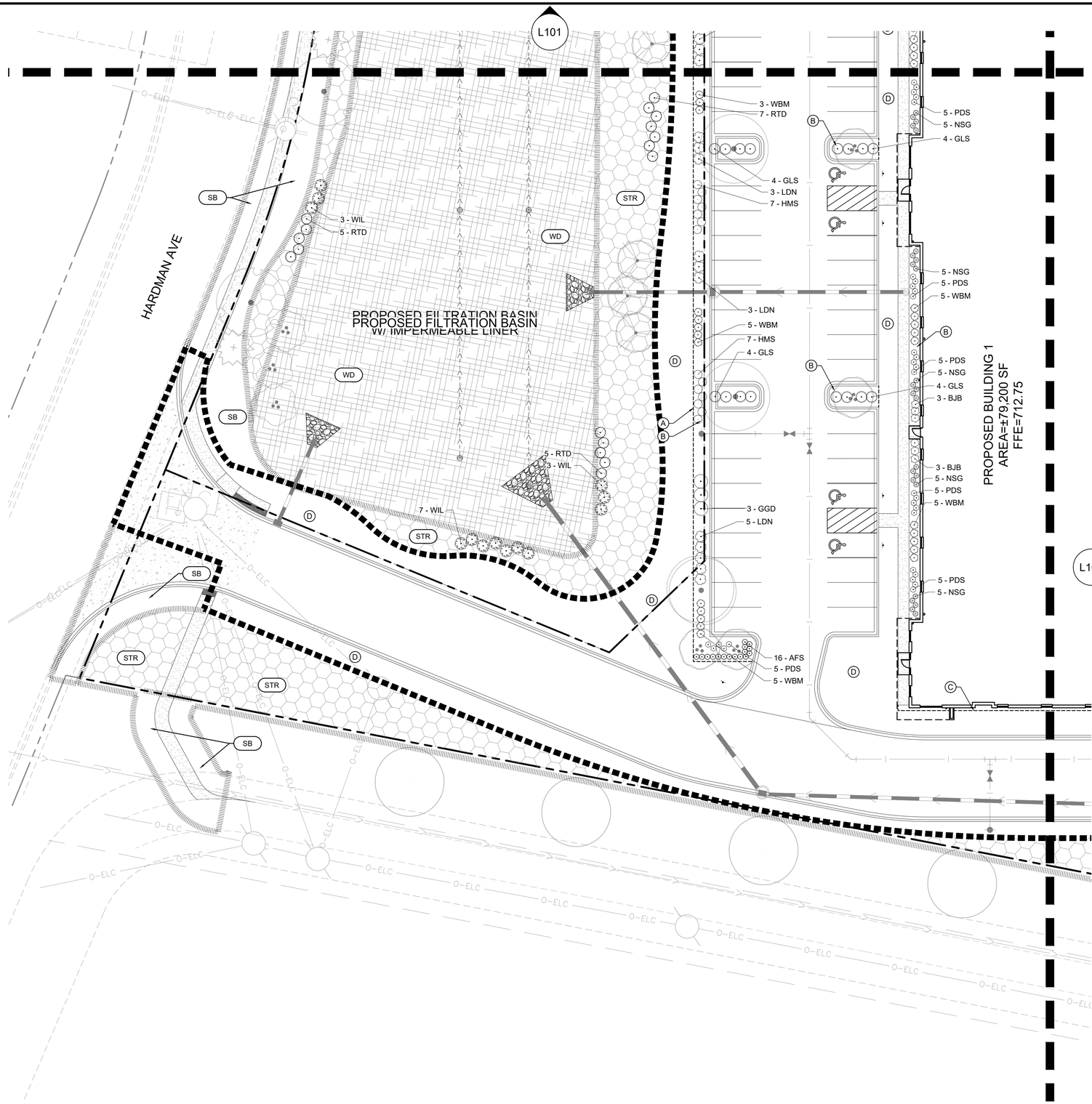
KHA PROJECT 160448001

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

LANDSCAPE PLAN

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

SHEET NUMBER
L102



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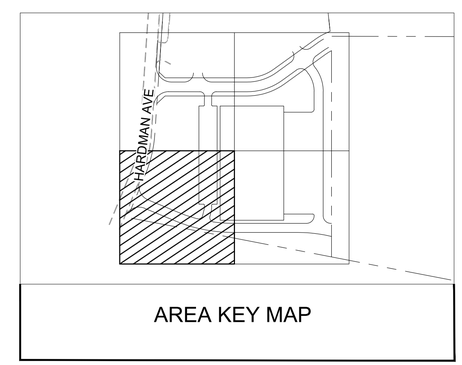

AREA KEY MAP

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DATE	06/02/2025
SCALE	AS SHOWN
DESIGNED BY	CPK
DRAWN BY	CPK
CHECKED BY	RAH

LANDSCAPE PLAN

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

SHEET NUMBER
L103

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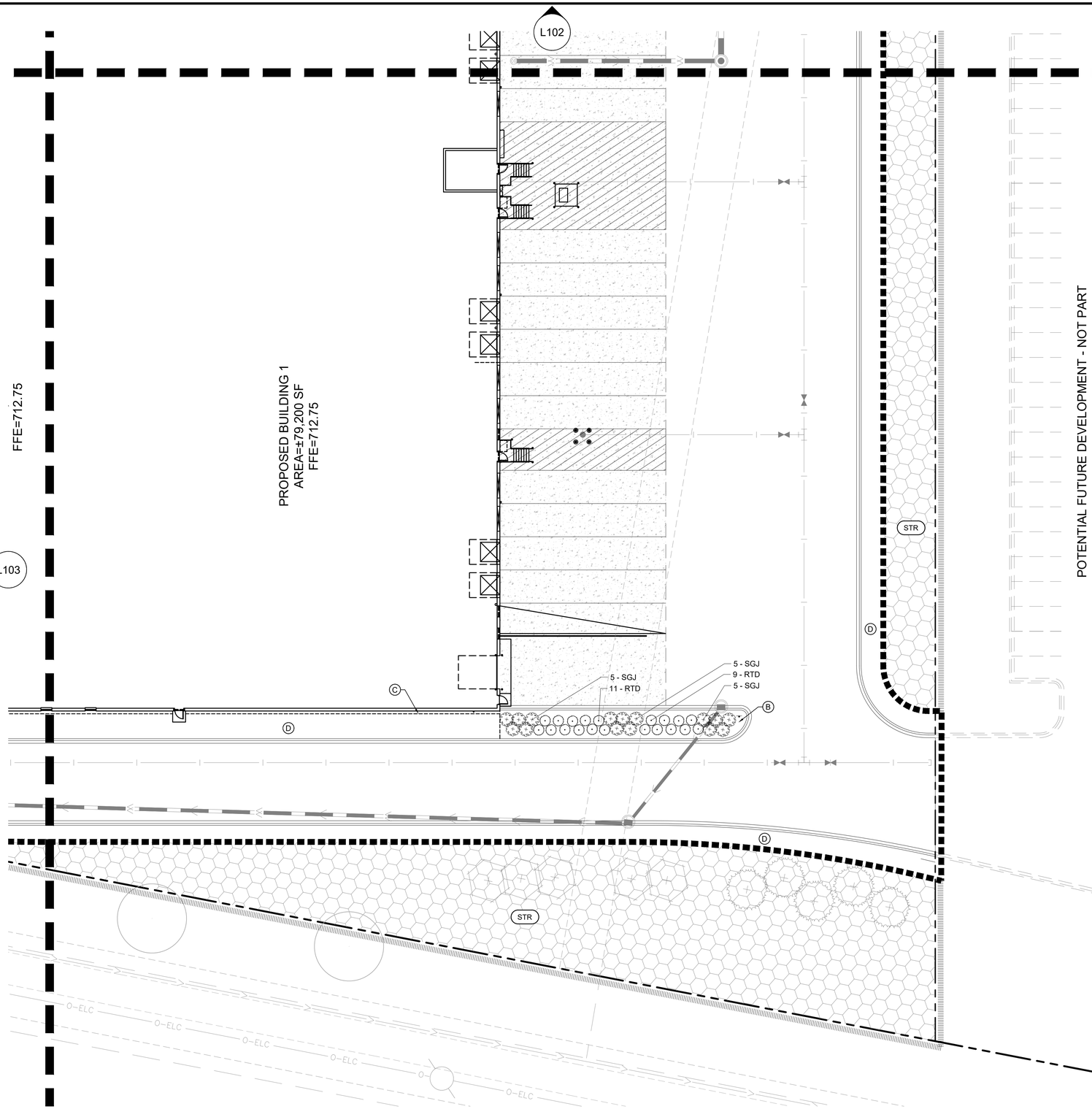

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DECIDUOUS SHRUBS		
	GGD	GARDEN GLOW DOGWOOD
	GLS	GRO-LOW FRAGRANT SUMAC
	LDN	LITTLE DEVIL NINEBARK
	RTD	RED TWIG DOGWOOD
	WIL	ARTIC BLUE LEAF WILLOW
ORNAMENTAL GRASSES		
	HMS	HEAVY METAL SWITCHGRASS
	NSG	NORTHWIND SWITCH GRASS
	PDS	PRAIRIE DROPSEED
PERENNIALS		
	AFS	AUTUMN FIRE SEDUM
	BJB	BLUE JEAN BABY RUSSIAN SAGE
	WLC	WALKER'S LOW CATMINT

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.)

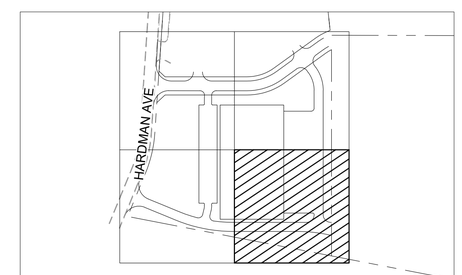
SEED WITH MNDOT WD MIX: WET DITCH SEED MIX (TYP.)

LANDSCAPE KEYNOTES (A)

- (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.)
- (WD) SEED WITH MNDOT WD MIX: WET DITCH SEED MIX (TYP.)
- (STR) SEED WITH MNDOT STR MIX: SOUTHERN TALLGRASS ROADSIDE SEED MIX (TYP.)



AREA KEY MAP

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

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No.	REVISIONS	DATE	BY
1	ARCHITECT COORDINATION	06/13/2025	MJS
2	FINAL PLAT SUBMITTAL	08/04/2025	MJS

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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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

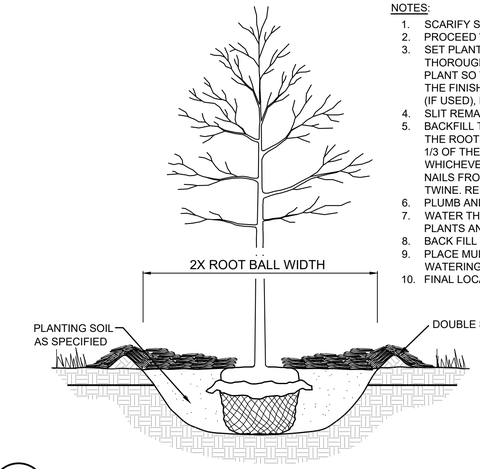
RYAN A. HYLLESTED, PLA
DATE: 08/01/2025 LIC. NO. MN 53828

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

LANDSCAPE PLAN

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

SHEET NUMBER
L104

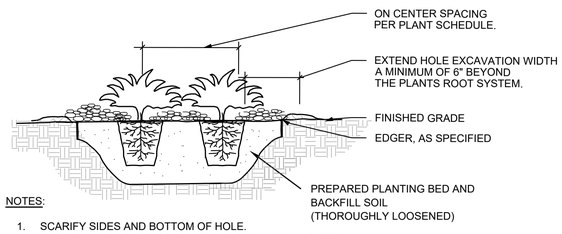


NOTES:

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.

1 TREE PLANTING DETAIL

SCALE: N.T.S. L105

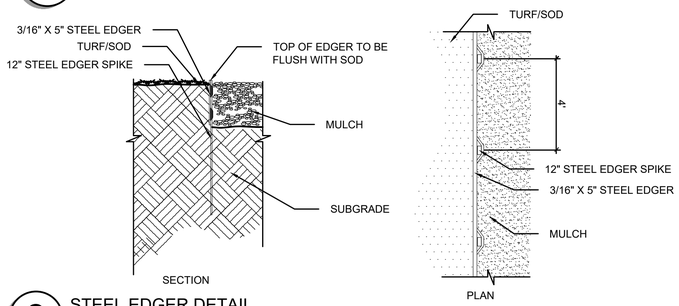


NOTES:

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.

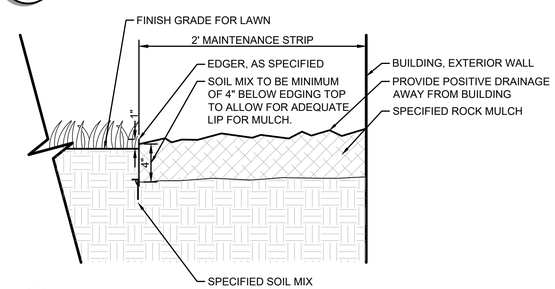
2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S. L105



3 STEEL EDGER DETAIL

SCALE: N.T.S. L105



4 MAINTENANCE STRIP DETAIL

SCALE: 1-1/2"=1' L105

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	7	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	2	BOULEVARD LINDEN	TILIA AMERICANA `BOULEVARD`	B & B	2.5" CAL.
	HCK	4	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B & B	2.5" CAL.
	IHL	3	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	47	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.
	GLS	39	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA `GRO-LOW`	#5 CONT.	4` O.C.
	LDN	23	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS `DONNA MAY` TM	#5 CONT.	4` O.C.
	RTD	42	RED TWIG DOGWOOD	CORNUS SERICEA `BAILEYI`	#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.
	NSG	40	NORTHWIND SWITCH GRASS	PANICUM VIRGATUM 'NORTHWIND'	#1 CONT.	24" O.C.
	PDS	76	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.	18" O.C.
PERENNIALS						
	AFS	51	AUTUMN FIRE SEDUM	SEDUM X 'AUTUMN FIRE'	#1 CONT.	24" O.C.
	BJB	12	BLUE JEAN BABY RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY'	#1 CONT.	36" O.C.
	WLC	8	WALKER'S LOW CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'	#1 CONT.	36" 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 CALL811.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 TYPAR, 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 SEEDED, 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.

ESTABLISHMENT

24. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
25. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

WARRANTY

26. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
27. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 60 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD REACHES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

No.	REVISIONS	DATE	BY
1	ARCHITECT COORDINATION	06/13/2025	MJS
2	FINAL PLAT SUBMITTAL	08/04/2025	MJS

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

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

LANDSCAPE DETAILS

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

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

SHEET NUMBER
L105

K:\TWC_LDEV\danner inc\danner site - south st paul\3 Design\CAD\plansheets\L1-LANDSCAPE DETAILS.DWG August 04, 2025 - 4:08pm
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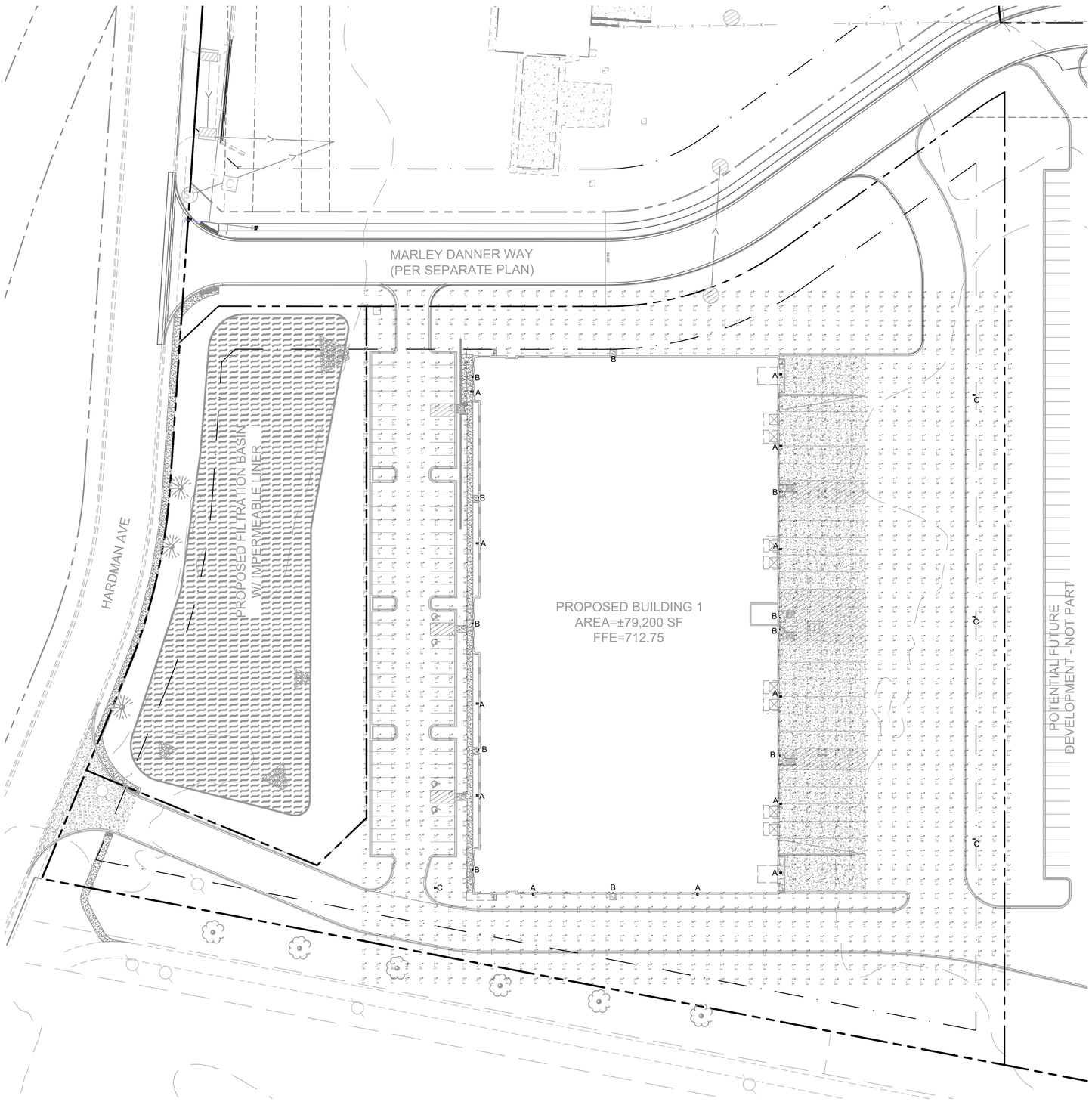

LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT

LIGHT FIXTURE SCHEDULE

SYMBOL	LABEL	MANUFACTURER	QTY	VOLTAGE	CATALOG	LUMEN OUTPUT	CRI	INPUT	MOUNTING HEIGHT
	A	LITHONIA LIGHTING	12	120V	RSX2 LED P3 40K R4 EGS	1568	70	147W	26'
	B	LITHONIA LIGHTING	11	120V	WPX1 LED P1 40K MVOLT	22022	70	11W	10'
	C	LITHONIA LIGHTING	4	120V	RSX2 LED P3 40K R4 EGS	1568	70	147W	32.5'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

811
Know what's **below.**
Call before you dig.

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
1	ARCHITECT COORDINATION	06/13/2025	MJS
2	FINAL PLAT SUBMITTAL	08/04/2025	MJS

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

KHA PROJECT 160448001

DATE	06/02/2025
SCALE	AS SHOWN
DESIGNED BY	---
DRAWN BY	---
CHECKED BY	---

PHOTOMETRIC PLAN

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

SHEET NUMBER
E100