



COTTAGE GROVE CITY COUNCIL
12800 RAVINE PARKWAY SOUTH
COTTAGE GROVE, MINNESOTA 55016
COUNCIL CHAMBER - 7:00 PM

January 21, 2026

- 1 Call to Order
- 2 Pledge of Allegiance
- 3 Roll Call
- 4 Adoption of Agenda
- 5 Presentations
- 6 Consent Agenda
 - A City Council Regular Meeting Minutes (2026-01-07)
Staff Recommendation: Approve the January 7, 2026, City Council Regular Meeting Minutes.
 - B Gambling License — Public Safety Board
Staff Recommendation: Authorize issuance of a single-occasion gambling permit to the Cottage Grove Safety Board (Julieann Rice) to conduct a raffle at City Hall (12800 Ravine Parkway) on May 11, 2026, at 6:00 PM.
 - C Gambling License — Strawberry Fest
Staff Recommendation: Authorize issuance of a single-occasion gambling permit to the Cottage Grove Strawberry Fest (Loriann Olsen) to conduct a raffle at Oltman Middle School on June 22, 2026, at 6:00 PM.
 - D Transcription Agreement - Judith Graf
Staff Recommendation: Approve the 2026 transcription agreement with Judith Graf.
 - E Rental License Approvals
Staff Recommendation: Approve the issuance of rental licenses to the properties listed in the attached table.
 - F Woodridge Park & Arbor Meadows Park Court Resurfacing
Staff Recommendation: Authorize resolution 2026-012 awarding the Woodridge Park and Arbor Meadows Park Court Resurfacing Project to Court Surfaces & Repair Inc in the amount of \$26,750 for Woodridge Park and \$3,750 for Arbor Meadows Park and authorize the service agreement between Court Surfaces & Repair Inc. and the City of Cottage Grove.
 - G Woodridge Park Pickleball Court Resurfacing
Staff Recommendation: Authorize resolution 2026-013 awarding the Woodridge Park Pickleball Court Resurfacing Project to C&H Sport Surfaces, Inc. in the amount of \$20,495 and authorize the service agreement between C&H Sport Surfaces, Inc. and the City of Cottage Grove.
 - H DEED Redevelopment Grant Application – Ross Home
Staff Recommendation: Approve Resolution 2026-014 authorizing the application for redevelopment grant funds through the Minnesota State Department of Employment and Economic Development.
 - I Nomination to South Washington Watershed District
Staff Recommendation: Nominate Sharon Doucette to the South Washington Watershed District Board of Managers.

- J Declaration of Intent to Bond for 2026 Projects
Staff Recommendation: Approve Resolution 2026-019, Declaring the official intent of the City of Cottage Grove to reimburse certain expenditures from the proceeds of bonds to be issued by the City.
- K Municipal State Aid Street Funds Advance Resolution
Staff Recommendation: Adopt resolution 2026-020 requesting Minnesota State Aid Street Funds Advance.
- L Van Meter - CUP for Exterior Storage at 7601 100th Street, Suite 100
Staff Recommendation: Adopt Resolution 2026-017 to approve a Conditional Use Permit for exterior storage of materials at 7601 100th Street South, Suite 100.
- M Van Meter Site Plan Review for Building Expansions and Variance Request
Staff Recommendation: A) Adopt Resolution 2026-016 to approve the variance to allow the proposed building addition for Expansion A to be 64 feet from the north property line when a 100-foot setback to the residential property line is required, located at 7450 95th Street South. B) Adopt Resolution 2026-015 to approve a site plan review for two building additions and associated site work for Van Meter Inc. located at 7450 95th Street South. C) Adopt Resolution 2026-023 rescinding, terminating, and releasing the Stormwater Management Agreement recorded July 16, 2015 as document number 4033928. D) Approve the Encroachment Agreements for items within the drainage and utility easements, Stormwater Management Agreement, and the Hydrant Access Easement Agreement for Van Meter Inc, located at 7450 95th Street South.

7 Approve Disbursements

- A Approve Disbursements
Staff Recommendation: Approve disbursements from 01-02-2026 through 01-15-2026 in the amount of \$2,000,055.06.

8 Public Hearings

9 Bid Awards

10 Regular Agenda

11 Council Comments and Requests

12 Workshops - Open to Public

13 Workshops - Closed to Public

14 Open Forum

15 Adjournment



City Council Action Request

6.A.

Meeting Date	1/21/2026		
Department	Administration		
Agenda Category	Action Item		
Title	City Council Regular Meeting Minutes (2026-01-07)		
Staff Recommendation	Approve the January 7, 2026, City Council Regular Meeting Minutes.		
Budget Implication	N/A		
Attachments	<table border="1"><tr><td>1.</td><td>2026-01-07 City Council Meeting</td></tr></table>	1.	2026-01-07 City Council Meeting
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COTTAGE GROVE, MN 55016

COUNCIL CHAMBER - 7:00 P.M

January 7, 2026

1. CALL TO ORDER

The City Council of the City of Cottage Grove, Washington County, Minnesota, held a regular meeting on January 7, 2026, at Cottage Grove City Hall, 12800 Ravine Parkway. Mayor Bailey called the meeting to order.

2. PLEDGE OF ALLEGIANCE

The audience, staff, and City Council Members stood and recited the Pledge of Allegiance.

3. ROLL CALL

Tammy Anderson, City Clerk, called the roll: Mayor Bailey-Here; Council Member Clausen-Here; Council Member Garza-Here; Council Member Olsen-Here; Council Member Thiede-Here.

Also present: Jennifer Levitt, City Administrator; Ryan Burfeind, Public Works Director; Zac Dockter, Parks and Recreation Director; Paul Sponholz, City Engineer; Brad Peterson, Public Safety Captain; Korine Land, City Attorney-LeVander, Gillen & Miller, PA; Brenda Malinowski, Finance Director; Emily Schmitz, Community Development Director.

4. OPEN FORUM

Mayor Bailey opened the Open Forum. As no one wished to address the Council, Mayor Bailey closed Open Forum.

5. ADOPTION OF AGENDA

Motion by Council Member Thiede to adopt the agenda; second by Council Member Olsen. Motion carried: 5-0.

6. PRESENTATIONS - None.

7. CONSENT AGENDA

- A. Approve the December 17, 2025 City Council Regular Meeting Minutes.
- B. Accept and place on file the minutes from the November 24, 2025 Planning Commission meeting.
- C. Approve the issuance of rental licenses to the properties listed in the attached table.
- D. Authorize issuance of a single-occasion gambling permit and liquor permit to St. Rita's Church to serve alcohol and conduct Bingo at 8694 80th Street on February 14, 2026, from 6:00 p.m. to 9:00 p.m.
- E. Designate the St. Paul Pioneer Press as the official newspaper for the City of Cottage Grove for 2026.
- F. Approve Resolution 2026-008 approving the Business Licenses listed in Attachment A.
- G. Authorize the Wellness Committee to apply for the Worksite Wellness Grant through Washington County.

- H. Approve the proposal for Paypoint HR to conduct a compensation study in 2026 in the amount of \$30,000.
- I. Approve Resolution 2026-011 adopting the 2026 Pay Plan and Benefits for non-union employees.
- J. Adopt Resolution 2026-001, approving the Public Purpose Expenditure Policy for 2026 as presented.
- K. Approve Resolution 2026-010 approving the 3rd Quarter Donations for 2025.
- L. Approve Resolution 2026-002, Designating Depositories of City Funds and Authorizing the Investment of Surplus Funds.
- M. Approve Resolution 2026-003, Delegating authority to pay certain claims and allowing electronic fund transfer transactions.
- N. Adopt Resolution 2026-004, Accepting donation from LSP Cottage Grove, LP, to the Economic Development Trust Fund.
- O. Approve Statewide Health Improvement Partnerships grant application to Washington County for \$3,700.
- P. Approve the Agreement for Professional Services with River Heights Inspections, LLC for electrical inspector services to include completion of plan reviews of electrical permits for commercial properties.
- Q. Adopt Resolution 2026-007 creating a Prioritized Bridge Replacement List.
- R. Adopt Resolution 2026-006 approving the plans and specifications and authorizing bidding for the 80th Street (TH61 to Ideal Avenue), East Point Douglas Road (80th Street South to tee intersection), and TH61/80th Street Interchange Rehabilitation Project.
- S. Adopt Resolution 2026-009 approving the Feasibility Report for the Ravine Parkway-85th Street to Keats Avenue project.

Council Member Olsen wished to pull Item K, 3rd Quarter Donations 2025, on the Consent Agenda for further comment and/or discussion.

Council Member Olsen thanked Mayor Bailey and his fellow Council colleagues. I'd like to mention for your consideration a resolution accepting donations received in the third quarter of 2025. We always like to recognize the folks who made donations to our community, and this evening we want to say thank you to our donors:

- Karla Bigham, our Washington County Commissioner, donated \$500 to put up a plaque and a tree in honor of the Hortman family, Melissa, Mark, and their dog, Gilbert.
- We also had a donation from Rosemary Callahan in the amount of \$7,500 for a sculpture at Woodridge Park in memory of her son, Ryan.
- Amrize Midwest donated \$2,348 for 156 tons of Class 5 for Grey Cloud Trail and Grey Cloud Island Township and also the connecting trail to St. Paul Park.

With that, Mayor, I'll turn it back to you and ask for the Council's consideration towards accepting these donations. Thank you.

Motion by Council Member Garza to approve the Consent Agenda; second by Council Member Thiede.

Motion carried: 5-0.

8. APPROVE DISBURSEMENTS

- A. Approve Disbursements
Staff Recommendation: Approve disbursements from 12-12-2025 through 01-01-2026 in the amount of \$5,774,660.08.

Motion by Council Member Clausen to approve disbursements; second by Council Member Garza.

Motion carried: 5-0.

9. PUBLIC HEARINGS

A. 2026 Pavement Management Public Hearing

Staff Recommendation: Adopt Resolution 2026-005 ordering the 2026 Pavement Management Project.

Mayor Bailey said Paul Sponholtz, our City Engineer, is going to take this through this, and he welcomed Paul.

Engineer Sponholtz said Good Evening, Mr. Mayor, Council Members, and members of the public. This evening I'll be giving you information on the upcoming 2026 Pavement Management Project. The main purpose of my presentation tonight is to discuss the need for the improvements; we'll discuss current conditions, the proposed improvements, and the anticipated project schedule.

If the project moves ahead, final assessments will be considered after the final costs are determined later this fall, but I'll give some discussion on the preliminary assessment roll and discuss that assessment process. The Public Hearing for the assessments will be later this fall.

The City has an extensive pavement management and preservation program to preserve and maintain our pavement infrastructure. We have over 188 miles of pavement. After construction of the pavement, the program usually starts with some basic maintenance, sealing cracks and filling potholes and so forth, trying to keep that water and ice out of the pavement structure, and that usually happens within the first couple years. As the pavement deteriorates over the next 15, 20 years, we start looking at doing a Mill & Overlay project, grinding off that first layer of asphalt and simply replacing it. That process hopefully will add another 10-to-15 years of pavement. Depending on the condition of the underlying layers, we may be able to do another cycle of Mill & Overlay, adding another 10 or so years of life. Typically, doing that process gives us about 30-to-40 years of a lifecycle on our pavements. But then, as the underlying layers of the pavement continue to fail, the next best maintenance strategy is a reclamation or pavement replacement; that just involves either grinding up the existing pavement and putting it back or completely replacing it. Barring that, the next strategy is a reconstruction strategy when the base aggregate or the underlying soils fail to support the pavement, then significant reconstruction is usually needed, or if there are changes to the lane layout or to address significant underground utilities under the pavement.

The existing Pavement Management Program here in the City was started in 1994. The program helps us maintain roads in good structural condition and serviceability, and that ultimately provides good access for our residents and businesses to get to their homes and businesses and helps maintain their property values. Since 1994, the City has completed about 92 miles of pavement replacement under this program; we're doing approximately 2-to-3 miles of pavement every year. To help pay for that work, 8,150 properties have been assessed as of 2025.

For this year's Pavement Management Program in 2026, we're proposing the neighborhoods west of Jamaica, north of 90th Street, and south of Hillside to be included in the program. This includes the Woodridge Park Addition, the Thompson Grove Estates 11th Addition, Pinetree Pond Townhouses, First Addition, and the Cottage Grove commercial addition. The streets within this neighborhood were originally constructed between 1969 and 1978, and then we did rehabilitation projects in 1997 and 1998; 90th Street was constructed in 1980 and then rehabilitated in 2001. This project proposes to address about 1.6 miles of streets. The streets were recently examined in a variety of ways to determine their condition as a part of the Feasibility Report that the City Council recently approved. To determine a need for the improvements, we looked at several factors, something we call PASER Ratings. This is a visual assessment of the roads that rates the condition of the surface of the road on a 1-to-10 scale. We also take a look at our maintenance records, take a look at what we've done to crack fill, chipseal, patch, and do a thin overlay; most of the roads in this neighborhood had a thin overlay done about 8 years ago. We do some drilling of cores throughout the pavement to see what the underlying conditions are underneath that surface. So, in 2025, the visual inspection of the neighborhood, the roads showed a lot of cracking, asphalt stripping, patching, and early signs of failure of that thin overlay that we did 8 years ago. The PASER Ratings, we rated depending on which road segment, had PASERs of 5, 6, or 7; all of these are below the 7.5 Citywide average.

While these ratings are generally a fair condition, it's partially due to that recent thin overlay that we did 8 years ago, which is masking all those underlying conditions that are underneath there. Our maintenance history on it has done a significant amount of patching beforehand, before we did this overlay. We also looked at the curb and gutter, and the vast majority of it, about 70% of the curb and gutter, is significantly cracked or spalling and is need of replacement.

Like I said, we did a bunch of pavement cores, and we drill these cores out of the pavement to see what's going on underneath. Here's just three representative samples of several of those curb cores that we had taken, we get to analyze the bituminous aggregate underneath, which are not shown on these cores, so we can see what the thickness of that aggregate is underneath. We look at the structural condition of the asphalt itself, and while we found that the top surface is in generally fair condition, the pavement core has shown underlying conditions the pavement is seeing something called asphalt stripping; that's a defect where the asphalt cement, the oils that hold all that rock and sand together are no longer holding those together and it's starting to crumble and fall apart. It's hard to see in these photos, but certainly on the middle photo and the right photo you see a lot of black spots around on the white desktop around the cores. When you just touch these things, they start crumbling on the edges here, which is not something you want to see in your asphalt. So, looking at these cores, we determined that any surface improvements like a Mill & Overlay would not be well supported. The existing thin overlay, while it is in fair condition, will likely fail in a short timeframe here. So, we're looking at a particular core number of P-1, on the left, while it looks to be in relatively good condition, it is one of the newer pavements on 90th Street, about 25 years old. It is starting to show that stripping towards the bottom where the structure of the pavement is starting to fail and crumble apart. On the other two cores here that are shown, we're definitely seeing a lot of that stripping going on. The top layers you see have actually separated from the bottom layers here, and a lot of the pavement structure that was between those two segments have crumbled off, so there's nothing holding it there. So, it's just an example of some of that deterioration that we're seeing underneath that pavement.

This slide and the next two slides just show some of the surface conditions. It's showing what we call block and alligator cracking. Block cracks are cracks that are 2-to-5 feet apart, kind of a big block pattern. Alligator cracking is cracking that's just a couple inches apart, and it can happen so frequently it looks like an alligator skin. Those conditions are just showing deterioration of that thin overlay and just showing that the thin overlay is starting to fail. Without work to address this soon, the overall condition of the pavement will deteriorate very rapidly and become unserviceable and difficult to maintain. These two pictures here show conditions in the Woodridge Park Addition. Here we have two pictures from the Thompson Grove Estates, on 88th Street and Ironwood Avenue, and here are pictures from the Thompson Grove Estates and Pinetree Pond Townhouses. Potholes are starting to develop, and you can see block and alligator cracking. Again, remember, these pictures don't give the whole picture of what's happening under the surface.

In addition to the pavement, we also looked at the other City infrastructure in these neighborhoods. We inspected manhole structures and televised the sanitary pipes. We found much of the pipes in good condition, but in the area of the multifamily townhomes, those sewer pipes had significant root intrusion into those pipes. The project proposes to patch, repair, or rebuild some of those manhole structures as needed and then repair, line, or replace those pipes. While we did clean out the roots during the television, we will line those pipes to prevent further deterioration and that root intrusion.

The watermain is in generally good condition with no significant history of watermain breaks. Valves and fittings will be inspected during the project and any repairs that we see are needed will be completed then as needed.

Likewise, we looked at the storm sewer manholes and televised the storm sewer pipes. Structures are in generally good condition and the pipes in fair condition. So, we'll patch, rebuild, or replace structures, repair line, or replace the pipes as needed.

Streetlights are in pretty good condition, but like so much of other cities we have power feeds that are directly connected to Xcel; that makes it difficult for our own forces to maintain those systems, so we'll be replacing those connections. We'll be replacing feeder cabinets and streetlight wire will be put into conduits to protect them from damage.

Proposed Improvements

The work that we're proposing here will be to:

- Rehabilitate these roads, replace that asphalt pavement. We'll remove the total thickness of the existing asphalt and replace it with a new asphalt pavement.
- We'll leave the existing base aggregate underneath there, that was in generally good condition, so it won't be a full-blown reconstruction; we'll leave that aggregate in place, saving the cost of a full construction.
- The new asphalt will consist of two lifts of bituminous asphalt, totaling 3.5 inches of bituminous asphalt pavement.
- Most of that curb is 50 years old, with 70% of it in poor condition. So, for economy of scale and just the construction operations, a full curb replacement throughout the area will also be completed. A spot replacement of curb when 70% of it is in a defective situation is just not cost effective.
- Minor Utility Improvements for sanitary sewer, water, the storm sewer, and lighting systems will be included in the project.
- To provide some connectivity and a safer pedestrian route, a sidewalk is proposed along Hillside Trail, between Jamaica Avenue and Woodridge Park. The Public Services Commission reviewed and recommended this work. This particular work is not being assessed to the property owners as part of the project.

Here we have a map of the area that will have the work done and the properties that will receive the direct benefit of the project. These properties will then be assessed: Light green are single-family residential homes; the dark green are the multifamily townhomes; purple is a religious property; orange is a school property; and red are the commercial properties.

Estimated Assessments

We had a Special Benefit Appraisal completed by an appraiser in accordance with the City's policy for these properties that have direct access to these streets. A Neighborhood Meeting was held on December 1, 2025, here at City Hall to discuss the various improvements proposed and the findings of those Special Benefit Appraisals and the proposed assessments.

Assessments are proposed to be contributing to the funding of this project. Per the City's Special Assessment Policy, 45% of the costs of the project will be assessed to the properties, ranging from almost \$8,000 for each of the 107 Single Family Homes, \$4,800 for each of the 99 Townhomes, over \$178,000 for ALDI, nearly \$50,000 for AutoZone, \$93,000 for Armstrong Elementary School, and \$150,000 for the Grove Church.

However, we completed a Special Benefit Appraisal, and that appraisal determined the value of the projected improvements to the properties. These appraisals all came under those policy calculations, so that's going to govern the amount that we can assess the properties: For Single Family homes, we're looking at \$7,100 each, Townhomes are at \$2,700, ALDI will be at \$37,700, AutoZone since it doesn't have any driveways directly accessing the roads that we're working on was assessed at zero. Armstrong Elementary is looking at \$29,000, and the Grove Church is looking at \$23,500.

Funding Breakdown

Total Project Cost	\$3,767,883.66
Sanitary Sewer Utility	\$ 364,628.79
Water Utility	\$ 63,106.92
Stormwater Utility	\$ 121,827.40
Streetlight Enterprise	\$ 228,756.23
Road & Trail Maintenance Fund	\$ 74,547.96
General Levy	\$1,797,816.36
Assessments	\$1,117,200.00

The Total Project Cost is going to be about \$3.8 million; of that, a little over \$1.1 million will be paid by the Assessments, then various Utility Funds, Road and Trail Funds, and the General Levy will cover the remainder of those costs.

Assessment Terms

If the project moves forward, after we determine Final Construction Costs this fall, we'd then hold the Assessment Public Hearing. If the City Council adopts the assessments, then in the fall property owners may pay that assessment within 30 days of that adoption to avoid interest charges; otherwise, the assessment is payable over 15 years, and that amount will be added to the property owners' County Property Tax Bill. The interest rate would be 1.5% above the Bond Rate that the City receives. Deferral is available for certain qualifications, such as disability, military, or age.

Schedule

December 18, 2024: Feasibility Report Authorized
December 1, 2025: Neighborhood Meeting
December 3, 2025: Feasibility Report Approved
January 7, 2026: Public Hearing
March 4, 2026: Council Approves Plans and Specifications
April 7, 2026: Project Bid Date
Late April 2026: Second Neighborhood Meeting
Spring 2026: Construction Starts
September 2026: Construction Completed
October 2026: Assessment Hearing

Like I said, the Assessment Hearing will be conducted once the Final Construction Costs are determined, and the Final Assessment amounts will be reviewed and determined.

Paul said that concludes my presentation tonight. If the Council decides to move forward with this project, staff recommends holding a Public Hearing and then ordering the project. Council is reminded that per Statutes, to move forward with this, the Resolution to order the project must be adopted by a 4-to-5 vote. He asked if the Council had any questions for him.

Mayor Bailey replied thank you, Paul, and asked if Council had any questions for Paul.

Council Member Olsen said thank you for the presentation, appreciate it. Can you go back one slide, please, to the timeline. I just want to make sure that I understand this correctly, and I'm sure you've been through these many times. So, if you're uncomfortable with any of the questions I ask, pitch it to Kori, she knows all the answers, trust me.

So, first and foremost, as it relates to where we're at in the timeline today, correct me if I'm wrong but this timeline is in essence guided by Statute so each of these steps have to be taken in the order that they're listed here for any sort of project of this nature. So, tonight being the Public Hearing, what exactly are we doing at this point? Because I know we haven't ordered the project yet, I know we haven't had an Assessment Hearing yet, so what is the purpose?

Paul replied tonight is the Public Hearing and you can add to it, but the Public Hearing is to hear input from the public here. I presented the need for the project, and that's the primary purpose of the hearing tonight is to talk about the need for the project. So, later this fall we'll be doing a Public Hearing specifically on the Assessments.

Council Member Olsen asked Attorney Land does that sound about right?

Attorney Land replied yes, Your Honor and Members of the Council, actually the only thing I would add is that before you can order the project, you must hold the Public Hearing. So, this input from the public is where you would potentially subtract from the project. So, if there's something in it that you don't want to see, you could subtract from it, realizing that you cannot add to it because it was not included in the presentation or in the Public Notice. So, what's before you is the complete project. The only thing you can do tonight is detract from it; you can't later add back in those things, though. So, whatever you order if you decide to order it, whatever you order is the project. You can always remove things from what you adopt tonight, you just can't add to it again.

Council Member Olsen said so, the idea then is we're in essence looking at the feasibility of the project as it were versus what is the project cost going to be because we don't have that, we haven't sent it out for bid. What are the assessments going to be, we don't truly know that; we saw some estimates, but we don't truly know that.

So, this is really just about making sure that we feel comfortable with the project. Is that accurate? It was indicated to him that it was, and he replied thank you.

Council Member Garza said thank you, Mayor. A quick question for you, you mentioned that in the study, it was a few slides back, that there was some type of compromised in the piping for the multifamily homes. My question to that is as far as the owners of those homes, will the City work with them? Because if we already have some type of compromise from the City to the properties, there's probably more compromised for the homeowners as well. So, we're sort of opening a can of worms, per se. So, I'm just wondering is there some type of plan in place since we are already finding that there are roots in place, is there something that the homeowners can know that there's some help for them there? Because that's probably going to cause a big issue for the homeowners as well.

Paul replied as I understand it, we are just looking at the water, the watermain, and the service pipes that lead off those lines to the home, that's the property owner's domain that we are not addressing as part of this project. So, when we televise the watermain, or the sewer main itself, we took care of the roots in there, we cut them out as we did that televising. Then what we'll be doing is just lining that sewer main so that roots don't further intrude that main, but any additional work would be up to the homeowner to address.

Council Member Garza said so you're going to put a liner in the tube so that it will alleviate the roots from going into the pipes, but from the City to the homeowners, is there any plan for them?

Paul replied nothing that we have as part of this project.

Public Works Director Ryan Burfeind said I can jump in because being with Public Works, we deal with this quite a bit. It's more of a City Code issue because it's solely the responsibility of property owners to deal with root intrusions and those issues and their service. So, that's how it is always handled, and it's important that we stick with that for equity, right? Because any other home that's had those issues across town, they're required to manage it. We do the lining, it's more cost effective for us, but for a typical homeowner, if they just actually hire someone to clean those roots out periodically. If it actually causes a plug, in their case that's usually a lot more cost effective than lining. Council Member Garza replied thank you.

Council Member Thiede said I have somewhat of a general question, whether it truly applies to tonight and what we're trying to decide, but it was quite a while back when different areas, of which group of homes would be done at one time where we've got the whole plan. I'm trying to recall, because I was on that Pavement Management Task Force back in like 2005, 2006, or 2007, whenever it was. Did we identify kind of like an economic or a quantity of sorts of how many homes in a certain area to include? Because obviously this looked like, this was only like 107 homes. I think obviously there's certain costs that are overall costs and then some are a little more driven by the each home type of deal. Do you have any feeling for that? I apologize, this is kind of an off the cuff question, but I know that in terms of the assessments.

Director Burfeind said I will look to Paul, I told him I'd let him run with this first, but this is a good question for me to answer, just with the history. When you look back at kind of that Pavement Management program, they definitely did kind of identify areas that were done in the 1990s and the 2000s. As you start to reset that and you come back because of your 25-to-30-year pavement life, we're doing similar areas again. Partly with this neighborhood it is split in half from when it was done in the first go round in 1998 because now we are in that Full Curb Replacement, which is a much more costly project overall. So, as you look at our Financial Management Plan (FMP), you can see it's nearly a \$4 million overall project cost, so that also plays into it. It certainly has the efficiency of scale, right? You think about a big enough project to have good efficiency, and we hit that, no problem with this cost; but if we did the whole neighborhood together, we're looking at like \$8 million, which can be a challenge to tackle in one year with our bonding capacity and such. So, that's kind of what led to this project size.

Council Member Thiede replied all right. Yeah, because I was just thinking because Hidden Valley just got done last year, and we've got 229 homes in the neighborhood. You apparently did a good job on costs, but it was almost a couple thousand dollars lower, but then the number of homes were 229 or so versus the 107.

Director Burfeind said yes, and Mayor, Members of the Council, one thing I'd add, just thinking of those assessments, we've got two very different projects. Hidden Valley was a spot curb replacement so a much lower scale just because of the newer curb age, and in that neighborhood it was around a 30% replacement, and 40% is

kind of where we generally draw the line for full curb vs. spot curb. Also, the older neighborhood, 1970s, just the utilities were in worse condition as well. So, those are the two factors for the cost.

Council Member Thiede said all right, thanks.

There were no further questions, so Mayor Bailey thanked Paul and Ryan.

Mayor Bailey opened the Public Hearing. This is the opportunity if you want to speak on this topic or ask questions, you're welcome to do so. All we ask you to do is just come up to the podium and state your name and address for the record, and we ask that you speak for no more than three minutes.

Hi, Good Evening, Everyone. Thank you so much for the opportunity for the community to come and speak about this. My name is Mallory Martin, I've been a resident of Cottage Grove for 17 years, a parent in Cottage Grove for 14 years, and an employee of the School District here in Cottage Grove for 17 years. So, I have multiple perspectives on this project. I think it's no surprise that the biggest struggle that me and my neighbors are having is the price tag, \$7,000 is a lot for one family; and whether or not my family can personally afford it or not, I think about my neighbor across the street who is a single mom, who just moved in this fall from Minneapolis, trying to get a better life for her daughter, and now this is how we welcome her to our town. Or I think of my other neighbors, whose youngest child is in high school, and they might pay for this project and not be around much longer if they decide to move after their child graduates, and they won't be here to, you know, reap the benefits I believe is how it was phrased earlier. Or my other neighbors, who have five children and only one of the parents works out of the home. We found out about this in November, as many families were preparing for the holiday season, and that is a big budget crunch for a lot of families, and we are finding out that we have a very small time window in which to pay it; and if we can't pay it in that time window, we're going to be punished even further by having interest put on top of that. Personally, I know that the payment plan or the payment policy is not necessarily up for a vote tonight. My perspective on that is that everyone in Cottage Grove uses all of the roads in Cottage Grove, so it makes more sense to me to spread that cost out among the whole community every time rather than just on the homes where the work is happening. Because I don't only drive in my neighborhood, and other parents who are dropping off their kids at school are coming from other places as well, so it's something that we all share; and as taxpayers, I think we've already agreed to all share each other's burdens financially, through paying taxes on a regular basis. At the very least, my ask would be that in the installment plan that there would be no interest, just as an honor to those families and those residents who are being charged with this extra fee. We don't have a lot of time to gather this much money, and just as a way of saying we, for us residents to feel at least respected and honored that you understand that this is a financial burden for us and to kind of help us out that way.

Mayor Bailey said okay, and can I get you to state your address, though, please?

Mallory replied oh, yes, of course, 8645 Ira Avenue.

Mayor Bailey said because that also helps us for getting back in contact with you for any questions or anything, okay?

Mallory said thank you so much. Mayor Bailey replied thank you.

Hi, Bobby Froehlich, 8656 Irish Avenue Court South, said we live in obviously a cul-de-sac, and we don't have a lot of traffic in our area there. Over half of the people in our cul-de-sac have already replaced and updated our driveways and such, and it's my understanding that, you know, the aprons and such are going to get redone on the driveways. We've had cracking and stuff like that before, where it's been caving in, and it sounds like there's not going to be any additional type of rebar or anything else like that in the aprons to ensure that the driveways are going to hold and such. So, that's kind of a concern. And then how do you gauge if you have the root issues with your water system or whatever that thing's called? How do you gauge if you have the root issues with the water system or whatever that thing's called, how do you gauge that? And then how would we go about if something is found, that there's a problem there, about getting it fixed as well? And then, there's going to be a period of time where there's going to be no parking on the street; is there going to be direction as to where the parking accessibility is going to be and for how long? So, those are just a few concerns.

Mayor Bailey said those are all great questions, and before we even vote, we'll answer those questions for you. Bobby replied thank you.

So, my name's Michelle Chudyk, and I am at 8724 Hillside Trail, I'm not sure if I'm even part of this because half the mail I got said yes and half of it said no. I'm like kitty corner from the other side. But my only concern is like well, I live on Hillside, which is a very high-traffic area. There's a lot of people who use Hillside, a lot of people who drive right by there that don't live there, that aren't going to get charged for all this, and I just feel like it's very unfair to pay over \$7,000 for somebody who, when everybody in the whole neighborhood uses it. I know our property taxes went up, I don't know, almost 9% this last year, and so, I don't know why we can't use some of that money that we had from our increase in our property taxes. So, that's all I want to say.

Mayor Bailey said all right, thank you.

Mayor Bailey asked if there was anybody else who would like to speak; no one spoke.

Mayor Bailey said so, maybe we'll go ahead and answer some of the questions. So, I don't know if Paul wants to answer or Ryan if you want to answer. I know there's a good question about the notifications, which I know we have a process, so you might want to speak to that, which deals with the parking and such and making sure there's coordination there.

Council Member Thiede said the percentages of payment also, in terms of what the resident pays vs. what the City.

Mayor Bailey replied, yeah, I was going to get to that, and then the other part was if they redid their driveways, what the process is about that. This is actually the second time now we've heard the rebar comment, you know with our previous pavement management, so maybe you want to take those to start out with.

Director Burfeind said thank you, Mayor, Members of the Council. I'll go off my notes here as well. If I miss anything, at the end just let me know and I'll make sure to address it.

With the first question, in terms of the cost being too high, I know it's always hard to talk about that. These are obviously big costs that we're talking about. Just in terms of comparable projects, I would say, what have we seen in the past for this type of work? In 2024, it was a full curb replacement like this, but two years ago and actually a newer neighborhood where the curb just failed very early, so less utility work, and that was about \$6,700 when we had this meeting here tonight that we were proposing. So, if you fast forward two years, to \$7,100, I mean you're within line of what we have seen in the past, just from a comparison perspective.

In terms of communication with this one, because we did have our 10-year plan to go off of, we did send out the first letter in March of last year, just to try to give more notice. There certainly wasn't an assessment number in that because we didn't have a Feasibility Report completed, but just in terms of general notification, we did the early notification then. We try to get that out early in the year when we can, following our plan, and then we do the Neighborhood Meeting, which has an advance notice. We had one extra letter in there just because the Public Hearing we were thinking would be earlier, so we had an additional mailing about the Public Hearing and then the Notice for tonight. So, four letters in total, but the key one was that one in March, trying to give earlier notice of the project.

Two different residents spoke about that cost and should more of the tax base pay it. That actually is the reason behind our Assessment Policy, and that Pavement Management Task Force decided 45% to the residents, 55% to the General Levy; so, that General Levy tax base is paying for a little over half the project. In this case, when the assessments are capped by a Benefit Appraisal, the Levy is actually picking up more because they're picking up that difference between what we calculated and what the Benefit Appraisal had. So, it's probably more of a 60-40 split I would say.

Regarding the apron, that's a question that we deal with here, with concrete. Our standard is to do a thicker concrete section, so a full 6-inch concrete section with Class A aggregate; that's how we do all of our commercial truck entrances, that's how we do all of our sidewalks, ped ramps, with no rebar. We're very, very confident in that. As you can imagine, if we had issues, we wouldn't want to use that design, and we're very comfortable with

that. A lot of times when you see the rebar, they're actually doing a thinner concrete section to kind of account for that.

In terms of parking, there's definitely a lot of communication. If this neighborhood does move ahead with the project, we'd have a Construction Neighborhood Meeting, and then we have a dedicated City Inspector with just constant communication with the entire neighborhood talking about all aspects of the project; one, of course, being the parking. When we do these full curb jobs, there is some parking that we have to move around, and that would be addressed very clearly throughout the summer.

Mayor Bailey said and I'm glad you brought that up because one of the comments that was made about that was there is, in the past we had like a number to call to get information; is that going to be the case here, too, do you know?

Director Burfeind replied yep, that's correct, Mr. Mayor. There'll be a number and then an email as well that would go to our inspector.

Mayor Bailey said and I do know in the past because the Council here gets the emails for when they do the neighborhood Pavement Management so that we know kind of what's going out to the community, too. So, you can get it directly sent to you whenever there's an update or here's what's happening in the next week or the next two weeks, so they would let you know exactly the process there.

Mayor Bailey said the one thing that you asked, and I don't know if we're going to know this answer, but when you were talking about the full curb replacement that happened a couple years ago, was that the final number, the \$6,700?

Director Burfeind replied Mr. Mayor, in that case it did come in lower. Here, because the Benefit Appraisal already kind of governed and brought it down a little bit, that number wouldn't move, it'd have to be that calculation. So, it's hard to tell if it would be lower than that \$7,100 or not, but in 2024, in that case it did come in lower; that project's bids came in good and then we had a good construction process.

Mayor Bailey said yeah, and so what I would share with the public, just so you're aware, so what'll end up happening if the Council votes to approve moving forward, the next step, as you saw on the schedule, is we'll go out for bids. When the bids come in, depending on what the price of the bids are, then we determine again, there's another stopgap there; if the bids come back way high, then obviously that would be an issue for us, let alone for you, because we have a budget, just like everybody does, and you can only make it within that budget. If the bids are better or come in under that, then obviously the benefit goes back to the homeowners and the City, too, as a whole. The other thing is after tonight, the max, the cap would be \$7,100, which I believe is the one I saw on the single family and \$2,800 or something for the townhomes. So, whatever would be voted on or approved tonight, we can't go higher, it can only go lower, just to share that with you.

Director Burfeind said one thing, Mr. Mayor, I should add, I looked at my notes, that I missed was the question about the roots in the plumbing line. In that case, we have the information, they gave the address, we could speak after the meeting. With our televising, we can certainly look at that, and a lot of times they'll look up at the Y, the connection, and they'll see if there are issues up the line. So, while it is a private responsibility to deal with, we can certainly work with you and then take a look at that footage and see if there are issues.

Mayor Bailey said and to her question, though, too, what's a sign that somebody is having problems? I'm assuming their water starts to trickle, or?

Director Burfeind replied typically in this matter, when we see these root issues, it happens pretty quickly; stuff keeps getting through and then it's just too much and it's plugged, and that's when people can see a backup into their basement. Luckily, it's very easy to deal with; roots are very easy for any type of plumber to cut out, and that's why we typically see people just doing that and not doing a lining of a private service just because it's so much more cost effective to have the roots cut out. But certainly if we're seeing it in the area with our pipe, that's probably a good indication that it could be in the private service, and we can definitely work with homeowners to look at that.

Mayor Bailey said okay, sounds good.

Mayor Bailey said I haven't closed the Public Hearing, but just to ask, are there any other follow-up questions or anything regarding this, on some of the comments that were made or the information that was shared?

As no one else wished to speak, Mayor Bailey closed the Public Hearing.

Council Member Olsen said first of all, I want to say thank you to everybody who came and spoke. We certainly appreciate the feedback. I'm going to take a sidebar here and just tell everybody in the room that Mallory Martin's an amazing teacher; my son had her and she does a great job, so on the way out, make sure you pat her on the back because she does amazing work with young kids who don't always want to be taught, speaking personally, of course. So, the question I had, mayor, is there was a comment made about the Assessment Policy itself and more specifically, interest on anybody who would want to pay over time. And what I want to ask, either Jennifer or Kori, is I know that this is a Statutory process, so we have to follow the law. Does the law dictate the interest if paid over time, or is that something that's under the City's purview? How exactly does that work?

Administrator Levitt replied Mayor, Members of the Council, you'll probably remember, we'll go back 20 years just to use round numbers, if you remember, at that time we had a policy on the interest rate, it was a straight 7%. I think some of you maybe were on the Council and you probably got beat up over the fact that we were charging 7% interest, and at that time, Council said enough is enough, let's lower the interest rate. So, that's how we got to 1.5% above the Bond Rate. So, if we sell our bonds, I'll make up a number, at 3%, the interest comes in at 4.5%. So, that's been in place probably now for about 15 years once we got tired of hearing the complaints about the high interest rate. So, that's how that came about.

Since I do have the mic, Council Member Thiede, when you said about Pavement Management, has there ever been any direction to staff about the size of the Pavement Management? I do remember in 2008, the Council said don't ever do that large of a project ever again. I remember those words being spoken to the City Engineer at that time, and those words have always been taken into perspective since then; so, I know what size on the high side we will never do again. Hopefully, that answers some of your questions.

Council Member Olsen replied a very good answer, and speaking about the interest rate, I think something else worth mentioning there is one of the things that the City team here at City Hall has worked very hard on is improving our Bond Rating. And the reason we wanted to do that is because when your Bond Rating is higher, you tend to get more bids and better bids for your projects. And we are a AAA-rated City, we can't go any higher, that's as good as it gets, that's been in place now for several years. Prior to that with AA, AA+, we would have had to pay additional interest; and I suspect that's one reason why it used to be 7% as an interest rate is because the City's Bond Rating wasn't as good at that time, and that then resulted in larger interest payments on anything that the City would have bonded for. It sounds like to answer my question, the Pavement Management Policy is kind of the guiding force there. All right, perfect, thank you.

Council Member Olsen said the last thing I wanted to ask is I wanted to talk a little bit about that root question that came up. So, Ryan, you said that the City could certainly work with the homeowner if they have a challenge. Has there ever been a time when we've had a similar situation, whether it's Ash trees or something like that were going bad, where we were able to put the homeowners' in touch with a specific contractor and maybe get them, because it was a larger group of people using the same contractor, get them a little more advantageous pricing? Is that something that we've ever done or thought about doing?

Director Burfeind replied Mr. Mayor, Council Member Olsen, for something like this, because there is other work being done on the sewer lines in the area, kind of like if there's paving going on, sometimes the contractors will be willing to do driveway work at the same time, and it's very cost effective. So, in this kind of case, that would probably be the first course of action is who are the utility contractors and would they also do work, in terms of cleaning those roots out, on the project as well because they're in the area. We can certainly ask that question. It depends on the equipment they have and the scale of work if they're interested, but we always ask those questions.

Council Member Olsen said yeah, or if there's even a problem. Okay, good, so that might be one of the things we could do should that situation arise.

Director Burfeind replied yep. Council Member Olsen said perfect, thank you. Back to you, mayor.

Mayor Bailey said I'll just say I've been around long enough to remember that there were issues with roots on Hamlet in the old Thompson-Grove neighborhood, kind of close to where I grew up, and there was something done with that contractor there because they were already in the area and worked with those homeowners. It still cost the homeowners from the Y or whatever, or the T that you're talking about up to their home, but it was significantly cheaper. So, good call.

Mayor Bailey asked if Council had any other comments at this point, there were none.

Motion by Council Member Olsen to Adopt Resolution 2026-005 ordering the 2026 Pavement Management Project; second by Council Member Garza. Motion carried: 5-0.

Mayor Bailey said thank you for speaking tonight and thank you for listening. If there are any questions as we get closer in this process, you're welcome to reach out to one of us. Our staff is always available, and then eventually, we'll have a contractor who will kind of take the project over should we approve the bid, and then there'll be some further communication to the neighborhoods. Thank you.

Council Member Olsen said now it's up to Ryan to get really good bids, that's the key. Mayor Bailey said no pressure, Ryan.

Council Member Thiede said just to let you know, in Hidden Valley this last year, it had come out over \$6,000, and the final bill ended up about \$1,000 less. So, we can keep our fingers crossed and see if everybody can do a good job again and get that price down, because that is a chunk of change for most people.

10. BID AWARDS - None.

11. REGULAR AGENDA - None.

12. COUNCIL COMMENTS AND REQUESTS

Council Member Clausen said I'm going to defer tonight, Mayor, nothing to add. Thank you.

Council Member Olsen said thank you, Mayor, real quick I wanted to just take a moment to acknowledge and remember some heroes. If you recall, exactly five years ago yesterday there was I'll call it an incident that took place at the United States Capitol, and that incident resulted in a pretty chaotic scene with law enforcement being called in from both the Capitol Police Department and the Washington, D.C. Metro Police Department, etc. Unfortunately, as a result of that incident, there were several law enforcement officers who were injured, and tonight I want to remember the ones who passed away as a result. Officer Brian Sicknick from Capitol Police, he incurred enough injury at that event where he suffered two strokes and the last stroke was fatal and he passed away five years ago today, so just one day after that event took place. In addition, there were Metro Police Officer Jeffrey Smith and Capitol Police Officer Howard Liebengood, who shortly after the incident, each took their own lives. Law enforcement is hard, Public Safety is hard, and unfortunately, our first responders often have to deal with very traumatic situations. Just a couple of meetings ago, I asked our City Administrator to share some of the things we do here in the City of Cottage Grove to help all of our team members, whether they're Public Safety or any other department, with their mental health; and she did a magnificent job of going through the litany of options that we have. I only wish Officer Sicknick, Liebengood, and Officer Smith from Metro Police were able to access resources like that; unfortunately, Officer Sicknick passed away from two strokes, so that would not maybe have helped him as much as it would've helped Officer Liebengood and Officer Smith. So, please join me in just taking a moment to remember the service and sacrifice of these first responders on January 6, 2021, and hold their family in your prayers. Back to you, Mayor.

Council Member Thiede said I don't have much, I just want to say here's wishing everybody a Happy New Year and looking forward to a great 2026, and hoping that all events and everything else go well for everybody.

Council Member Garza said thank you, Mayor, I don't have anything.

Mayor Bailey said just a couple quick items for everybody. First of all, we did see just recently, on Facebook, that the Holiday Train, which 100% of the proceeds that the Holiday Train creates, if you will, goes to the local Friends in Need Food Shelf. The latest number that I just saw, and I know there's still money coming in, just for the public, I think the target was to get to like \$120,000; the current number that's out there is \$246,000 that is being provided. That's also including some goods and such that are being donated to the Friends in Need Food Shelf. So, I wanted to say thank you to the public for your generous support of our local food shelf. Thank you to the Holiday Train Committee that puts that on, and then obviously, the CP-KC Rail. They do a fantastic job, they come to Cottage Grove every year, we're one of the largest stops for them, one of the highest in donations across the entire United States. So, I'm very proud of everything that's being done here within Cottage Grove.

Lastly, I'll just throw out a kudos. We've had the opportunity in Cottage Grove most recently to have a couple new restaurants open, and I've had the opportunity on a couple times now to visit both of them:

Just for the general public if you're watching or are in the audience here, there is a new Mexican restaurant, Mi Pueblo, which is in Almar Village, near Carbone's, between 70th and County Road 19, or Keats Avenue. It's a great family, it's been crazy busy. Council Member Garza said they have amazing food. Mayor Bailey said yes, when they say gigantic burrito, it is gigantic! Very, very good food, so I wanted to mention that.

Then there's Casa Mia, which is an Italian restaurant, currently located where Tom Moy's used to be, along 80th Street, kind of near Great Clips and that center near Goodwill. That restaurant is also open, and I've been there a couple times, and they also have some American food there, but they have some very good Italian food. The tiramisu, and I'm not a tiramisu guy, but it is really good, and it's enough for two. So, I just wanted to share that with you, go there, you can share one. Council Member Garza said the meatballs, too; Mayor Bailey said yes, they were very, very good.

Mayor Bailey said so, what's really neat is both of these are not big chains, and yes, we'll continue to get chains and such in our community, but we have people that are now investing within our community with restaurants and opening their own businesses. So, I encourage everybody to welcome them to town, stop in and say thank you for investing in our community, thank you for making an offer to come here in Cottage Grove, and you will see more. There are more in the pipeline that we hope to announce in the not-too-distant future, but I wanted to just acknowledge both of those new restaurants that have recently opened here in Cottage Grove over the holidays.

13. WORKSHOPS - OPEN TO PUBLIC - None.

14. WORKSHOPS - CLOSED TO PUBLIC - None.

15. ADJOURNMENT

Motion by Council Member Thiede, second by Council Member Garza, to adjourn the meeting at 7:57 p.m.
Motion carried: 5-0.

Minutes prepared by Judy Graf and reviewed by Tamara Anderson, City Clerk.



City Council Action Request

6.B.

Meeting Date	1/21/2026		
Department	Administration		
Agenda Category	Action Item		
Title	Gambling License — Public Safety Board		
Staff Recommendation	Authorize issuance of a single-occasion gambling permit to the Cottage Grove Safety Board (Julieann Rice) to conduct a raffle at City Hall (12800 Ravine Parkway) on May 11, 2026, at 6:00 PM.		
Budget Implication	N/A		
Attachments	<table border="1"><tr><td>1.</td><td>Memo - Public Safety</td></tr></table>	1.	Memo - Public Safety
1.	Memo - Public Safety		

To: City Administrator Jennifer Levitt

From: Director of Public Safety Peter J. Koerner

Date: January 7, 2026

Subject: **GAMBLING LICENSE APPLICATION – SINGLE OCCASION**

INTRODUCTION

Under State Statutes, four types of nonprofit organizations are eligible to conduct lawful gambling in Minnesota (fraternal, religious, veteran, and other nonprofit) and most events, with the exception of certain raffles, require obtaining either an exempt or an excluded permit from the Minnesota Gambling Control Board. Permits issued by the Minnesota Gambling Control Board require approval of the local government authority where the event will be held.

The Public Safety Department investigates gambling permit applications and provides the City Council with a recommendation on whether a permit should be issued. If the City Council authorizes issuance of a permit, the City Clerk signs off on the application and forwards it to the Minnesota Gambling Control Board or issues the permit itself if none is required by the Gambling Control Board.

BACKGROUND

Pursuant to City Ordinance, Juliann Marie Rice, on behalf of the Cottage Grove Public Safety Board, 12800 Ravine Parkway S, Cottage Grove, MN 55016 has submitted an application for a Temporary Single Occasion gambling permit to be held at the Cottage Grove City Hall, 12800 Ravine Parkway S, Cottage Grove, MN 55016 on May 11, 2026, at 6:00pm. The Department of Public Safety is required to conduct a police investigation of the applicants.

DISCUSSION

The application as submitted is complete in compliance with our ordinance and is exempt from the licensing requirements of the Minnesota Charitable Gambling Control Board.

We have investigated the applicants and have not found any facts which would constitute a basis for denial of this application, under the provisions of the City's Gambling Ordinance.

RECOMMENDATION

Recommend that the City Council approve the single occasion Gambling Permit application for the Cottage Grove Public Safety Board.



Peter Koerner – Director of Public Safety

01/07/2026



City Council Action Request

6.C.

Meeting Date	1/21/2026		
Department	Administration		
Agenda Category	Action Item		
Title	Gambling License — Strawberry Fest		
Staff Recommendation	Authorize issuance of a single-occasion gambling permit to the Cottage Grove Strawberry Fest (Loriann Olsen) to conduct a raffle at Oltman Middle School on June 22, 2026, at 6:00 PM.		
Budget Implication	N/A		
Attachments	<table border="1"><tr><td>1.</td><td>20260107175220712</td></tr></table>	1.	20260107175220712
1.	20260107175220712		

To: City Administrator Jennifer Levitt

From: Director of Public Safety Peter J. Koerner

Date: January 7, 2026

Subject: **GAMBLING LICENSE APPLICATION – SINGLE OCCASION**

INTRODUCTION

Under State Statutes, four types of nonprofit organizations are eligible to conduct lawful gambling in Minnesota (fraternal, religious, veteran, and other nonprofit) and most events, with the exception of certain raffles, require obtaining either an exempt or an excluded permit from the Minnesota Gambling Control Board. Permits issued by the Minnesota Gambling Control Board require approval of the local government authority where the event will be held.

The Public Safety Department investigates single-occasion gambling permit applications and provides the City Council with a recommendation on whether a permit should be issued. If the City Council authorizes issuance of a permit, the City Clerk signs off on the application and forwards it to the Minnesota Gambling Control Board or issues the permit itself if none is required by the Gambling Control Board.

BACKGROUND

Pursuant to City Ordinance, Loriann Olsen, on behalf of the Cottage Grove Strawberry Fest, P.O. Box 512, Cottage Grove, MN 55016 has submitted an application for a Temporary Single Occasion gambling permit to be held at Oltman Middle School, 6625 Goodview Avenue S, Cottage Grove, MN 55016 on June 22, 2026, at 6:00pm. The Department of Public Safety is required to conduct a police investigation of the applicants.

DISCUSSION

The application as submitted is complete in compliance with our ordinance and is exempt from the licensing requirements of the Minnesota Charitable Gambling Control Board.

We have investigated the applicants and have not found any facts which would constitute a basis for denial of this application, under the provisions of the City's Gambling Ordinance.

RECOMMENDATION

Recommend that the City Council approve the single occasion Gambling Permit application for the Cottage Grove Strawberry Fest.



Peter J. Koerner – Director of Public Safety

01/07/2026



City Council Action Request

6.D.

Meeting Date 1/21/2026

Department Administration

Agenda Category Action Item

Title Transcription Agreement - Judith Graf

Staff Recommendation Approve the 2026 transcription agreement with Judith Graf.

Budget Implication Included in the 2026 budget.

Attachments

1.	Memo Transcription Agreement 2026
2.	AGREEMENT FOR PROFESSIONAL SERVICES 2026



To: Honorable Mayor and City Council Members
Jennifer Levitt, City Administrator

From: Tamara Anderson, City Clerk

Date: 1/7/2026

Subject: 2026 Transcription Agreement

Discussion

For several years, Judith Graf has provided comprehensive transcription services for the City of Cottage Grove. Her scope of work includes transcribing minutes for the City Council, Economic Development Authority, Convention and Visitors Bureau, Planning Commission, and Public Services Commission. Additionally, Ms. Graf facilitates the transcription of Public Safety statements and recorded telecommunications when necessary.

Most municipal meetings are conducted within the Council Chambers and recorded by TruLens. The availability of high-quality video allows Ms. Graf to accurately identify speakers, ensuring a high level of precision and efficiency.

Conversely, special meetings and workshops held in external meeting rooms rely solely on audio recordings. Without visual cues, the complexity of the transcription process increases significantly. To account for this additional labor while maintaining a transparent billing structure, Graf utilizes a tiered rate based on audio duration rather than billable hours.

Service Category	2026 Rate
Standard Meetings (Video recorded in Council Chambers)	\$180.00 Per Audio Minute
Special Meetings/Workshops (Audio only; non-Chamber)	\$360.00 Per Audio Minute
Public Safety Phone Calls	\$5.00 Per Minute
STAT Requests / Multi-Speaker Files (Requires Certificate of Accuracy)	\$6.00 Per Minute

Recommendation

Approve the 2026 transcription agreement with Judith Graf.

AGREEMENT FOR PROFESSIONAL SERVICES 2026

THIS AGREEMENT ("Agreement") is made and executed this 1st day of January, 2026, by and between the City of Cottage Grove, 12800 Ravine Parkway South, Cottage Grove, Minnesota, 55016, ("City") and Judith Graf, P.O. Box 432, New Richmond, Wisconsin, 54017-0432 ("Consultant").

WHEREAS, the City has accepted the proposal of the Consultant for certain professional services; and

WHEREAS, Consultant desires to perform the Services for the City under the terms and conditions set forth in this Agreement.

NOW THEREFORE, in consideration of the mutual consideration contained herein, it is hereby agreed as follows:

1. SERVICES

- a. City agrees to engage Consultant as an independent contractor for the purpose of performing audio transcription services ("Services") for the City. Consultant agrees to provide the following services:
 - i. Verbatim transcription of all digital audio files provided to Consultant by the City.
 - ii. Upon request, Consultant shall provide an official certification as to the accuracy of the transcript.
- b. Consultant covenants and agrees to provide Services to the satisfaction of the city and in a timely fashion, subject to Section 7 of this Agreement. At the time a request for transcription services is made by the City, the City and Consultant shall agree upon a completion and delivery date for this transcript and the format in which the transcript must be prepared.

2. PAYMENT

- a. City agrees to pay and Consultant agrees to receive and accept payment for Services as set forth in this Agreement at the following rates:
 - i. \$5.00 per audio minute transcribed for Public Safety Department statements and telephone calls.
 - ii. \$6.00 per audio minute transcribed for STAT transcription Public Safety requests or audio files where two or more people speak throughout the audio recording and requires a certificate of accuracy of the transcription. STAT transcriptions require a turnaround time of less than forty-eight (48) hours.
 - iii. \$180.00 per audio hour (\$3 per audio minute) transcribed for City Council, Economic Development Authority, Convention and Visitors Bureau, Planning Commission, and Public Services Commission meetings.
 - iv. For any of the aforementioned meetings, which take place outside of the City Council Chamber (in the Training Room or Conference Room or HERO Center), for which there is no SWCTC or TruLens video, the per audio hour rate will be \$360.00 (\$6 per audio minute).
- b. Any changes in the scope of work of the Services that may result in an increase in the compensation due the Consultant shall require prior written approval by the authorized representative of the City or by the City Council. The City will not pay additional compensation for Services that do not have prior written authorization.
- c. Consultant shall submit itemized bills for Services provided to the City on a monthly basis. Bills submitted shall be paid in the same manner as other claims made to the City.

3. TERM: The term of this Agreement shall commence on the date written in the initial paragraph of this Agreement to December 31, 2026, unless terminated prior to that date pursuant to Section 4. This Agreement may be extended upon the written mutual consent of the parties for such additional period as they deem appropriate, and upon the same terms and conditions as herein stated.
4. TERMINATION.
 - a. Termination by Either Party. This Agreement may be terminated by either party upon fourteen (14) days written notice delivered to the other party to the addresses listed in Section 14 of this Agreement. Upon termination under this provision, if there is no default by the Consultant, Consultant shall be paid for Services rendered and reimbursable expenses until the effective date of termination.
 - b. Termination Due to Default. This Agreement may be terminated by either party upon written notice in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement. The non-performing party shall have fifteen (15) calendar days from the date of the termination notice to cure or to submit a plan for cure that is acceptable to the other party.
5. SUBCONTRACTORS. Consultant shall not enter into subcontracts for any of the Services provided for in this Agreement without the express written consent of the City. The Consultant shall pay any subcontractor involved in the performance of the Agreement within ten (10) days of the Consultant's receipt of payment by the City for undisputed services provided by the subcontractor.
6. STANDARD OF CARE. In performing its Services, Consultant will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession in the same locality at the time the Services are provided. No warranty, express or implied, is made or intended by Consultant's undertaking herein or its performance of Services.
7. DELAY IN PERFORMANCE. Neither City nor Consultant shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the nonperforming party. For purposes of this Agreement, such circumstances include, but are not limited to: Abnormal weather conditions; floods; earthquakes; fire; epidemics; war, riots, and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage; judicial restraint; and inability to procure permits, licenses, or authorizations from any local, state, or federal agency for any of the supplies, materials, accesses, or services required to be provided by either City or Consultant under this Agreement. If such circumstances occur, the nonperforming party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Consultant will be entitled to payment for its reasonable additional charges, if any, due to the delay.
8. CITY'S REPRESENTATIVE. The City has designated Jennifer Levitt to act as the City's representative with respect to the Services to be performed under this Agreement. She shall have complete authority to transmit instructions, receive information, interpret, and define the City's policy and decisions with respect to the Services covered by this Agreement.
9. PROJECT MANAGER AND STAFFING. The Consultant has designated Judith Graf to be the primary contact for the City in the performance of the Services. She shall be assisted by other staff members as necessary to facilitate the completion of the Services in accordance with the terms established herein. Consultant may not remove or replace the designated staff without the approval of the City.
10. INDEMNIFICATION.
 - a. Consultant and City each agree to indemnify, and hold harmless each other, its agents and employees, from and against legal liability for all claims, losses, damages, and expenses to the extent such claims,

losses, damages, or expenses are caused by its negligent acts, errors, or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of Consultant and City, they shall be borne by each party in proportion to its own negligence.

- b. Consultant shall indemnify City against legal liability for damages arising out of claims by Consultant's employees. City shall indemnify Consultant against legal liability for damages arising out of claims by City's employees.
 - c. The obligations of this section, including the obligation to defend and indemnify the City, shall survive the termination of this Agreement and shall continue until the expiration of any applicable statute of limitations period.
11. OWNERSHIP OF DOCUMENTS. Professional documents, drawings, and specifications prepared by the Consultant as part of the Services shall become the property of the City when Consultant has been compensated for all Services rendered, provided, however, that Consultant shall have the unrestricted access to their use. Consultant shall retain its rights in its standard drawing details, specifications, databases, computer software, and other proprietary property. Rights to proprietary intellectual property developed, utilized, or modified in the performance of the Services shall remain the property of the Consultant.
12. EQUIPMENT. Consultant agrees to use her own computer hardware, router, and software programs and maintain an Internet connection sufficient to perform the Services of this Agreement. Consultant's computer equipment must have automatically updating anti-virus and spyware protection software and active firewall protection. If any computer equipment owned by the Consultant must be repaired, all City data including digital audio files, transcribed documents, and connection configuration files, must be removed from the computer equipment prior to any repairs.
13. CONFIDENTIALITY.
- a. In order to perform the Services of this Agreement, City may disclose, and Consultant may be in possession of, certain information or data that is confidential. Confidential information means any data or information that is designated as not public by Minnesota statute or federal law applicable to the data. Consultant agrees to use any confidential information it receives solely in connection with the Services provided in this Agreement and not for any purpose other than as authorized by this Agreement or without prior written consent of the authorized representative of the City or City Council. All use of confidential information by the Consultant shall be for the benefit of the City and any modifications and improvements thereof by the Consultant shall be the sole property of the City. No other right or license, whether express or implied, in any confidential information is granted to the Consultant under this Agreement.
 - b. To ensure the security of any confidential information in its possession, Consultant agrees to not discuss or share any confidential information verbally or in any format with anyone other than the City. Consultant shall take the following security precautions when performing any Services under this Agreement:
 - i. Use closed headphones when transcribing digital audio files.
 - ii. Keep all transcribed documents and digital audio files on a password-protected computer with password-protected files.
 - iii. Close all transcription programs, documents, or files when temporarily away from the computer.
 - iv. Keeping any printed transcription documents in a secure location.

- c. Consultant shall return to the City or destroy all digital audio files, documents, and transcripts thirty (30) days after the completion or termination of any individual project, termination of this Agreement or at such time as the City may request, whichever occurs first.

14. NOTICES. Notices shall be communicated to the following addresses:

If to City: City of Cottage Grove
 12800 Ravine Parkway South
 Cottage Grove, MN 55016
 Attn: City Administrator

If to Consultant: Judith Graf
 P.O. Box 432
 New Richmond, WI 54017-0432

15. INDEPENDENT CONTRACTOR STATUS. All Services provided by Consultant, its officers, agents, and employees pursuant to this Agreement shall be provided as employees of Consultant or as independent contractors of Consultant and not as employees of the City for any purpose.

16. GENERAL PROVISIONS.

- a. Assignment. This Agreement is not assignable without the mutual written agreement of the parties.
- b. Waiver. A waiver by either City or Consultant of any breach of this Agreement shall be in writing. Such a waiver shall not affect the waiving party's rights with respect to any other or future breach.
- c. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Minnesota and any action must be venued in Washington County District Court.
- d. Severability. If any term of this Agreement is found to be void or invalid, such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.
- e. Data Practices Compliance. Consultant agrees to abide by the applicable provisions of the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13, and all other applicable state or federal rules, regulations or orders pertaining to privacy of confidentiality. Consultant understands that all of the data created, collected, received, stored, used, maintained or disseminated by Consultant in performing those functions that City would perform as a government entity, is subject to the requirements of Chapter 13, and Consultant must comply with those requirements as if it were a government entity. This does not create a duty on the part of Consultant to provide the public with access to public data if the public data is available from the government entity, except as required by the terms of this Agreement.
- f. Entire Agreement. This Agreement constitutes the entire agreement of the parties and supersedes all prior communications, understandings and agreements relating to the subject matter hereof, whether oral or written.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

CITY OF COTTAGE GROVE

By: _____
Myron Bailey, Mayor

By: _____
Tammy Anderson, City Clerk

Date: _____

CONSULTANT

By: _____
Judith Graf

Its: Consultant

Date: January 5, 2026



City Council Action Request

6.E.

Meeting Date 1/21/2026

Department Community Development

Agenda Category Action Item

Title Rental License Approvals

Staff Recommendation Approve the issuance of rental licenses to the properties listed in the attached table.

Budget Implication N/A

Attachments

1.	Rental License Approvals CC Memo
2.	Rental License Approvals Table

TO: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

FROM: Samantha Drewry, Code Enforcement Officer

DATE: January 14, 2026

RE: Rental License Approvals

Background/Discussion

Rental licenses are required for nonowner-occupied residential properties (City Code Title 9-13, Property Maintenance, and Title 9-14, Rental Licensing) and are issued on a biennial basis. The licensing process includes submittal of the rental license application, payment of the rental license fee, and public criminal history report. Rental inspections are conducted on all rental properties as part of the licensing process. Once all information has been submitted and the inspection satisfactorily completed, the Council must approve the license prior to it being issued.

The properties listed in the attached table have completed the licensing process and are ready to have their licenses issued following Council approval.

Recommendation

Approve the issuance of rental licenses to the properties listed in the attached table.

2026 RENTAL LICENSES
CITY COUNCIL APPROVAL - JANUARY 21, 2026

RENTAL LICENSE NUMBER	PROPERTY STREET #	PROPERTY STREET NAME	PROPERTY OWNER
RENT-001737	8344	69th Street South	Rock, Justin
RENT-001776	7247	65th St S	Neels, Peter & Rachel
RENT-001872	6815	91st Street South	Thomas Rental Properties, LLC
RENT-001911	9496	Jarrold Avenue South	Toyin & Oluwole Aderemi-Ata
RENT-001930	7187	Imperial Avenue South	Long, Thomas
RENT-001975	8218	Hyde Lane South	Long, Thomas
RENT-001979	7640	East Point Douglas Road South	Kathryn DeBruyckere
RENT-001982	9242	East Point Douglas Lane South	Borst, Sandra
RENT-001992	6443	Inspire Circle South	Upward America Southeast Property Owner LP
RENT-002003	6488	Inspire Circle South	Upward America Southeast Property Owner LP
RENT-002005	6490	Inspire Circle South	Upward America Southeast Property Owner LP
RENT-002006	6491	Inspire Circle South	Upward America Southeast Property Owner LP
RENT-002030	9288	Indian Boulevard South	Borst, Gary
RENT-002097	7386	Timber Crest Drive South	Lurken, Larissa
RENT-002171	8631	Ironwood Avenue South	Invitation Homes
RENT-002176	9066	Janero Avenue South	Invitation Homes
RENT-002177	7668	East Point Douglas Road South	Rygh, LLC
RENT-002233	8348	Hadley Avenue South	Olafson, Erik
RENT-002379	8899	Ironwood Avenue South	Brooks, Rosamaria
RENT-002395	7436	Iden Avenue South	Friendly Alien Ventures, LLC
RENT-002401	7441	Ideal Avenue South	Gamache, Jason
RENT-002419	6562	Genevieve Trail South	Bukovatz, Angela
RENT-002428	8595	Hilo Trail South	Olafson, Erik
RENT-002982	7644	East Point Douglas Road South	Kathryn DeBruyckere
RENT-003051	9412	Dunes Ln S	Fahad Khan
RENT-003059	6908	Jody Ave S	Lind, Brent



City Council Action Request

6.F.

Meeting Date	1/21/2026						
Department	Parks and Recreation						
Agenda Category	Action Item						
Title	Woodridge Park & Arbor Meadows Park Court Resurfacing						
Staff Recommendation	Authorize resolution 2026-012 awarding the Woodridge Park and Arbor Meadows Park Court Resurfacing Project to Court Surfaces & Repair Inc in the amount of \$26,750 for Woodridge Park and \$3,750 for Arbor Meadows Park and authorize the service agreement between Court Surfaces & Repair Inc. and the City of Cottage Grove.						
Budget Implication	\$26,750 for Woodridge Park and \$3,750 for Arbor Meadows Park from Parks budget.						
Attachments	<table><tr><td>1.</td><td>Council Memo_Woodridge_ArborMeadows_CourtResurfacing</td></tr><tr><td>2.</td><td>Resolution_Woodridge_ArborMeadows_Resurfacing</td></tr><tr><td>3.</td><td>Signed_Agreement for Contractor Services_Court Surfaces & Repair, Inc. wExhibit (Woodridge Park & Arbor Meadows_Cottage Grove) 12.30.25</td></tr></table>	1.	Council Memo_Woodridge_ArborMeadows_CourtResurfacing	2.	Resolution_Woodridge_ArborMeadows_Resurfacing	3.	Signed_Agreement for Contractor Services_Court Surfaces & Repair, Inc. wExhibit (Woodridge Park & Arbor Meadows_Cottage Grove) 12.30.25
1.	Council Memo_Woodridge_ArborMeadows_CourtResurfacing						
2.	Resolution_Woodridge_ArborMeadows_Resurfacing						
3.	Signed_Agreement for Contractor Services_Court Surfaces & Repair, Inc. wExhibit (Woodridge Park & Arbor Meadows_Cottage Grove) 12.30.25						



To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

From: Gavin Hochstetler, Management Analyst

Date: January 21, 2026

Subject: Court Resurfacing for Woodridge Park and Arbor Meadows Park

Introduction/Background

The tennis and basketball courts at Woodridge and basketball court Arbor Meadows Park will need to be resurfaced due to aging play surfaces and routine maintenance. Resurfacing a sport court is essential to ensure safety, improve performance, extend the lifespan of the court and enhance the overall experience for the users.

A request for proposals for this project was distributed to two sport court resurfacing vendors in November. The following proposals were received:

Contractor	Woodridge Park Tennis/Basketball Court	Arbor Meadows Park Basketball Court
Court Surfaces & Repair Inc.	\$26,750	\$3,750
C&H Sport Surfaces Inc.	\$27,990	\$5,350

Budget Implications

Staff recommends entering into a service agreement with Court Surfaces & Repair Inc. for the resurfacing of sport courts at Arbor Meadows Park and Woodridge Park.

Staff Recommendation

Authorize resolution 2026-012 awarding the Woodridge Park and Arbor Meadows Park Court Resurfacing Project to Court Surfaces & Repair Inc in the amount of \$26,750 for Woodridge Park and \$3,750 for Arbor Meadows Park and authorize the service agreement between Court Surfaces & Repair Inc. and the City of Cottage Grove.

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-012

**RESOLUTION AWARDING THE WOODRIDGE PARK AND ARBOR MEADOWS
PARK COURT RESURFACING PROJECT TO COURT SURFACES & REPAIR, INC.
FOR THE AMOUNT OF \$26,750 AT WOODRIDGE PARK AND \$3,750 AT ARBOR
MEADOWS PARK**

WHEREAS, quotes were requested to provide the necessary work for the Woodridge Park and Arbor Meadows Court Resurfacing Project according to City standards; and

WHEREAS, quotes were requested to provide the necessary work; and

WHEREAS, two firms submitted quotes; and

WHEREAS, it appears that Court Surfaces & Repair, Inc. provided the lowest responsible quote; and

WHEREAS, it is the recommendation of the Parks Director that the quote be awarded to Court Surfaces & Repair Inc.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, that the Woodridge Park and Court Resurfacing Project be awarded Court Surfaces & Repair, Inc. for \$26,750 at Woodridge Park and \$3,750 at Arbor Meadows Park.

Passed this 21st day of January 2026.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

AGREEMENT FOR SERVICES
Woodridge Park and Arbor Meadows Park Court Resurfacing

THIS AGREEMENT ("Agreement") is made and executed this ____ day of _____, 2026, by and between the City of Cottage Grove, 12800 Ravine Parkway South, Cottage Grove, Minnesota 55016, ("City") and Court Surfaces & Repair, Inc., 16215 Yalta Street NE, Ham Lake, Minnesota 55304 ("Contractor").

WHEREAS, the City has accepted the proposal of the Contractor for certain services; and

WHEREAS, Contractor desires to perform the services for the City under the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual consideration contained herein, it is hereby agreed as follows:

1. SERVICES.

- a. City agrees to engage Contractor as an independent contractor for the purpose of performing certain Services ("Services"), as defined in the following documents:
 - i. A proposal dated November 12, 2025, incorporated herein as Exhibit A.
 - ii. Where the terms and conditions of this Agreement and those terms and conditions included in Exhibit A specifically conflict, the terms of this Agreement shall apply.
- b. Contractor covenants and agrees to provide the Services to the satisfaction of the City in a timely fashion, subject to Section 8 of this Agreement.
- c. Contractor agrees to comply with all federal, state, and local laws and ordinances applicable to the Services to be performed under this Agreement, including all safety standards. Contractor shall be solely and completely responsible for conditions of the job site, including the safety of all persons and property during the performance of the Services. Contractor represents and warrants that it has the requisite training, skills, and experience necessary to provide the Services and is appropriately licensed and has obtained all permits from all applicable agencies and governmental entities.

2. PAYMENT.

- a. City agrees to pay Contractor \$26,750.00 for the Woodridge Park Tennis and Basketball Courts and \$3,750.00 for the Arbor Meadows Park Basketball Court. Contractor agrees to receive and accept payment for Services as set forth in Exhibit A.

- b. Any changes in the scope of the work of the Services that may result in an increase to the compensation due the Contractor shall require prior written approval by the authorized representative of the City or by the City Council. The City will not pay additional compensation for Services that do not have prior written authorization.
 - c. Contractor shall submit itemized bills for Services provided to City on a monthly basis. Bills submitted shall be paid in the same manner as other claims made to City.
 - d. Prior to payment, the Contractor will submit evidence that all payrolls, material bills, subcontractors and other indebtedness connected with the Services have been paid as required by the City.
- 3. TERM. The term of this Agreement shall commence on the date listed in the initial paragraph of this Agreement and terminate on September 30, 2026. Contractor must complete all Services under this Agreement prior to September 30, 2026. This Agreement may be extended upon the written mutual consent of the parties for such additional periods as they deem appropriate, upon the same terms and conditions as herein stated.
- 4. TERMINATION AND REMEDIES.
 - a. Termination by Either Party. This Agreement may be terminated by either party upon thirty (30) days' written notice delivered to the other party at the addresses listed in Section 14 of this Agreement. Upon termination under this provision, if there is no default by the Contractor, Contractor shall be paid for Services rendered and reimbursable expenses incurred through the effective date of termination.
 - b. Termination Due to Default. This Agreement may be terminated by either party upon written notice in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement. The non-performing party shall have fifteen (15) calendar days from the date of the termination notice to cure or to submit a plan for cure that is acceptable to the other party.
 - c. Remedies. Notwithstanding the above, the Contractor shall not be relieved of liability to the City for damages sustained by the City as a result of any breach of this Agreement by the Contractor. The City may, in such event:
 - i. Withhold payments due to the Contractor for the purpose of set-off until such time as the exact amount of damages due to the City is determined.

- ii. Perform the Services, in which case, the Contractor shall within thirty (30) days after written billing by the City, reimburse the City for any costs and expenses incurred by the City.

The rights or remedies provided for herein shall not limit the City, in case of any default by the Contractor, from asserting any other right or remedy allowed by law, equity, or by statute.

- d. Upon termination of this Agreement, the Contractor shall furnish to the City copies or duplicate originals of all documents or memoranda prepared for the City not previously furnished.
5. SUBCONTRACTORS. Contractor shall not enter into subcontracts for any of the Services provided for in this Agreement without the express written consent of the City, unless specifically provided for in Exhibit A. Contractor shall pay any subcontractor involved in the performance of this Agreement within ten (10) days of the Contractor's receipt of payment by the City for undisputed services provided by the subcontractor.
 6. STANDARD OF CARE. In performing its Services, Contractor will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession in the same locality at the time the Services are provided.
 7. INSPECTION OF WORK. All materials and workmanship will be subject to inspection, examination, and testing by the City, who will have the right to reject defective material and workmanship or require its correction.
 8. DELAY IN PERFORMANCE. Neither City nor Contractor shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the nonperforming party. For purposes of this Agreement, such circumstances include, but are not limited to, abnormal weather conditions; floods; earthquakes; fire; epidemics; war, riots, and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage; judicial restraint; and inability to procure permits, licenses or authorizations from any local, state, or federal agency for any of the supplies, materials, accesses, or services required to be provided by either City or Contractor under this Agreement. If such circumstances occur, the nonperforming party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Contractor will be entitled to payment for its reasonable additional charges, if any, due to the delay.
 9. CITY'S REPRESENTATIVE. The City has designated Jim Fohrman to act as the City's representative with respect to the Services to be performed under this Agreement. He shall have complete authority to transmit instructions, receive information, interpret, and define the City's policy and decisions with respect to the Services covered by this Agreement.

10. PROJECT MANAGER AND STAFFING. The Contractor has designated Jake Klute to be the primary contact for the City in the performance of the Services. He shall be assisted by other staff members as necessary to facilitate the completion of the Services in accordance with the terms established herein. Contractor may not remove or replace the designated staff without the approval of the City.

11. INDEMNIFICATION.

- a. Contractor and City each agree to defend, indemnify, and hold harmless each other, its agents and employees, from and against legal liability for all claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are caused by its negligent acts, errors, or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of Contractor and City, they shall be borne by each party in proportion to its own negligence.
- b. Contractor shall indemnify City against legal liability for damages arising out of claims by Contractor's employees or subcontractors, including all liens. City shall indemnify Contractor against legal liability for damages arising out of claims by City's employees or subcontractors.

12. INSURANCE. During the performance of the Services under this Agreement, Contractor shall maintain the following insurance:

- a. Commercial General Liability Insurance, with a limit of \$2,000,000 for any number of claims arising out of a single occurrence.
- b. Workers' Compensation Insurance in accordance with statutory requirements.
- c. Automobile Liability Insurance, with a combined single limit of \$2,000,000.

Contractor shall furnish the City with certificates of insurance, which shall include a provision that such insurance shall not be canceled without written notice to the City. The City shall be named as an additional insured on the Commercial General Liability Insurance policy.

13. WARRANTIES. Contractor warrants and guarantees that title to all work, materials, and equipment covered by any invoice, will pass to City no later than the final completion date of all Services. Contractor warrants that all work will be free from defects and that all materials will be new and of first quality. If within one (1) year after final payment any work or material is found to be defective, Contractor shall promptly, without cost to the City, correct such defect.

14. NOTICES. Notices shall be communicated to the following addresses:

If to City: City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016
Attention: Jim Fohrman

Or emailed: jfohrman@cottagegrovemn.gov

If to Contractor: Court Surfaces & Repair, Inc.
16215 Yalta Street NE
Ham Lake, MN 55304
Attention: Jake Klute

Or emailed: klutejake@gmail.com

15. INDEPENDENT CONTRACTOR STATUS. All services provided by Contractor, its officers, agents and employees pursuant to this Agreement shall be provided as employees of Contractor or as independent contractors of Contractor and not as employees of the City for any purpose.

16. GENERAL PROVISIONS.

- a. Assignment. This Agreement is not assignable without the mutual written agreement of the parties.
- b. Waiver. A waiver by either City or Contractor of any breach of this Agreement shall be in writing. Such a waiver shall not affect the waiving party's rights with respect to any other or further breach.
- c. Nondiscrimination. Contractor agrees that in the hiring of employees to perform Services under this Agreement, Contractor shall not discriminate against any person by reason of any characteristic protected by state or federal law.
- d. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Minnesota and any action must be venued in Washington County District Court.
- e. Amendments. Any modification or amendment to this Agreement shall require a written agreement signed by both parties.
- f. Severability. If any term of this Agreement is found be void or invalid, such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.

- g. Data Practices Compliance. All data collected by the City pursuant to this Agreement shall be subject to the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.
- h. Entire Agreement. This Agreement constitutes the entire agreement of the parties and supersedes all prior communications, understandings and agreements relating to the subject matter hereof, whether oral or written.

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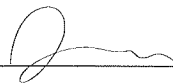
CITY OF COTTAGE GROVE

By: _____
Myron A. Bailey, Mayor

By: _____
Tamara Anderson, City Clerk

Date: _____

COURT SURFACES & REPAIR, INC. ("CONTRACTOR")

Signature: 

Name: Jacob Klute

Its: President

Date: January 7, 2026

EXHIBIT A



Court Surfaces & Repair, Inc.

Troy D. Carlson • 16215 Yalta St. NE • Ham Lake, MN 55304 • 612-386-9171 • Fax: 763-785-7929



November 12, 2025

RE: RESURFACING OF TWO TENNIS COURT AND TWO BASKETBALL

Woodridge Park / Cottage Grove, MN - (2) Tennis Court and (2) Basketball

The process to surface courts is as follows:

- High-pressure blow entire surface clean of dirt and debris.
- High-pressure wash and scrub courts to clean prior to material application.
- Patch and blend low areas, ("birdbaths") to surrounding surface.
- Fill and smooth cracks with acrylic patch binder blend.
- Apply (2) textured coats of 100 % Acrylic Resurfacer to fill surface imperfections.
- Apply (2) ColorPlus 100% Acrylic Color coats to surface. Colors Dark Green and Light Green **(SealMaster ColorPlus System used)*
- Apply line primer to playing lines prior to applying white line paint.
- Upon curing roller apply 2" white playing lines per ASBA specifications.

*CSR will need a water source supplied near facility location.

Tennis and Basketball Court Surfacing and Line Striping – LS \$26,750.00 * Prices do not include any bond fees.

CSR is fully insured for your project and will issue a certificate of insurance if requested. All work has a two-year *manufacturer's warranty* on materials used. *Warranty does not cover saw joints.* If you have any questions please call me @ (763)-442-8405.

The above price and specifications are satisfactory and are hereby accepted. CSR is authorized to do the above work specified. Payment is to be made upon completion of above specified work. *Note:* This proposal may be withdrawn if not accepted within 10 days.

Date Accepted ____/____/____ Signature _____ PO # _____
(Please assign a PO# and or mail / fax one signed copy. Fax (763)-785-7929.)

Thank you,

Jake Klute
Court Surfaces & Repair



Court Surfaces & Repair, Inc.

Troy D. Carlson • 16215 Yalta St. NE • Ham Lake, MN 55304 • 612-386-9171 • Fax: 763-785-7929



November 12, 2025

RE: RESURFACING OF ONE HALF BASKETBALL COURT

Arbor Meadows Park / Cottage Grove, MN - (1/2) Basketball

The process to surface courts is as follows:

- High-pressure blow entire surface clean of dirt and debris.
- High-pressure wash and scrub courts to clean prior to material application.
- Patch and blend low areas, ("birdbaths") to surrounding surface.
- Fill and smooth cracks with acrylic patch binder blend.
- Apply (2) textured coats of 100 % Acrylic Resurfacer to fill surface imperfections.
- Apply (2) ColorPlus 100% Acrylic Color coats to surface. Colors Dark Green *(SealMaster ColorPlus System used)
- Apply line primer to playing lines prior to applying white line paint.
- Upon curing roller apply 2" white playing lines per ASBA specifications.
- Additional 4-square striping.

*CSR will need a water source supplied near facility location.

Basketball Court Surfacing and Line Striping – LS \$3,750.00 * Prices do not include any bond fees.

CSR is fully insured for your project and will issue a certificate of insurance if requested. All work has a two-year *manufacturer's warranty* on materials used. *Warranty does not cover saw joints.* If you have any questions please call me @ (763)-442-8405.

The above price and specifications are satisfactory and are hereby accepted. CSR is authorized to do the above work specified. Payment is to be made upon completion of above specified work. *Note:* This proposal may be withdrawn if not accepted within 10 days.

Date Accepted ____/____/____ Signature _____ PO # _____.
(Please assign a PO# and or mail / fax one signed copy. Fax (763)-785-7929.)

Thank you,

Jake Klute
Court Surfaces & Repair



City Council Action Request

6.G.

Meeting Date 1/21/2026

Department Parks and Recreation

Agenda Category Action Item

Title Woodridge Park Pickleball Court Resurfacing

Staff Recommendation Authorize resolution 2026-013 awarding the Woodridge Park Pickleball Court Resurfacing Project to C&H Sport Surfaces, Inc. in the amount of \$20,495 and authorize the service agreement between C&H Sport Surfaces, Inc. and the City of Cottage Grove.

Budget Implication \$20,495 from Park Improvement fund.

Attachments	1.	Council Memo-Woodridge Pickleball Court Resurfacing
	2.	Resolution Awarding Woodridge Pickleball Resurfacing
	3.	Agreement for Contractor Services_ C&H Sport Surfaces, Inc. wExhibit (Woodridge Park Pickleball_ Cottage Grove) 12.30.25



To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator
From: Gavin Hochstetler, Management Analyst
Date: January 21, 2026
Subject: Pickleball Court Resurfacing for Woodridge Park

Introduction/Background

In 2025, the Parks Department had the existing hockey rink renovated into a multisport court/rink. Making the transition to a multisport area allows the space to be used year round. The rink/court will need to be resurfaced for Pickleball to be efficiently played at the park. Resurfacing a sport court is essential to ensure safety, improve performance, extend the lifespan of the court and enhance the overall experience for the users.

A request for proposals for this project was distributed to two sport court resurfacing vendors in November. The following proposals were received:

Contractor	Woodridge Pickleball Court/Rink
C&H Sport Surfaces, Inc.	\$20,495
Court Surfaces & Repair, Inc.	\$21,150

Budget Implications

Staff recommends entering into a service agreement with C&H Sport Surfaces, Inc. for the resurfacing of Pickleball Courts at Woodridge Park.

Staff Recommendation

Authorize resolution 2026-013 awarding the Woodridge Park Pickleball Court Resurfacing Project to C&H Sport Surfaces, Inc. in the amount of \$20,495 and authorize the service agreement between C&H Sport Surfaces, Inc. and the City of Cottage Grove.

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-013

**RESOLUTION AWARDING THE WOODRIDGE PARK PICKLEBALL COURT
RESURFACING
TO C&H SPORT SURFACES, INC. FOR \$20,495**

WHEREAS, quotes were requested to provide the necessary work for the Woodridge Park Pickleball Court Resurfacing Project according to City standards; and

WHEREAS, quotes were requested to provide the necessary work; and

WHEREAS, two firms submitted quotes; and

WHEREAS, it appears that C&H Sport Surfaces, Inc. provided the lowest responsible quote; and

WHEREAS, it is the recommendation of the Parks Director that the quote be awarded to C&H Sport Surfaces Inc.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, that the Woodridge Park Pickleball Court Resurfacing Project be awarded C&H Sport Surfaces, Inc. for \$20,495

Passed this 21st day of January 2026.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

AGREEMENT FOR SERVICES
Woodridge Park Pickleball Court Resurfacing

THIS AGREEMENT ("Agreement") is made and executed this ____ day of _____, 2026, by and between the City of Cottage Grove, 12800 Ravine Parkway South, Cottage Grove, Minnesota 55016, ("City") and C & H Sport Surfaces, Inc., 2312 Seurer Street, New Market, Minnesota 55054 ("Contractor").

WHEREAS, the City has accepted the proposal of the Contractor for certain services; and

WHEREAS, Contractor desires to perform the services for the City under the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual consideration contained herein, it is hereby agreed as follows:

1. SERVICES.

- a. City agrees to engage Contractor as an independent contractor for the purpose of performing certain Services ("Services"), as defined in the following documents:
 - i. A proposal dated November 14, 2025, incorporated herein as Exhibit A.
 1. The Services provided by Contractor under this Agreement are only those identified in Exhibit A for the Woodridge Park Pickleball Courts. Any proposed term in Exhibit A for the Woodridge Park Tennis and Basketball Courts or the Arbor Meadows Basketball Court projects are void and not part of this Agreement.
 - ii. Where the terms and conditions of this Agreement and those terms and conditions included in Exhibit A specifically conflict, the terms of this Agreement shall apply.
- b. Contractor covenants and agrees to provide the Services to the satisfaction of the City in a timely fashion, subject to Section 8 of this Agreement.
- c. Contractor agrees to comply with all federal, state, and local laws and ordinances applicable to the Services to be performed under this Agreement, including all safety standards. Contractor shall be solely and completely responsible for conditions of the job site, including the safety of all persons and property during the performance of the Services. Contractor represents and warrants that it has the requisite training, skills, and experience necessary to provide the Services and is appropriately licensed and has obtained all permits from all applicable agencies and governmental entities.

2. PAYMENT.

- a. City agrees to pay Contractor \$20,495.00 and Contractor agrees to receive and accept payment for Services as set forth in Exhibit A.
- b. Any changes in the scope of the work of the Services that may result in an increase to the compensation due the Contractor shall require prior written approval by the authorized representative of the City or by the City Council. The City will not pay additional compensation for Services that do not have prior written authorization.
- c. Contractor shall submit itemized bills for Services provided to City on a monthly basis. Bills submitted shall be paid in the same manner as other claims made to City.
- d. Prior to payment, the Contractor will submit evidence that all payrolls, material bills, subcontractors and other indebtedness connected with the Services have been paid as required by the City.

3. TERM. The term of this Agreement shall commence on the date listed in the initial paragraph of this Agreement and terminate on September 30, 2026. Contractor must complete all Services under this Agreement prior to September 30, 2026. This Agreement may be extended upon the written mutual consent of the parties for such additional periods as they deem appropriate, upon the same terms and conditions as herein stated.

4. TERMINATION AND REMEDIES.

- a. Termination by Either Party. This Agreement may be terminated by either party upon thirty (30) days' written notice delivered to the other party at the addresses listed in Section 14 of this Agreement. Upon termination under this provision, if there is no default by the Contractor, Contractor shall be paid for Services rendered and reimbursable expenses incurred through the effective date of termination.
- b. Termination Due to Default. This Agreement may be terminated by either party upon written notice in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement. The non-performing party shall have fifteen (15) calendar days from the date of the termination notice to cure or to submit a plan for cure that is acceptable to the other party.
- c. Remedies. Notwithstanding the above, the Contractor shall not be relieved of liability to the City for damages sustained by the City as a result of any breach of this Agreement by the Contractor. The City may, in such event:

- i. Withhold payments due to the Contractor for the purpose of set-off until such time as the exact amount of damages due to the City is determined.
- ii. Perform the Services, in which case, the Contractor shall within thirty (30) days after written billing by the City, reimburse the City for any costs and expenses incurred by the City.

The rights or remedies provided for herein shall not limit the City, in case of any default by the Contractor, from asserting any other right or remedy allowed by law, equity, or by statute.

- d. Upon termination of this Agreement, the Contractor shall furnish to the City copies or duplicate originals of all documents or memoranda prepared for the City not previously furnished.
5. SUBCONTRACTORS. Contractor shall not enter into subcontracts for any of the Services provided for in this Agreement without the express written consent of the City, unless specifically provided for in Exhibit A. Contractor shall pay any subcontractor involved in the performance of this Agreement within ten (10) days of the Contractor's receipt of payment by the City for undisputed services provided by the subcontractor.
6. STANDARD OF CARE. In performing its Services, Contractor will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession in the same locality at the time the Services are provided.
7. INSPECTION OF WORK. All materials and workmanship will be subject to inspection, examination, and testing by the City, who will have the right to reject defective material and workmanship or require its correction.
8. DELAY IN PERFORMANCE. Neither City nor Contractor shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the nonperforming party. For purposes of this Agreement, such circumstances include, but are not limited to, abnormal weather conditions; floods; earthquakes; fire; epidemics; war, riots, and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage; judicial restraint; and inability to procure permits, licenses or authorizations from any local, state, or federal agency for any of the supplies, materials, accesses, or services required to be provided by either City or Contractor under this Agreement. If such circumstances occur, the nonperforming party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Contractor will be entitled to payment for its reasonable additional charges, if any, due to the delay.
9. CITY'S REPRESENTATIVE. The City has designated Jim Fohrman to act as the City's representative with respect to the Services to be performed under this Agreement. He

shall have complete authority to transmit instructions, receive information, interpret, and define the City's policy and decisions with respect to the Services covered by this Agreement.

10. PROJECT MANAGER AND STAFFING. The Contractor has designated Tim Carlson to be the primary contact for the City in the performance of the Services. He shall be assisted by other staff members as necessary to facilitate the completion of the Services in accordance with the terms established herein. Contractor may not remove or replace the designated staff without the approval of the City.

11. INDEMNIFICATION.

- a. Contractor and City each agree to defend, indemnify, and hold harmless each other, its agents and employees, from and against legal liability for all claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are caused by its negligent acts, errors, or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of Contractor and City, they shall be borne by each party in proportion to its own negligence.
- b. Contractor shall indemnify City against legal liability for damages arising out of claims by Contractor's employees or subcontractors, including all liens. City shall indemnify Contractor against legal liability for damages arising out of claims by City's employees or subcontractors.

12. INSURANCE. During the performance of the Services under this Agreement, Contractor shall maintain the following insurance:

- a. Commercial General Liability Insurance, with a limit of \$2,000,000 for any number of claims arising out of a single occurrence.
- b. Workers' Compensation Insurance in accordance with statutory requirements.
- c. Automobile Liability Insurance, with a combined single limit of \$2,000,000.

Contractor shall furnish the City with certificates of insurance, which shall include a provision that such insurance shall not be canceled without written notice to the City. The City shall be named as an additional insured on the Commercial General Liability Insurance policy.

13. WARRANTIES. Contractor warrants and guarantees that title to all work, materials, and equipment covered by any invoice, will pass to City no later than the final completion date of all Services. Contractor warrants that all work will be free from defects and that all materials will be new and of first quality. If within one (1) year after final payment any work or material is found to be defective, Contractor shall promptly, without cost to the City, correct such defect.

14. NOTICES. Notices shall be communicated to the following addresses:

If to City: City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016
Attention: Jim Fohrman

Or emailed: jfohrman@cottagegrovemn.gov

If to Contractor: C & H Sport Surfaces, Inc.
2312 Seurer Street
New Market, MN 55054
Attention: Tim Carlson

Or emailed: chsportsurfaces@mchsi.com

15. INDEPENDENT CONTRACTOR STATUS. All services provided by Contractor, its officers, agents and employees pursuant to this Agreement shall be provided as employees of Contractor or as independent contractors of Contractor and not as employees of the City for any purpose.

16. GENERAL PROVISIONS.

- a. Assignment. This Agreement is not assignable without the mutual written agreement of the parties.
- b. Waiver. A waiver by either City or Contractor of any breach of this Agreement shall be in writing. Such a waiver shall not affect the waiving party's rights with respect to any other or further breach.
- c. Nondiscrimination. Contractor agrees that in the hiring of employees to perform Services under this Agreement, Contractor shall not discriminate against any person by reason of any characteristic protected by state or federal law.
- d. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Minnesota and any action must be venued in Washington County District Court.
- e. Amendments. Any modification or amendment to this Agreement shall require a written agreement signed by both parties.
- f. Severability. If any term of this Agreement is found be void or invalid, such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.

- g. Data Practices Compliance. All data collected by the City pursuant to this Agreement shall be subject to the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.
- h. Entire Agreement. This Agreement constitutes the entire agreement of the parties and supersedes all prior communications, understandings and agreements relating to the subject matter hereof, whether oral or written.

[The remainder of this page is intentionally left blank]

CITY OF COTTAGE GROVE

By: _____

Myron A. Bailey, Mayor

By: _____

Tamara Anderson, City Clerk

Date: _____

C & H SPORT SURFACES, INC. ("CONTRACTOR")

Signature: T. S. Carlson

Name: Tim S. Carlson

Its: President

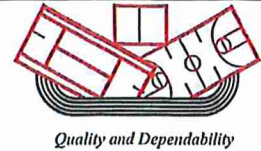
Date: 1/7/2026

Exhibit A

C & H Sport Surfaces, Inc.

Since 1970

TIM CARLSON
2312 SEURER ST.
NEW MARKET, MN 55054
PHONE: 952-461-5678
FAX: 952-461-5679



November 14, 2025

Jim Fohrman, Parks Superintendent
Cottage Grove Parks and Recreation
8635 West Point Douglas Rd.
Cottage Grove, MN 55016
Email: jfohrman@cottagegrovemn.gov

RE: WOODRIDGE PARK AND ARBOR MEADOWS PARK COURT COLOR SURFACING/RESURFACING FOR 2026

Jim,

Thank you for contacting C & H Sport Surfaces, Inc. regarding your court facilities. We have been in the tennis court, running track and basketball court industry for over 54 years and we pride ourselves on quality workmanship and dependable service. We use the highest quality 100% acrylic surfacing products for longer lasting and stronger surfaces. C & H Sport Surfaces, Inc. is a member of the BBB, USTA and MASMS.

REPAIR/RESURFACING OF WOODRIDGE PARK TENNIS & BASKETBALL COURTS AND ARBOR MEADOWS PARK BASKETBALL COURT TO INCLUDE:

- Power spray/hydro wash entire court surface to remove loose materials, embedded dirt, moss, and foreign oils that may have accumulated over the years. This enhances the bonding of the new surface application.
- Scrape and high pressure blow remaining loose materials down to a solid substrate.
- Clean, fill and blend cracks to surface using an Acrylic Patch Crack Filler mixed according to manufacture specifications.
- Tamp asphalt or place foam backer-rod in bottom of cracks and grind edges where necessary.
- Patch and blend low areas of depth, "bird baths", > 1/8" after 1 hour of sun, using Acrylic Patch mixed according to the manufacture specifications.
- Prime necessary areas to enhance bonding of new surface application.
- Apply 2, black sand filled, 100 % acrylic filler coats over the entire court surface, according to manufacture specifications.
- Apply 2, each, textured, acrylic color coats over the entire asphalt surface according to manufacture specifications for Woodridge Park Tennis and Basketball Courts. Colors for Woodridge Tennis and Basketball Courts to be light green playing areas and dark green out of bounds areas. Arbor Meadows Park color to be all dark green. (both, same as pictured)
- Upon curing, apply a total of 2 sets of 2", regulation, white, tennis playing lines according to USTA layout specifications, on the Woodridge Park Tennis Courts
- Upon curing, apply 2 sets of 2", regulation, white, basketball playing lines according to MSHL specifications (same as pictured), on the Woodridge Park Basketball Courts.
- Upon curing, apply 1 set of 2", regulation, white basketball playing lines according to MSHL specification (same as pictured) on the Arbor Meadows Park Basketball Court.
- Apply 1 set of 14' x 14', white 4-Square playing lines on the Arbor Meadows Park Basketball Court.
- Apply line primer prior to the application of the line paint for crisper playing lines.
- Site clean-up.

Cost to complete this project for the Woodridge Park Tennis and Basketball Courts (approx. 2800 SY).....\$ 27,990.00
Cost to complete this project for the Arbor Meadows Park Basketball Court (approx. 115 SY).....\$ 5,350.00

*A pressured water source will be needed near project location. *All sprinklers near project location must be turned off.

*1 year manufacture product warranty.

*Approx. 6 day down time.

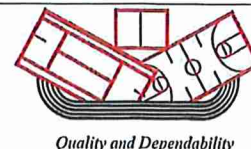
*Use of SportMaster Surfacing Products.

• TENNIS COURTS • PICKLE BALL COURTS • RUNNING TRACKS • BASKETBALL COURTS • SNOWPLOWING • 10 U LINES •
• email: chsportsurfaces@mchsi.com • www.chsportsurfaces.com •

C & H Sport Surfaces, Inc.

Since 1970

TIM CARLSON
2312 SEURER ST.
NEW MARKET, MN 55054
PHONE: 952-461-5678
FAX: 952-461-5679



COLOR SURFACING OF WOODRIDGE PARK NEW ASPHALT RINK FOR PICKLEBALL COURTS TO INCLUDE (APPROX. 1867 SY):

- Power spray/hydro wash entire court surface to remove loose materials, embedded dirt and foreign oils. This enhances the bonding of the new surface application.
- Scrape surface and high pressure blow remaining loose materials.
- Patch and blend low areas of depth, "bird baths", > 1/8" after 1 hour of sun using Acrylic Patch, mixed according to the manufacture specifications.
- Patch and blend rough or unlevel paving seams and blend to surface using Acrylic Patch, mixed according to the manufacture specifications.
- Prime necessary areas to enhance bonding of new surface application.
- Apply 2, black sand filled, 100 % acrylic filler coats over the entire court surface, according to the manufacture specifications. These filler coats fill small surface voids, blend repair areas allowing for a stronger, smoother and longer lasting playing surface.
- Apply 2, each, textured, acrylic color coats over the entire asphalt surface according to manufacture specifications. Colors to be light green out of bounds and kitchen areas with dark green back courts.
- Upon curing, apply a total of 5 sets of 2", regulation, white, Pickleball playing lines according to USAPA layout specifications.
- Apply line primer prior to the application of the line paint for crisper playing lines.
- Site clean-up.

Cost to complete this project.....\$ 20,495.00

*A pressured water source will be needed near project location. *All sprinklers near project location must be turned off.

*1 year manufacture product warranty.

*Approx. 6 day downtime.

*Use of SportMaster Surfacing Products.

☐ WOODRIDGE PARK TENNIS COURTS AND BASKETBALL COURTS

☒ WOODRIDGE PARK PICKLEBALL COURTS

☐ ARBOR MEADOWS BASKETBALL COURT

C & H Sport Surfaces, Inc. is fully insured for your project, and will issue a certificate of insurance upon request.

If you have any further questions, please contact Tim at: o 952-461-5678 or c 612-718-4162.

Thank you,

Tim S. Carlson

C & H Sport Surfaces, Inc.

Acceptance of Proposal: The above prices and specifications are satisfactory and are hereby accepted. You are authorized to do the work as specified above. Payment is to be made within 30 days of project completion date. An interest rate of 18% will be added to all accounts that exceed the 30 day project completion date. Any collection fees due to nonpayment are to be paid by the customer. Cracks are not a warranty item. Upon acceptance, the surface may be played on.

Date: / / Authorized Signature: _____

A signed contract or PO# is required to schedule this project. I have read and understand the Terms and Conditions (P. 3) of this contract.

NOTE: We reserve the right to withdraw this proposal if not accepted within 10 days.

• TENNIS COURTS • PICKLE BALL COURTS • RUNNING TRACKS • BASKETBALL COURTS • SNOWPLOWING • 10 U LINES •
• email: chsportsurfaces@mchsi.com • www.chsportsurfaces.com •



To: Mayor and Council Members
Jennifer Levitt, City Administrator

From: Nate Carlson, Economic Development Manager

Date: January 13, 2026

Subject: Resolution of approval for DEED Redevelopment Grant application – Ross Home

Introduction

The Minnesota State Department of Employment and Economic Development (DEED) hosts financial assistance programs for redevelopment projects at the local level. To apply for these grants, local authorities must approve a resolution supporting the application for these funds. Staff has identified that the recently acquired Ross home could make for a strong application.

Background

The Redevelopment Grant Program was established by the 1998 legislature to incentivize the redevelopment of old industrial, residential, or commercial properties; and assist private sector development with the challenges/costs these sites contain. Minnesota Statutes §§ 116J.571 – 116J.575 gives the Minnesota Department of Employment and Economic Development (DEED) authority to award grants to assist development authorities with eligible redevelopment costs such as demolition, interior environmental abatement, public infrastructure improvements, environmental infrastructure, and geotechnical correction.

More information regarding the program can be found within the attached application form.

Discussion

Staff recommends that the City apply for redevelopment grants funds to assist with demolition and any environmental remediation required to prep the Ross house site for redevelopment of a future hotel. For the site to be more attractive to hotel developers, a clean site pad is necessary and these grant dollars can assist in that preparation.

Staff is working on receiving quotes for the demolition and environmental work. More information will be brought to the Council in the event that the project is awarded.

Recommendation

Approve Resolution, which approves the application for redevelopment grant funds submitted to the Minnesota State Department of Employment and Economic Development.

Attachments

Resolution
Redevelopment Grant application form

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-014

RESOLUTION APPROVING THE APPLICATION FOR REDEVELOPMENT GRANT FUNDS SUBMITTED TO THE DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT (DEED)

BE IT RESOLVED that the City Council of Cottage Grove has approved the Redevelopment Grant application submitted to the Department of Employment and Economic Development (DEED) on January 21, 2026, by the City of Cottage Grove for the Shoppes at Cottage View site.

BE IT RESOLVED that the City of Cottage Grove act as the legal sponsor for project(s) contained in the Redevelopment Grant Program application to be submitted on February 1, 2026, and that the City Administrator is hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of the City of Cottage Grove.

BE IT FURTHER RESOLVED that the City of Cottage Grove has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration.

BE IT FURTHER RESOLVED that the sources and amounts of the local match identified in the application are committed to the project identified.

BE IT FURTHER RESOLVED that if the project identified in the application fails to substantially provide the public benefits listed in the application within five years from the date of the grant award, the City of Cottage Grove may be required to repay 100 percent of the awarded grant per Minn. Stat. § 116J.575, Subd. 4;

BE IT FURTHER RESOLVED that the City of Cottage Grove has not violated any Federal, State, or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

BE IT FURTHER RESOLVED that upon approval of its application by the state, the City of Cottage Grove may enter into an agreement with the State of Minnesota for the above-referenced project(s), and that the City of Cottage Grove certifies that it will comply with all applicable laws and regulation as stated in all contract agreements.

NOW, THEREFORE BE IT FINALLY RESOLVED that the Mayor and the Clerk are hereby authorized to execute such agreements as are necessary to implement the project on behalf of the City of Cottage Grove.

I CERTIFY THAT the above resolution was adopted by the Cottage Grove City Council of the City of Cottage Grove on January 21, 2026.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

Redevelopment Grant Application Submittal Checklist

Logistics

- | | |
|--------------------------|---|
| ☐ | Two complete paper copies (complete copies include all attachments) |
| ☐ | One complete electronic copy (i.e., one flash drive, emailed applications will not be accepted) |
| ☐ | All the above submitted to DEED by 4:00 p.m. on February 1 or August 1 |

Application Form Content

- | | |
|--------------------------|---|
| ☐ | Applicant Information Cover Page |
| ☐ | I. Site Identification and History |
| ☐ | II. Cost Analysis: Redevelopment Sources and Uses (Budget Table) and Construction Sources and Uses |
| ☐ | III. Tax Increment Financing (TIF) Analysis |
| ☐ | IV. Analysis of Redevelopment Potential |
| ☐ | V. Project Schedule |
| ☐ | VI. Payment Information (Applicant's State SWIFT Vendor Number, Location Code, and Address) |
| ☐ | VII. Resolutions (Statutory Cities must authorize Mayor and Clerk) |
| ☐ | VIII. Applicant Disclosures and Certifications (Conflict of Interest and Pre-Award Risk Assessment) |

Application Attachments

- | | |
|--------------------------|---|
| ☐ | Project Summary |
| ☐ | Appraisal or Assessor's Valuation (all parcels must have a current value which cannot be zero) |
| ☐ | Site maps illustrating ALL features requested in Question 4, site photographs |
| ☐ | Geotechnical Soil Evaluation Report, Hazardous Materials Survey (if applicable) |
| ☐ | Construction financing commitments, terms sheets, or letters of interest |
| ☐ | HUD 'Invitation to Apply' letter (if applicable) |
| ☐ | Resolution establishing Redevelopment TIF district and/or documentation of Redevelopment TIF qualifications (slum and blight analysis, building inspection, etc.) |
| ☐ | TIF Cash Flow Analysis (if using TIF) |
| ☐ | Site crime data |
| ☐ | Council action/minutes or other documentation demonstrating local approvals/entitlements |
| ☐ | Current property tax statements for each parcel |
| ☐ | Joint agreements (if project is multi-jurisdictional) |
| ☐ | Local transit schedules |
| ☐ | Developer letter of commitment and/or development agreement |
| ☐ | End-user or business tenant letter(s) of commitment (if applicable) |
| ☐ | Resolution from applicant agency (Statutory Cities MUST authorize Mayor and Clerk) |
| ☐ | MUST BE SUBMITTED AT TIME OF APPLICATION |
| ☐ | Resolution from municipality in which the site is located (if different from applicant agency) |
| ☐ | Conflict of Interest completed and signed by the applicant |
| ☐ | Pre-Award Risk Assessment completed and signed by the applicant (attached org chart) |

MINNESOTA DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT

651-259-7451 or toll free at 1-800-657-3858

Brownfields and Redevelopment Unit
Great Northern Building
180 East Fifth Street, Suite 1200
St. Paul, MN 55101

INSTRUCTIONS

PURPOSE/BACKGROUND:

The Redevelopment Grant Program was established by the 1998 legislature to incentivize the redevelopment of old industrial, residential, or commercial properties; and assist private sector development with the challenges/costs these sites contain. Minnesota Statutes §§ 116J.571 – 116J.575 gives the Minnesota Department of Employment and Economic Development (DEED) authority to award grants to assist development authorities with eligible redevelopment costs as defined below.

The Redevelopment Grant Program is for currently or previously developed sites where significant barriers exist to redevelop the land into a different and/or more productive use. This program is not intended for parties that have operated on the site long-term, but rather to assist new parties with site redevelopment.

GRANT FUNDING AVAILABILITY:

Funding amounts have typically varied depending on legislative appropriation; however, DEED anticipates the availability of at least \$2 million per grant round. According to legislative requirement, if sufficient eligible applications are received, at least 50 percent of the grant money will be awarded to projects outside of the seven-county metropolitan area.

APPLICATION DEADLINES:

The Redevelopment Grant Program operates on a semi-annual grant cycle. Deadlines for submitting applications are **February 1** and **August 1 by 4:00 p.m.** each year. If these days fall on a weekend, the deadline will be the following business day. **Three complete sets of application documents are required for each project: 1 paper copy including attachments and 2 flash drives, each with attachments.** An applicant may apply for more than one project, but a separate application must be completed and submitted for each site.

NOTE: Emailed applications will not be accepted. Please fill out the entire application. All applications must be complete upon submission to qualify for a grant. This includes the fully signed, required resolutions.

Applications should be in a binder or bound with attachments clearly marked and tabbed. **ELIGIBLE GRANT APPLICANTS:**

Eligible applicants for this program are statutory or home rule charter cities, economic development authorities, housing and redevelopment authorities, counties, or port authorities. While these are the eligible applicants, the site can be either privately or publicly owned.

GRANT ELIGIBLE SITES:

Only sites that have been previously developed, and the need to redevelop the land into a different and/or more productive use exists, qualify for a Redevelopment Grant. Sites which were never historically developed with buildings or infrastructure (i.e., cornfield) do not qualify. This program is not intended for parties that have operated on the site long-term, but rather to assist new parties with site redevelopment.

GRANT ELIGIBLE COSTS:

The Redevelopment Grant Program can pay up to 50 percent of the redevelopment costs for a qualifying site. “Redevelopment costs” or “costs” mean the costs of land acquisition, stabilizing unstable soils when infill is required, infrastructure improvements and ponding or other environmental infrastructure, demolition costs and costs necessary for adaptive re-use of buildings, including remedial activities. For purposes of this program adaptive reuse means interior environmental abatement and does not include building rehabilitation or construction. **Costs incurred before the grant agreement is fully executed are not eligible for reimbursement.**

The redevelopment challenges/costs should be related to the site’s current or previously developed use.

Examples of eligible and ineligible costs include:

Eligible Costs

- Public acquisition*
- Demolition costs (as defined by [Minn. Stat. § 116J.572](#))
- Interior environmental abatement (e.g., asbestos abatement, lead paint abatement, must submit hazardous materials survey)
- Public infrastructure improvements** (e.g., water, sanitary, and storm connections, public sidewalks, public street or sidewalk lighting, public roads, etc.)
- Environmental infrastructure (e.g., stormwater ponding or system, etc.)
- Geotechnical soil correction (must submit a geotechnical soil evaluation)

**Although the statute recognizes acquisition as an eligible expense, DEED will only consider public acquisition, and these costs are only eligible as matching costs.*

***Although these costs are eligible, they should not be the sole costs of the grant request.*

Ineligible Costs

- Construction costs
- Building rehabilitation costs (including interior demolition)
- Environmental remediation (i.e., soil, groundwater, and/or vapor contamination)
- Project/grant administration
- Work performed or fees charged by the grantee or another public entity
- Costs of appraisals or other application costs
- Streetscaping/landscaping (including rain gardens)
- Soft costs (e.g., performance bonds, insurance, etc.)
- Contingencies

GRANT LOCAL MATCH REQUIREMENT:

It is required that the applicant pay for at least 50% of the eligible redevelopment costs as a local match to obtain a redevelopment grant. The match can come from any source available to the applicant. Eligible redevelopment costs incurred up to 12 months prior to the application due date may be included as local match but cannot be reimbursed by DEED. See “Grant Eligible Costs” above. Prior costs should be identified in the Cost Analysis section of the application.

The applicant must complete and adopt the attached resolution authorizing this application and committing the local match from the applicant (see Section VII, Resolutions).

REQUIRED APPRAISALS OR ASSESSMENTS FOR GRANTS:

Current (as-is) and projected (pre-construction) assessed values as determined by the local assessor are required. In lieu of the assessed value, appraisals done by an independent appraiser using accepted appraisal methodology, may be submitted. Values cannot be determined in any other manner. For tax exempt properties without an assessed value, a current market value must be provided.

The value of the property after the proposed development is completed is also required. This estimate is generally based on similar development projects in the city or a tax capacity estimate from the local assessor.

GRANT AWARD CRITERIA:

DEED will award grants to projects that provide the highest return in public benefits for the public costs incurred and meet all the statutory requirements. To evaluate the applications for public benefits with respect to the costs incurred, the law specifies priorities that DEED must consider.

To fulfill this requirement of reviewing applications in an objective and fair manner, the following criteria have been assigned maximum point values to systematically award grants. All assigned scores will be relative to scores awarded to other applications during the same grant round. **An application must receive a minimum of 50 points to be eligible for funding.**

1. Need for redevelopment in conjunction with contamination remediation needs. *Maximum = 15 points.*
2. Redevelopment project meets current tax increment financing requirements for a redevelopment district and tax increments will contribute to the project. *Maximum = 25 points.*
3. Redevelopment potential within the municipality. *Maximum = 85 points.*
4. Proximity to public transit if located in the metropolitan area. *Maximum = 5 points.*
5. Multi-jurisdictional projects that consider the need for affordable housing, transportation, and environmental impact. *Maximum = 15 points.*

Note: application review is a closed process. DEED reviewers may request clarification, but unanswered questions will not receive a score. Additional materials and required attachments will not be accepted after the application deadline without prior request or approval.

DEED has Redevelopment Grant rounds every six months. It is expected that projects are ready to begin grant activities as soon as grant funds are available. If there are one or more grant rounds before grant activities are scheduled to begin, DEED strongly recommends applying in a future grant round that is closer to commencement of the project. Be advised that if awarded, the application will be incorporated into the grant contract. The schedule provided in the application should be as accurate and realistic as possible. **Significant changes to the project and its schedule may result in grant termination.**



Brownfields and Redevelopment Unit

Redevelopment Grant Application

Applicant (Public Entity) *		
Head of Applicant Agency (e.g., Mayor) <i>Name and Title</i>		
Address		
City		Zip Code:
Email of Agency Head		
If the applicant is a city, what form of government?	☐ Home Rule	☐ Statutory City
Project Contact for the Public Entity		
Phone		
Email		
Address		
City		Zip Code:
Project Manager for this project from the Public Entity, in the event of an award*		
Phone		
Email		
Application Author		
Phone		
Email		

*If awarded, please note that the applicant is responsible for administering the grant and ensuring all grant terms and conditions are met.

PROJECT SUMMARY

ATTACH a summary of the project including the applicant's capacity to manage the grant in the event one is awarded.

I. SITE IDENTIFICATION AND HISTORY

SITE INFORMATION

1. Name of site/project: Click or tap here to enter text.

Site address: Click or tap here to enter text.

City: Click or tap here to enter text. Zip code: Click or tap here to enter text.

Site acreage: Click or tap here to enter text.

Property Identification Number(s): Click or tap here to enter text.

Minnesota Legislative District* in which **the site** is located:

A: Click or tap here to enter text.

B: Click or tap here to enter text.

*The Minnesota Legislature has an online tool to look up legislative district numbers: [Legislative Website](#)

SITE OWNERSHIP

2. A. Current property owner(s): Click or tap here to enter text.

When was the property purchased? Click or tap here to enter text.

For what amount? \$Click or tap here to enter text.

From whom was the property purchased? Click or tap here to enter text.

- B. Who will develop the site? Click or tap here to enter text.

Will the developer/affiliate own the property at any time? ☐ Yes ☐ No

When was/will the property be purchased? Click or tap here to enter text.

For what amount? \$Click or tap here to enter text.

- C. Who will own the site after development? Click or tap here to enter text.

When was/will the property be purchased? Click or tap here to enter text.

For what amount? \$ Click or tap here to enter text.

- D. What is the relationship (if any) between the current owner, the developer, and/or the future owner(s)? Click or tap here to enter text.

SITE VALUATION: ASSESSMENT OR APPRAISAL

3. DEED requires an appraisal or current assessed value as shown below. For tax-exempt properties without an assessed value, a current market value must be provided.

ATTACH an appraisal completed by a qualified independent appraiser licensed under chapter 82B using accepted appraisal methodology which shows the current market value of the property. This value should

include both the value of the land and, if applicable, any buildings on the Site. Along with the appraisal, please include the projected value after redevelopment activities and development have been completed.

Current Appraised Value	
Projected Value	

Or **ATTACH** documentation showing the assessed value of the property for the most recent year, as determined by the local assessor, shown on the most recent valuation notice used under Minn. Stat. § 273.121. Along with the assessed value, please include the projected value after redevelopment activities and development have been completed.

Current Assessed Value	
Projected Value	

MAPS AND SITE FEATURES

4. **ATTACH** accurate and legible site and location maps, showing locations of prominent and relevant site features such as buildings, retaining walls, etc. Maps must include site boundaries, a north arrow and bar scale, and show the following:
 - ☐ Current condition of the site including labeled structures.
 - ☐ Specifically, where and for what activities DEED money will apply
 - ☐ If requesting, geotechnical soil correction location and depth
 - ☐ Proposed development of the site including labeled structures.
5. **ATTACH** current (and historic, if available) photographs of the site.

HISTORY

6. Provide the timeline and history of the site. This includes, but is not limited to, when the site was first developed, former and current uses, as well as former and current occupants, etc., and describe what led to the site's current dilapidated condition.

Click or tap here to enter text.

CURRENT AND FUTURE SITE USE

7. Zoning/Land Use:
 - A. Current: ☐ Industrial ☐ Commercial ☐ Residential ☐ Mixed-use ☐ Other (Specify) Click or tap here to enter text.
 - B. After Redevelopment: ☐ Industrial ☐ Commercial ☐ Residential ☐ Mixed-use ☐ Other (Specify) Click or tap here to enter text.
8. Current buildings on site:

	Number of buildings	How many are occupied?	If vacant, for how long?
Industrial			
Commercial			
Residential			

9. Year building(s) was/were constructed: Click or tap here to enter text.
10. Describe the current condition of the buildings on site: Click or tap here to enter text.

11. Describe plans for the existing buildings as redevelopment occurs:

Click or tap here to enter text.

12. Describe **IN DETAIL** the proposed development plan for the site. Include information such as the number and size of buildings, number of housing units, square footage of commercial space, any known future tenants, etc.

Click or tap here to enter text.

IMPORTANT NOTE: Per [Minn. Stat. § 116J.575, Subd. 4](#), if this redevelopment project fails to substantially provide the public benefits (jobs and taxes) listed in this application within five years of the grant award date, the Commissioner may require that 100 percent of the grant amount be repaid to DEED.

13. Is the proposed development related to the bioscience field? ☐ Yes ☐ No

If yes, describe: Click or tap here to enter text.

14. Is the proposed development an expansion of an existing Minnesota bioscience business?

☐ Yes ☐ No

II. COST ANALYSIS

15. Total redevelopment costs as defined on Page iii: \$Click or tap here to enter text.

16. DEED request amount: \$Click or tap here to enter text.

Note: at least 50% of the total redevelopment costs must be paid with a match source.

17. Describe **IN DETAIL** the specific activities for which DEED funds are being requested:

Click or tap here to enter text.

18. If requesting assistance with geotechnical soil correction, explain how these costs are related to the site's past use and **ATTACH** the site's geotechnical soil evaluation report.

Click or tap here to enter text.

19. Complete the budget table below indicating the sources, uses, and amounts of all funds (including TIF, DEED requests, etc.) that will be used for eligible redevelopment costs as defined on Page iii. The table should list the total redevelopment costs, including any costs that have already been incurred.

The 50% local match can come from any source. Eligible redevelopment activities that have been completed up to 12 months prior to the application due date can count toward local match. If eligible costs have been incurred, attach the invoices. Public acquisition is only eligible as a match cost.

Redevelopment Sources and Uses of Funds for the Project (Budget Table)					
Use of Funds (Activity) (List individually)	Cost	Cost Incurred? Y/N	Date Incurred	Source of Funds	Date Funds Committed*
	\$				
	\$				
	\$				
	\$				

	\$				
	\$				
Total	\$				

Use of Funds (Activity): See Page iii for a list of eligible redevelopment costs. Be specific. List activities individually rather than combining into one line item (e.g., city water connection upgrade, city sanitary connection upgrade, etc.)

Cost: Total cost of the budget line item.

Costs Incurred: Has work on this activity started?

Date Incurred: When was this work done? Give a time range if necessary.

Source of Funds: List the funding sources, including match sources, contributing to each activity.

Date Funds Committed: When were the funds secured from this source?

***ATTACH** documentation of funding commitments.

20. Complete the table below indicating the sources, uses, and amounts of all funds that will be used for development construction.

Construction Sources and Uses of Funds for the Project			
Construction Activity	Cost	Sources of Funds (list individually)	Date Funds Committed*
Total	\$		

Construction Activity: May include building construction or other costs ineligible for Redevelopment.

Commitment Date: If construction financing is pending, list the date closing is anticipated.

***ATTACH** documentation of funding commitments.

21. What are the development's construction costs? Note the tables in question 20 and 21 should have the same total.

Total	\$
Public	\$
Private	\$

22. Is all the construction financing in place for the development of the site? ☐ Yes ☐ No

If yes, **ATTACH** documentation of funding commitments.

23. If construction financing is not in place, what is the process and timeline to secure the funds and when is closing anticipated?

[Click or tap here to enter text.](#)

ATTACH any letters of interest, term sheets from lenders or other funding sources, and include this information in Section V, Project Schedule.

24. Is the project seeking financial assistance from HUD and/or MHFA?

☐ Yes ☐ No

If yes, where is the project in the HUD and or MHFA financing process?

Click or tap here to enter text.

25. Will the development plan proceed without a DEED Redevelopment Grant?

☐ Yes ☐ No

Please explain.

Click or tap here to enter text.

III. TAX INCREMENT FINANCING (TIF) ANALYSIS

26. Is this project included in a currently established Redevelopment TIF district? ☐ Yes ☐ No

If yes, **ATTACH** the adopted resolution establishing the Redevelopment TIF district.

27. If not, does the project currently meet TIF requirements for a Redevelopment TIF district?

☐ Yes ☐ No

28. If yes, check the following TIF criteria that apply and **ATTACH** documentation (slum and blight analysis, building inspection, etc.) determining Redevelopment TIF qualifications:

- ☐ A. Parcels consisting of 70% of the area of the TIF district must be occupied by buildings, streets, utilities, or other improvements, and more than 50% of the buildings (excluding outbuildings) must be structurally substandard to a degree requiring substantial renovation or clearance; or
- ☐ B. Parcels must consist of vacant, unused, under used, inappropriately used, or infrequently used rail yards, rail storage facilities or excessive or vacated railroad rights-of-way; or
- ☐ C. Tank facilities (see criteria in [Minn. Stat. § 469.174, Subd. 10\[a\]\[3\]](#)); or
- ☐ D. A qualifying disaster area.

29. How much TIF will be used for the project? \$Click or tap here to enter text.

ATTACH a cash flow analysis that indicates how much TIF will be used towards this project.

If another type of TIF is being used for this project, what type is it? (Housing, pooled, etc.)

Click or tap here to enter text.

30. What activities are being financed with TIF? Click or tap here to enter text.

31. What is the maximum amount of TIF that can be generated? \$Click or tap here to enter text.

32. If TIF is not being used fully, or at all, explain why:

Click or tap here to enter text.

33. Is there a gap in financing after applying TIF? ☐ Yes ☐ No

If yes, how much is the gap? \$Click or tap here to enter text.

IV. ANALYSIS OF REDEVELOPMENT POTENTIAL

34. Describe how redevelopment of this site will spur future development of adjacent sites by identifying nearby properties with redevelopment potential.

Click or tap here to enter text.

35. Describe the relative adequacy of the infrastructure at the site.

Click or tap here to enter text.

36. **ATTACH** the most recent data on criminal activity at the site. Describe how redevelopment of the site will reduce crime.

Click or tap here to enter text.

37. Has the site been found or suspected to be contaminated? ☐ Yes ☐ No

If yes, describe the type of contamination: Click or tap here to enter text.

Check all that have been completed:

- ☐ Phase I ESA
- ☐ Phase II ESA
- ☐ Response Action Plan (RAP)
- ☐ MPCA RAP Approval
- ☐ Hazardous Material Survey (**ATTACH** if requesting assistance for abatement)

What are the anticipated remediation costs? \$Click or tap here to enter text.

What are the sources of funding for contamination cleanup? Click or tap here to enter text.

38. Have all the required local approvals/entitlements necessary for this project to proceed been obtained (planning commission, zoning, etc.)? ☐ Yes ☐ No

If yes, **ATTACH** council action/minutes or other documentation to confirm.

If not, what approvals remain and what is the timeline for obtaining these approvals? Include this information in Section V, Project Schedule.

Click or tap here to enter text.

PROPERTY TAX INFORMATION

39. What are the current property taxes (as determined by the County or City Assessor) for the site:

\$Click or tap here to enter text.

ATTACH a current property tax statement for each parcel.

40. What are the projected property taxes after development is completed: \$Click or tap here to enter text.

How was this figure determined? Click or tap here to enter text.

JOB CREATION

41. Project the number of new full-time equivalent (FTE) jobs to be created after redevelopment and development of the site is completed. These should include permanent jobs that did not exist in Minnesota prior to development and do not include temporary or construction jobs.

Total New Jobs: Click or tap here to enter text. FTEs

New Jobs Table

Position Title	Total # of Full-Time Jobs (FTE)	Total # of Part-Time Jobs	Part-time Hours Per Week	Expected Hiring/Start Date

JOB RETENTION

42. Project the number of retained FTE jobs after redevelopment and development of the site is completed. These should include permanent jobs that existed either on-site or elsewhere in Minnesota prior to development.

Total Retained Jobs: [Click or tap here to enter text.](#) FTEs

Retained Jobs Table

Position Title	Total # of Full-Time Jobs (FTE)	Total # of Part-Time Jobs	Part-time Hours Per Week	Former Location of Retained Jobs

HOUSING DATA

43. If the site will be redeveloped for residential use, provide the following data:

RENTAL:

Total number of units	
Monthly rental cost per unit	\$
Number of affordable units*	
Level of affordability	
Construction cost per unit	\$

OWNER OCCUPIED:

Total number of units	
Purchase price per unit	\$
Number of affordable units/homes*	
Level of affordability	
Construction cost per unit	\$

*For purposes of this program, DEED considers affordable housing to be at or below 60% area median income (AMI).

OTHER PUBLIC BENEFITS

44. Is this a multi-jurisdictional project (a joint application, joint powers agreement, joint development agreement, etc.)? ☐ Yes ☐ No

If yes, describe how the project is multi-jurisdictional and **ATTACH** any joint agreements.

Click or tap here to enter text.

Note: projects with other state agencies and/or the Metropolitan Council are not considered multi-jurisdictional projects.

45. What positive environmental benefit does this project have to the state and region?

46. Does the project advance or promote the growth of the green economy as defined in [Minn. Stat. § 116J.437](#)? ☐ Yes ☐ No

If yes, describe how the project advances or promotes the growth of the green economy in Minnesota:

Click or tap here to enter text.

PROXIMITY TO PUBLIC TRANSIT

47. **ATTACH** any local transit schedules and highlight the lines that serve the project site or nearby area. If a regularly scheduled route does not serve the area, please provide information about other forms of transit that serve the community.

Click or tap here to enter text.

DEVELOPER/END-USER/TENANT COMMITMENT

48. If there is a developer, complete the following and **ATTACH** a letter of commitment.

Developer	
Contact Person	
Title	
Phone Number / Email	

49. If there is an end-user or third party, such as a business tenant, complete the following and **ATTACH** a letter(s) of commitment.

Third Party/Company Name	
Contact Person	
Title	
Phone Number / Email	

V. PROJECT SCHEDULE

50. Provide a detailed schedule outlining the individual tasks necessary to complete the project. This includes redevelopment and development tasks and activities such as, but not limited to, site acquisition, local approvals (entitlements, TIF, etc.), financing commitments, abatement, demolition, development construction start and end date, and any other project activities.

IMPORTANT NOTE: Per [Minn. Stat. § 116J.575, Subd. 4](#), if this redevelopment project fails to substantially provide the public benefits (jobs and taxes) listed in this application within five years of the grant award date, the Commissioner may require that 100 percent of the grant amount be repaid to DEED.

DEED has redevelopment grant rounds every six months. It is expected that projects are ready to begin grant activities as soon as grant funds are available. If there are one or more grant rounds before grant activities are scheduled to begin, DEED strongly recommends applying in a future grant round that is closer to commencement of the project. Premature applications increase the likelihood that public benefits will not be achieved within five years thus requiring grant repayment.

If awarded, this schedule will be incorporated into the grant contract. Be as accurate and realistic as possible. Significant changes to this schedule may result in grant termination.

Scheduled Tasks

Task	20__												20__												20__											
	Jan	Feb	Mar	Apr	Ma	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Ma	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Ma	Jun	Jul	Aug	Sep	Oct	Nov	Dec

Redevelopment activities start date: [Click or tap to enter a date.](#)

Redevelopment activities completion date: [Click or tap to enter a date.](#)

Construction completion date: [Click or tap to enter a date.](#)

Benefits achievement date: [Click or tap to enter a date.](#)

51. Please list any factors which would change or delay this schedule. [Click or tap here to enter text.](#)

VI. PAYMENT INFORMATION

52. To receive payment from DEED, a SWIFT Vendor Number (with Location Code) assigned by Minnesota Management and Budget is required. For prompt payment, ensure the Vendor Number and Location Code are set up to allow electronic funds transfer (EFT) or Automated Clearing House (ACH) payment. State Vendor information may be found at: [Supplier Portal](#)

Applicant's Financial Contact	
Phone	
Email	
Applicant's SWIFT <u>Remit To</u> Vendor Number and Location Code	
Address Associated with SWIFT Vendor Number and Location Code	

VII. RESOLUTIONS

53. Resolutions must be adopted prior to the application deadline and submitted with the application. The two required elements are:

- A. A resolution from the governing body of the city where the project site is located, which approves the application.
- B. A resolution from the applicant committing the local match and authorizing contract signatures.
Note: Pursuant to Minn. Stat. § 412.201, **Statutory Cities must authorize the Mayor and Clerk to execute all contracts.**

Blank resolution templates are included on the following pages. The applicant may choose to reformat or combine them, but the adopted resolution must include all the following statements. **Resolutions that do not contain all statements will not be accepted.**

RESOLUTION #1: Municipality Approving the Application

BE IT RESOLVED that the _____ (Municipality of project location) has approved the Redevelopment Grant application submitted to the Department of Employment and Economic Development (DEED) on _____ (Date), by _____ (Applicant) for the _____ (Site name) site.

I certify that the above resolution was adopted by the city council on _____ (Date)

Signed: _____ (Authorized Official)

Title: _____

Date: _____

Witnessed by: _____

Title: _____ Date: _____

RESOLUTION #2: Committing the Local Match and Authorizing Contract Signature

BE IT RESOLVED that _____ (Applicant) act as the legal sponsor for project(s) contained in the Redevelopment Grant Program application to be submitted on _____ (Date), and that _____ (Title of Authorized Official) is hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of _____ (Applicant).

BE IT FURTHER RESOLVED that _____ (Applicant) has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration.

BE IT FURTHER RESOLVED that the sources and amounts of the local match identified in the application are committed to the project identified.

BE IT FURTHER RESOLVED that if the project identified in the application fails to substantially provide the public benefits listed in the application within five years from the date of the grant award, _____ (Applicant) may be required to repay 100 percent of the awarded grant per Minn. Stat. § 116J.575, Subd. 4;

BE IT FURTHER RESOLVED that _____ (Applicant) has not violated any Federal, State, or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

BE IT FURTHER RESOLVED that upon approval of its application by the state, _____ (Applicant) may enter into an agreement with the State of Minnesota for the above-referenced project(s), and

that _____ (Applicant) certifies that it will comply with all applicable laws and regulation as stated in all contract agreements.

NOW, THEREFORE BE IT FINALLY RESOLVED that the Mayor and the Clerk (for Statutory Cities), or Title of Authorized Official(s), are hereby authorized to execute such agreements as are necessary to implement the project on behalf of the applicant.

Note: Do not include the name, only the title of the official(s).

Pursuant to Minn. Stat. § 412.201, Statutory Cities must authorize both the Mayor and Clerk to execute all contracts, whereas Home Rule Charter Cities or other public entities may differ.

I CERTIFY THAT the above resolution was adopted by the _____ (City Council, County Board, etc.)
of _____ (Applicant) on _____ (Date)

SIGNED: (Authorized Official)

WITNESSED BY:

(Title and Date)

(Title and Date)

VIII. Applicant Disclosures and Certifications

Applicant Conflict of Interest Disclosure Form

This form gives applicants and grantees an opportunity to disclose any actual or potential conflicts of interest that may exist when receiving a grant. It is the applicant/grantee's obligation to be familiar with the Office of Grants Management (OGM) [Policy 08-01: Grants Conflict of Interest](#) (Current Policies tab) and to disclose any conflicts of interest accordingly.

All grant applicants must complete and sign a conflict-of-interest disclosure form.

☐ I or my grant organization do NOT have an ACTUAL or POTENTIAL conflict of interest.

If at any time after submission of this form, I or my grant organization discover any conflict of interest(s), I or my grant organization will disclose that conflict immediately to the appropriate agency or grant program personnel.

☐ I or my grant organization have an ACTUAL or POTENTIAL conflict of interest.

(Please describe): Click or tap here to enter text.

If at any time after submission of this form, I or my grant organization discover any additional conflict of interest(s), I or my grant organization will disclose that conflict immediately to the appropriate agency or grant program personnel.

Printed name: Click or tap here to enter text.

Signature: _____

Organization: Click or tap here to enter text.

Date: Click or tap here to enter text.

Applicant Pre-Award Risk Assessment

The Department of Employment and Economic Development (DEED) is in the process of completing the pre-award risk assessment. The finalized assessment will be distributed via email to grantees upon completion.

Parcel Number: 22.027.21.34.0002

Property Address: 9430 EAST POINT DOUGLAS RD S
COTTAGE GROVE, MN 55016 [MAPS](#)

Class: RESIDENTIAL

Legal Description: PT OF SE1/4-SW1/4 BEG AT INTER OF E LINE WITH THE MIDDLE LINE OF THE ST PAUL & PT DOUGLASS RD BEING 9.50 CHNS N FROM THE SE COR THENCE N 61DEG.10'W ALONG THE MIDDLE LINE OF SD RD 8.31 CHNS THENCE N PAR TO E LINE 4.86 CHNS THENCE E 7.33 CHNS TO E LINE THENCE S 8.90 CHAINS TO BEGINNING - EXCEPT:SE1/4- SW1/4 OF SECTION 22 TOWNSHIP 27 RANGE 21-BEING A STRIP OF LAND 50 FEET IN WIDTH -EXCEPT PRESENT HIGH- WAY RIGHT OF WAY BETWEEN ENGINEER STATION 496 68 APPROXIMATELY AND 496-00 ACROSS 5 ACRES PART SE1/4-SW1/4 LYING NORTHERLY OF AND ADJAC- ENT TO FOLLOWING DESCRIBED CENTERLIN :COMMENCE AT NORTHWEST CORNER OF SW1/4 THENCE RUN ON A BEARING SOUTH 00 DEGREES 29 MINUTES WEST ALONG WEST LINE OF SECTION 22 363 FEET TO CENTERLINE OF OLD TRUNK HIGHWAY 61 THENCE RUN ALONG CENTERLINE OF OLD TRUNK HIGHWAY 61 ON A BEARING SOUTH 57 DEGREES 47 MINUTES EAST 1034.14 FEET THENCE DEFLECT TO THE LEFT ON 00 DEGREE 30 MINUTES CURVE DELTA AN- GLE 00 DEGREES 45 MINUTES FOR 300 FEET THENCE RUN ON TANGENT TO SAID CURVE ALONG CENTERLINE OF OLD TRUNK HIGHWAY 61 ON A BEARING SOUTH 58 DE- GREES 32 MINUTES EAST 1305.41 FEET TO A POINT-SAID POINT BEING ENGINEER STATION P.T. 497 56.11-P.O.T. 494- 58.69 THENCE DEFLECT TO THE LEFT FROM THE CENTERLINE OF OLD TRUNK HIGHWAY NUMBER 61 ON A 10 DEGREE 00 MINUTE CURVE DELTA ANGLE 47 DEG- REES 00 MINUTE 470 FEET THENCE RUN ON TANGENT TO SAID CURVE 161.24 FEET ON A BEARING OF NORTH 84 DEGREES 28 MINUTES EAST THENCE DEFLECT TO THE RIGHT ON A 12 DEGREE 00 MINUTE CURVE DELTA ANGLE 47 DEGREES 00 MINUTES 391.66 FEET THENCE RUN ON A TANGENT TO SAID CURVE 163.41 FEET ON A BEAR- ING OF SOUTH 58 DEGREES 32 MINUTES EAST THENCE DEFLECT TO RIGHT ON A 12 DEGREE 00 MINUTES CURVE DELTA AN- GLE 50 DEGREES 08 MINUTES 50 SECONDS 417.89 FEET THENCE RUN ON TANGENT TO SAID CURVE 120.29 FEET ON A BEARING SOUTH 08 DEGREES 23 MINUTES 10 SEC- ONDS EAST THENCE DEFLECT TO THE LEFT TO CENTERLINE OF OLD TRUNK HIGHWAY 61 ON A 10 DEGREE 00 MINUTE CURVE DELTA ANGLE 48 DEGREES 31 MINUTES 50 SECONDS 485.30 FEET TO A POINT SAID POINT BEING ENGINEERS STATION P.C. 475-46.32 THENCE RUN ON A TANGENT TO SAID CURVE ALONG CENTERLINE OF OLD HIGHWAY 61 146.32 FEET AND THERE TER MINATING-SAID POINT OF THERE BEING ENGINEERS STATION 474-00.00 AND BEIN 2845.30 FEET SOUTH AND 3981.98 FEET EAST OF SAID NORTHWEST CORNER OF SW1/4 SECTION 22 ALSO A STRIP OF LAND 60 FEET WIDE - EXCEPT THE PRES- ENT HIGHWAY RIGHT OF WAY BETWEEN EN- GINEERS STATION 496-00 AND 493- 38 APPROXIMATELY ACROSS THE SAID 5 ACRE PART LYING NORTHERLY OF AND ADJACENT TO ABOVE DESCRIBED CENTERLINE AND ALSO THAT PART OF SAID 5 ACRES LYING SOUTHERLY OF ABOVE DESCRIBED C/L EXC PRESENT HIGHWAY R/W SECTION 22 TOWNSHIP 027 RANGE 021

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2025	\$163,700	\$189,800	\$0	\$353,500
2024	\$153,700	\$190,100	\$0	\$343,800

▼ More Years...

Land Information

Lot Type	Square Feet	Acres
Lump Sum	43,560	1.000
Acres x Rate	112,820	2.590
Total	156,380	3.590

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
▼ Single-Family / Owner Occupied	2 Story Frame	1901	2,026

Building Permit Information

Date	Number	Amount	Reason
05/03/2017	2017-01163	0	Roofing

GIS Map Information

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City Council Action Request

6.I.

Meeting Date	1/21/2026		
Department	Engineering		
Agenda Category	Action Item		
Title	Nomination to South Washington Watershed District		
Staff Recommendation	Nominate Sharon Doucette to the South Washington Watershed District Board of Managers.		
Budget Implication	N/A		
Attachments	<table border="1"><tr><td>1.</td><td>SWWD_Sharon_Doucette_2026-1-7</td></tr></table>	1.	SWWD_Sharon_Doucette_2026-1-7
1.	SWWD_Sharon_Doucette_2026-1-7		

January 7, 2026

Ms. Karla Bigham, County Board Chair
Washington County Government Center
14949 62nd Street North
PO Box 6
Stillwater, Minnesota 55082

RE: City of Cottage Grove Nomination to the South Washington Watershed District

Dear Ms. Bigham:

The term of office of Sharon Doucette, Cottage Grove, South Washington Watershed District, will expire on May 1, 2026. Ms. Doucette is seeking reappointment for another term.

Per Minnesota State Statute, the County Board selects watershed district managers from a list of nominees submitted by municipalities that are wholly or partially in the watershed district. For one of the City's nominations to be selected, the list must contain at least three nominees for each manager's position to be filled.

On January 21st, 2026, the Cottage Grove City Council approved a list of nominees for the South Washington Watershed District manager seat currently held by Ms. Doucette. On behalf of the City Council, I am submitting the following names for consideration by the Washington County Board of Commissioners. The specific recommendation of the City Council is to appoint Ms. Doucette to the South Washington Watershed District Board of Managers for another three-year term. This recommendation is based on Ms. Doucette's many years working in the storm water profession and her passion for the field. This background along with her continued work in the environmental field at the Board of Water and Soil Resources makes her an excellent watershed district manager and an excellent candidate to continue this role.

South Washington Watershed District Nominees:

Sharon Doucette
Justin Olsen
Dave Thiede

If you have any questions, please contact me at 651-458-2878 or tanderson@cottagegrovemn.gov

Sincerely,

Tamara Anderson,
City Clerk

CC: Mayor and City Council
Jennifer Levitt, City Administrator
John Loomis, Administrator, South Washington Watershed District
Sharon Doucette



City Council Action Request

6.J.

Meeting Date 1/21/2026

Department Finance

Agenda Category Action Item

Title Declaration of Intent to Bond for 2026 Projects

Staff Recommendation Approve Resolution 2026-019, Declaring the official intent of the City of Cottage Grove to reimburse certain expenditures from the proceeds of bonds to be issued by the City.

Budget Implication N/A

Attachments

1.	CC Memo Reimbursing Resolution for 2026 Projects
2.	2026-019 Reimbursing Resolution 2026 Projects



To: Honorable Mayor and City Council Members
Jennifer Levitt, City Administrator

From: Brenda Malinowski, Finance Director

Date: January 21, 2026

Subject: 2026 Bond Issuance

Background

A reimbursement resolution is required to issue tax exempt bonds per regulations adopted by the Secretary of the Treasury of the United States of America when costs are to be reimbursed with the bond issue. It is a best practice to approve this resolution each year at the beginning of the year to account for any expenses that may occur before the issuance of bonds.

As identified in the Operating Budget, Financial Management Plan, Capital Improvement Plan, and as discussed during the Strategic Planning Sessions bonds may be issued for the following 2026 projects:

- 2026 Pavement Management Project
- Equipment
- 80th Street Rehabilitation Project

Since Resolution 2025-117 that was approved on 08/05/2025, already declared the intent to bond for the Oltman ballfield project, that project is not included in the attached resolution.

Recommendation

Approve Resolution 2026-019, Declaring the official intent of the City of Cottage Grove to reimburse certain expenditures from the proceeds of bonds to be issued by the City.

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-019

**DECLARING THE OFFICIAL INTENT OF THE CITY OF
COTTAGE GROVE TO REIMBURSE CERTAIN
EXPENDITURES FROM THE PROCEEDS OF BONDS
TO BE ISSUED BY THE CITY**

WHEREAS, the Internal Revenue Service has issued Treas. Reg. § 1.150-2 (the “Reimbursement Regulations”) providing that proceeds of tax-exempt bonds used to reimburse prior expenditures will not be deemed spent unless certain requirements are met; and

WHEREAS, the City of Cottage Grove Minnesota (the “City”) expects to incur certain expenditures that may be financed temporarily from sources other than bonds, and reimbursed from the proceeds of tax-exempt bonds; and

WHEREAS, the City has determined to make this declaration of official intent (the “Declaration”) to reimburse certain costs from proceeds of bonds in accordance with the Reimbursement Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COTTAGE GROVE, MINNESOTA AS FOLLOWS:

1. The City proposes to undertake the following projects (together, the “Project”)

- 2026 Pavement Management
- 80th Street Rehabilitation Project
- Equipment
 - Garbage truck
 - Sign truck
 - Aerial service truck
 - Tractor
 - Utility vehicle with attachments
 - Dump truck
 - Loader with wing

2. The City reasonably expects to reimburse the expenditures made for certain costs of the Project from the proceeds of bonds in an estimated maximum principal amount of \$10,000,000. All reimbursed expenditures will be capital expenditures, costs of issuance of the bonds, or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the Reimbursement Regulations.

3. This Declaration has been made not later than 60 days after payment of any original expenditure to be subject to a reimbursement allocation with respect to the proceeds of bonds, except for the following expenditures: (a) costs of issuance of bonds; (b) costs in an amount not in excess of \$100,000 or 5 percent of the proceeds of an issue; or (c) “preliminary expenditures” up to an amount not in excess of 20 percent of the aggregate issue price of the issue or issues that finance or are reasonably expected by the City to finance the Project for which the preliminary expenditures were incurred. The term

“preliminary expenditures” includes architectural, engineering, surveying, bond issuance, and similar costs that are incurred prior to commencement of acquisition, construction, or rehabilitation of the Project, other than land acquisition, site preparation, and similar costs incident to commencement of construction.

4. This Declaration is an expression of the reasonable expectations of the City based on the facts and circumstances known to the City as of the date hereof. The anticipated original expenditures for the Project and the principal amount of the bonds described in paragraph 2 are consistent with the City’s budgetary and financial circumstances. No sources other than proceeds of bonds to be issued by the City are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside pursuant to the City’s budget or financial policies to pay such Project expenditures.

5. This Declaration is intended to constitute a declaration of official intent for purposes of the Reimbursement Regulations.

Adopted by the City Council of the City of Cottage Grove, Minnesota, this 21st day of January 2026.

Myron Bailey, Mayor

ATTEST:

Tamara Anderson, City Clerk



City Council Action Request

6.K.

Meeting Date	1/21/2026				
Department	Engineering				
Agenda Category	Action Item				
Title	Municipal State Aid Street Funds Advance Resolution				
Staff Recommendation	Adopt resolution 2026-020 requesting Minnesota State Aid Street Funds Advance.				
Budget Implication	N/A				
Attachments	<table><tr><td>1.</td><td>MSAS Advance Request Memo</td></tr><tr><td>2.</td><td>MSAS Advance Resolution</td></tr></table>	1.	MSAS Advance Request Memo	2.	MSAS Advance Resolution
1.	MSAS Advance Request Memo				
2.	MSAS Advance Resolution				



To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

From: Paul Sponholz, PE, City Engineer

Date: January 14, 2026

Re: Municipal State Aid Street Funds Advance Resolution

Background

Included in the Capital Improvement Plan for 2026 is the rehabilitation of 80th Street from Highway 61 to Ideal Avenue and East Point Douglas Road from 80th Street to the T-intersection near Arby's. The Minnesota Department of Transportation (MnDOT) is also incorporating work to reconstruct the entrance and exit ramps at the interchange of 80th Street and Highway 61 into the project. The City Council approved plans and specifications and authorized bidding for the project on December 22, 2025.

Also included in the Capital Improvement Plan for 2026 is a Washington County-led project to construct a roundabout at 80th Street and Keats Avenue.

Discussion

The total cost estimate for the engineering and construction of the 80th Street and East Point Douglas Road project is \$17,290,000, of which about \$5,286,000 is the estimated cost of the MnDOT portion of the project. The project is funded with several other sources, including a \$5,000,000 federal grant, TIF funds, Washington County funds, assessments, water and sewer utility funds, and about \$4,500,000 from Municipal State Aid Funds.

The total cost estimate for the engineering and construction of the 80th Street and Keat Avenue roundabout is about \$5,200,000, of which about \$2,400,000 is the city share of the cost. The city share is funded from water and sewer utility funds and about \$2,000,000 from Municipal State Aid Funds.

Each year, the City receives approximately \$2.5 million in funding from Minnesota State Aid to help fund improvements of state aid routes within the City. Due to the magnitude of the proposed improvements to 80th Street and East Point Douglas Road and the roundabout construction at 80th Street and Keats Avenue, all of which are state aid routes, the City is proposing to advance \$4 million in funding from future year allocations, the maximum allowed by the state.

This is similar to what was done in 2020 for the 80th Street improvements and in 2023 for the Jamaica Avenue/East Point Douglas Road improvements. The attached resolution requests the advancement in state aid funding.

Recommendation

It is recommended the City Council adopt resolution 2026-020 requesting Minnesota State Aid Streets Funds Advance.

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-020

**RESOLUTION AUTHORIZING THE REQUEST FOR A
MUNICIPAL STATE AID STREET FUNDS ADVANCE**

WHEREAS, the City of Cottage Grove (Municipality) is planning to implement Municipal State Aid Street Project(s) in 2026 which will require State Aid funds in excess of those available in its State Aid Construction Account; and

WHEREAS, said Municipality is prepared to proceed with the construction of said project(s) through the use of an advance from the Municipal State Aid Street Fund to supplement the available funds in their State Aid Construction Account; and

WHEREAS, the advance is based on the following determination of estimated expenditures:

Account Balance as of date 12/31/2025	\$	0
Less estimated disbursements:		
Project SP 180-102-019 (80th St)	\$	2,000,000
Project SAP 180-112-014 (EPD)	\$	1,000,000
Project SAP 180-102-021 (80 th St/Keats Ave)	\$	1,000,000
Bond Principle (if any)	\$	0
Project Finals (overruns-if any)	\$	0
Total Estimated Disbursements		\$ 4,000,000
Advance Amount (amount in excess of acct balance)		\$ 4,000,000

WHEREAS, repayment of the funds so advanced will be made in accordance with the provisions of Minnesota Statutes 162.14, Subd. 6 and Minnesota Rules, Chapter 8820.1500, Subp. 10b; and

WHEREAS, the Municipality acknowledges advance funds are released on a first-come-first-serve basis and this resolution does not guarantee the availability of funds.

NOW THEREFORE, BE IT RESOLVED that the Commissioner of Transportation be and is hereby requested to approve this advance for financing approved Municipal State Aid Street Project(s) of the City of Cottage Grove in an amount up to \$4,000,000. I hereby authorize repayments from subsequent accruals to the Municipal State Aid Street Construction Account of said Municipality from future year allocations until fully repaid.

Myron Bailey, Mayor

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-020

Attest:

Tamara Anderson, City Clerk



City Council Action Request

6.L.

Meeting Date 1/21/2026

Department Community Development

Agenda Category Action Item

Title Van Meter - CUP for Exterior Storage at 7601 100th Street, Suite 100

Staff Recommendation Adopt Resolution 2026-017 to approve a Conditional Use Permit for exterior storage of materials at 7601 100th Street South, Suite 100.

Budget Implication N/A

Attachments

1.	Van Meter Exterior Storage CC Memo
2.	Van Meter Exterior Storage Resolution 2026-017 CUP
3.	Van Meter Site Section and Plan
4.	Van Meter Exterior Storage CUP Request Narrative

TO: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

FROM: Kelly Becker, Associate Planner

DATE: January 14, 2026

RE: Van Meter CUP for Exterior Storage at 7601 100th Street, Suite 100

Proposal

Van Meter Inc. (Applicant) has applied for a Conditional Use Permit (CUP) with approval from Northpoint Development (Property Owner) to allow for the exterior storage of materials within a 10,000 square foot enclosed area at their Wire Center facility located at 7601 100th Street South, Suite 100. The exterior storage area will be used for the temporary storage of materials that may need to be relocated during construction activities taking place at Van Meter's main facility located at 7450 95th Street South. The materials will be fully screened by an 8- to 10-foot-tall vinyl fence located in the southeast semi-trailer parking area of the property.



Site Location

Review Schedule

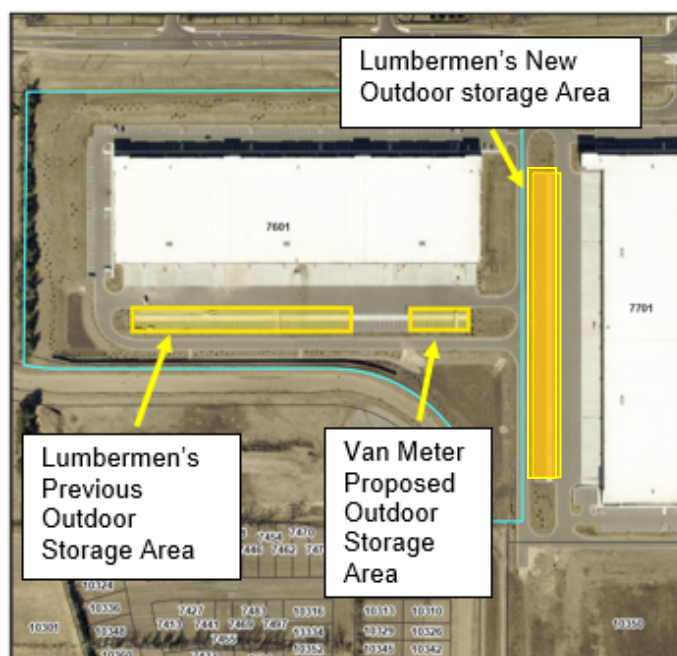
Application Received: November 12, 2025
Application Accepted: November 19, 2025
Planning Commission Meeting: December 15, 2025
City Council Meeting: January 21, 2026
60-Day Review Deadline: January 18, 2026
120-Day Review Deadline: March 19, 2026

Background

The subject site is located within the Master Site Plan for the Cottage Grove Logistics Park, which was approved by the City Council at their December 8, 2021, meeting and included approximately 252 total acres of land. In 2022, NorthPoint Development submitted an application for a Site Plan Review that was approved for the Phase 1 development, which allowed for the construction of two buildings (approximately 700,000 square feet) for warehouse, manufacturing, distribution, and office space.

Van Meter occupies a tenant space in the eastern portion of Building One of the Phase 1 development. Van Meter's main warehousing, distribution, and office space operations occur at their facility at 7450 95th Street. The Applicant has submitted a Site Plan Review and Variance request for two building expansions for additional warehouse space at their main facility on 95th Street, and those requests are currently being reviewed alongside this application. If approved, the proposed outdoor storage at this site will be used for storage of materials, including PVC conduit from the main facility, while construction for the expansions is occurring. No hazardous materials will be stored within the proposed enclosure.

An additional tenant space within Building One of the Cottage Grove Logistics Park is occupied by Lumbermen's Inc. In 2023, Lumbermen's obtained CUP approval (CUP2023-021) to utilize a portion of the southern parking lot at 7601 100th Street as storage and staging areas for their business. An Administrative CUP (ACUP2024-001) was later granted to expand the original proposed staging area that follows the conditions of Resolution 2024-004. The additional area had an increased fence height from 6 feet to 10 feet. Earlier in 2025, Lumbermen's expanded into the building at 7701 100th Street and secured conditional use permit approval (CUP2025-007) for exterior storage within the semi-trailer parking spaces on the west side of the building. Lumbermen's has since moved their materials stored outdoors at 7601 100th Street to their new space at 7701 100th Street.

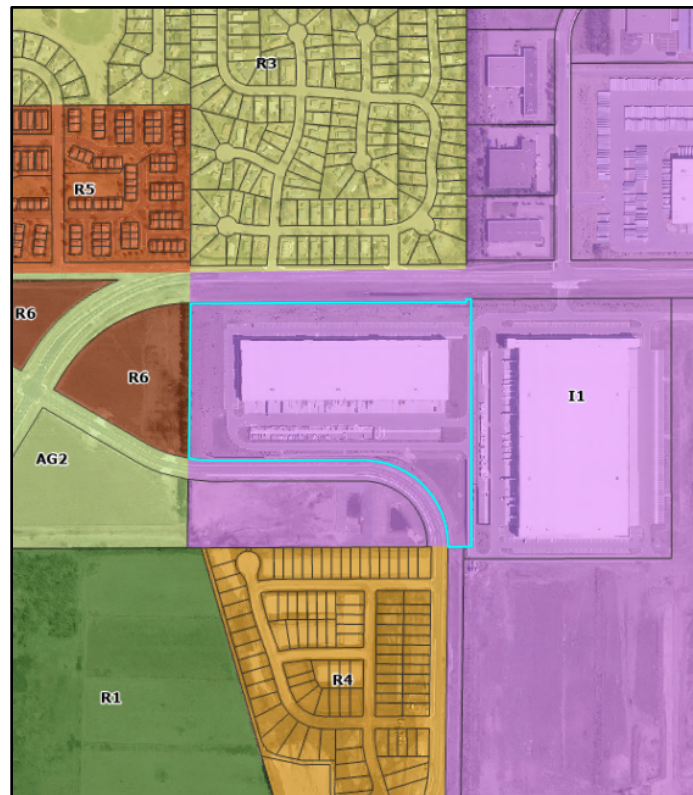


7601 100th St South Exterior Storage Areas

Planning Considerations

Land Use and Zoning

The subject site is currently zoned I-1, General Industrial, and is guided as Industrial in the 2040 Comprehensive Plan. The proposed use of the property is consistent with permitted and conditional uses allowed within this zoning district.



Zoning Map

Conditional Use Permit

City Code Title 11-9-2 requires a CUP for any outdoor storage area exceeding 5,000 square feet and that the area be fully screened. The Applicant is proposing to construct an 8- to 10-foot-tall privacy fence to enclose approximately 10,000 square feet of the southeast truck parking area to be used for outdoor storage. The criteria for issuance of a CUP are as follows:

- 1. Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.*
- 2. The establishment, maintenance, or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals, or comfort.*
- 3. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*
- 4. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

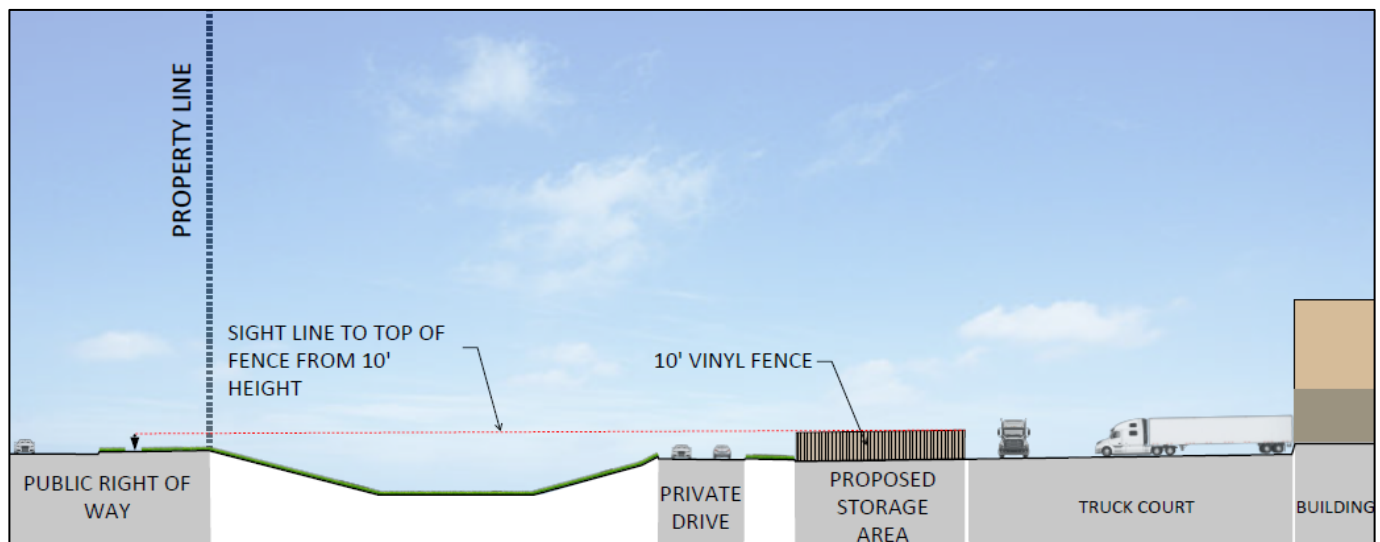
5. Adequate public facilities and services are available or can be reasonably provided to accommodate the use which is proposed.
6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.
7. The conditional use complies with the general and specific performance standards as specified by the Zoning Code.

Upon review, the proposal meets the forementioned criteria.

Fence Detail

The applicant is proposing an 8- to 10-foot-tall vinyl fence to fully enclose the outdoor storage area. City Code Title 11-3-6 allows for fences in industrial districts to be a maximum of 10 feet in height. The fencing would be constructed entirely within the southeast area of the property that was originally designated as semi-trailer parking. The fencing would provide screening from the adjacent properties and public right-of-way. The proposed fence as constructed may not impede on the approved drainage patterns within the site, and the storm sewer infrastructure within the enclosure must be protected from any stored materials washing into the storm sewer system. The enclosed area will not alter the site circulation patterns or access points on the property.

A condition of approval will require that the exterior storage of materials not be permitted outside of the approved area, that no materials be visible from public view, and that no materials exceed the height of the fence. In addition, a condition will also require that the exterior surface of the fence be maintained in sound and good condition, and that exterior surfaces shall be protected from the elements and decay by paint or other treatment.



Sight Line Section



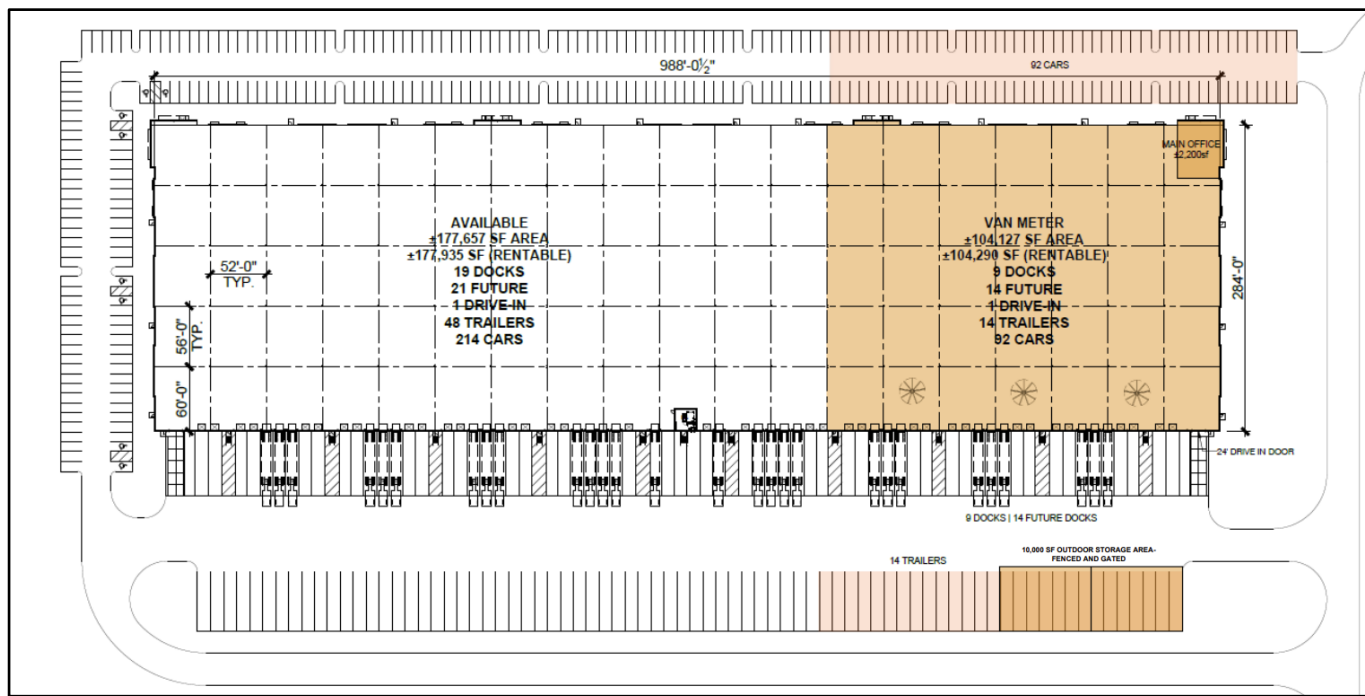
Site Rendering

Parking

Parking requirements for Phase 1 of the Cottage Grove Logistics Park were satisfied at the time of Site Plan Review approval by the City Council at their April 6, 2022, meeting. For the subject building site, the Property Owner proposed 306 total regular parking stalls when 141 parking stalls were required. The proposed fence encloses 14 semi-trailer parking stalls that will be unavailable for trailer storage; however, the applicant has indicated that they will retain 14 semi-trailer parking stalls, which exceeds their operational needs. Truck and/or truck and trailer parking and idling within the right-of-way of 100th Street, 105th Street, and Ideal Avenue are prohibited per Condition 15 of Resolution 2021-166.

City Code Title 11-3-4 states one parking space is required for 250 square feet of office space, and one parking space is required for 2,000 square feet of warehouse space. The tenant space consists of approximately 2,200 square feet of office space and 104,290 square feet of warehouse space, so a total of 62 parking spaces is required; the Property Owner has allocated 92 parking spaces to the Applicant. The Applicant has also indicated the provided onsite parking well exceeds their needs for staff parking, as only a total of 17 employees work at this facility. Therefore, the tenant space and use meet current parking requirements.

Proposed Use	Square Footage	Parking Spaces Required
Office	2,200	9
Storage	104,290	53



Onsite Parking

Public Hearing Notices

The public hearing notice for the December 15, 2025, Planning Commission meeting was published in the *Saint Paul Pioneer Press* and mailed on December 2, 2025, to 105 property owners that are within 500 feet of the proposed project property boundary. Staff have not received any comments at the time of writing this report.

Planning Commission Meeting

The City's Planning Commission reviewed and held a public hearing on the applications at their December 15, 2025, meeting. Below is a summary of the inquiry and Planning Commission requests for clarification. No residents participated in the public hearing. The Commission unanimously voted (4-to-0) to recommend approval.

Planning Commission Requests for clarification:

- The applicant was asked why additional outdoor storage space was needed.
 - The outdoor storage request is a result of continuing to operate at the existing main facility while expanding, which will take up the current outdoor storage space. The ability to store materials outdoors during construction won't be possible. So, the request is to store materials outdoors at the leased Wire Center space while construction is going on and eventually move all operations back to the main facility site.

Recommendation

The City Council is recommended to adopt Resolution 2026-017 to approve a Conditional Use Permit for exterior storage of materials at 7601 100th Street South, Suite 100.

Prepared by

Kelly Becker
Associate Planner

Attachments

Narrative
Site Section and Plan

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-017

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR
EXTERIOR STORAGE OF MATERIALS TO BE LOCATED AT
7601 100TH STREET SOUTH, SUITE 100**

WHEREAS, Van Meter Inc. applied for a Conditional Use Permit to allow for the exterior storage of materials incidental to the principal use at 7601 100th Street South, Suite 100, at the property legally described below:

Lot 1, Block 1, Cottage Grove Logistics Center, according to the recorded plat thereof, Washington County, Minnesota.

Commonly known as 7601 100th Street South, Cottage Grove, Washington County, State of Minnesota.

WHEREAS public hearing notices were mailed to property owners within 500 feet of the property and a public hearing notice was published in the St. Paul Pioneer Press; and

WHEREAS, a planning staff report, which detailed specific information on the property, and the application request was prepared and presented; and

WHEREAS, the public hearing was open for public testimony. No public testimony was received. The applicant attended the public hearing and staff answered questions from the Planning Commission; and

WHEREAS the Planning Commission unanimously (4-to-0 vote) recommended that the City Council approve the Conditional Use Permit application for the proposed outdoor storage of materials at their December 15, 2025, meeting.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby approves the Conditional Use Permit for the exterior storage of materials incidental to the principal use at the property legally described above, subject to the following conditions:

1. All applicable permits (i.e., building, electrical, grading, mechanical) must be completed, submitted, and approved by the City prior to the commencement of any construction activities.
2. The exterior surface of the fence shall be maintained in sound and good condition. Exterior surfaces shall be protected from the elements and decay by paint or other treatment. Peeling, flaking, chipped, or fading paint and/or stain shall be eliminated and surfaces repainted/re-stained.
3. The exterior surface of the fence shall complement and be similar in color to the principal structure and site.
4. The fence shall not impede drainage patterns as they have been proposed and approved as part of the original site development, unless otherwise approved by the City Engineer.

5. Signage is not permitted on the fence.
6. Exterior storage of materials shall not be permitted outside of the approved area. Material storage shall not be visible from public view and shall not exceed the height of the fence.
7. The placement, movement, and/or stockpiling of materials in the approved exterior storage area shall be limited to 6:30 a.m. to 7:30 p.m.
8. No liquids or hazardous substances shall be stockpiled within the enclosed outdoor storage area.
9. The storm sewer infrastructure encompassed within the enclosure shall be protected from stored materials being washed into the storm sewer system. Inspections should be completed by property owner/tenant to ensure stored materials and packaging are in sound condition and will not wash into the storm sewer system.
10. The standard City and State noise rules shall be applicable to the outdoor storage area. If the City receives complaints related to noise, the property owner shall bring the noise onsite into compliance upon notification by the City.
11. Any substantial changes to the fence (i.e., height, material, etc.) shall be reviewed and approved by planning staff prior to the commencement of any onsite construction. Fences exceeding seven (7) feet in height require a building permit per State Building Code. If the proposed changes substantially alter site operations, planning staff may refer the proposal to the Planning Commission and City Council for review.
12. If the approved outdoor storage area is unused for material storage for a period of 12 months or more, the fence shall be removed upon notification by the City.
13. Repeat violations related to exterior storage outside of the approved areas, noise, unsightliness, or permit criteria will require additional review of the CUP by the City Council, with possible revocation of the CUP as a remedy.

Passed this 21st day of January 2026.

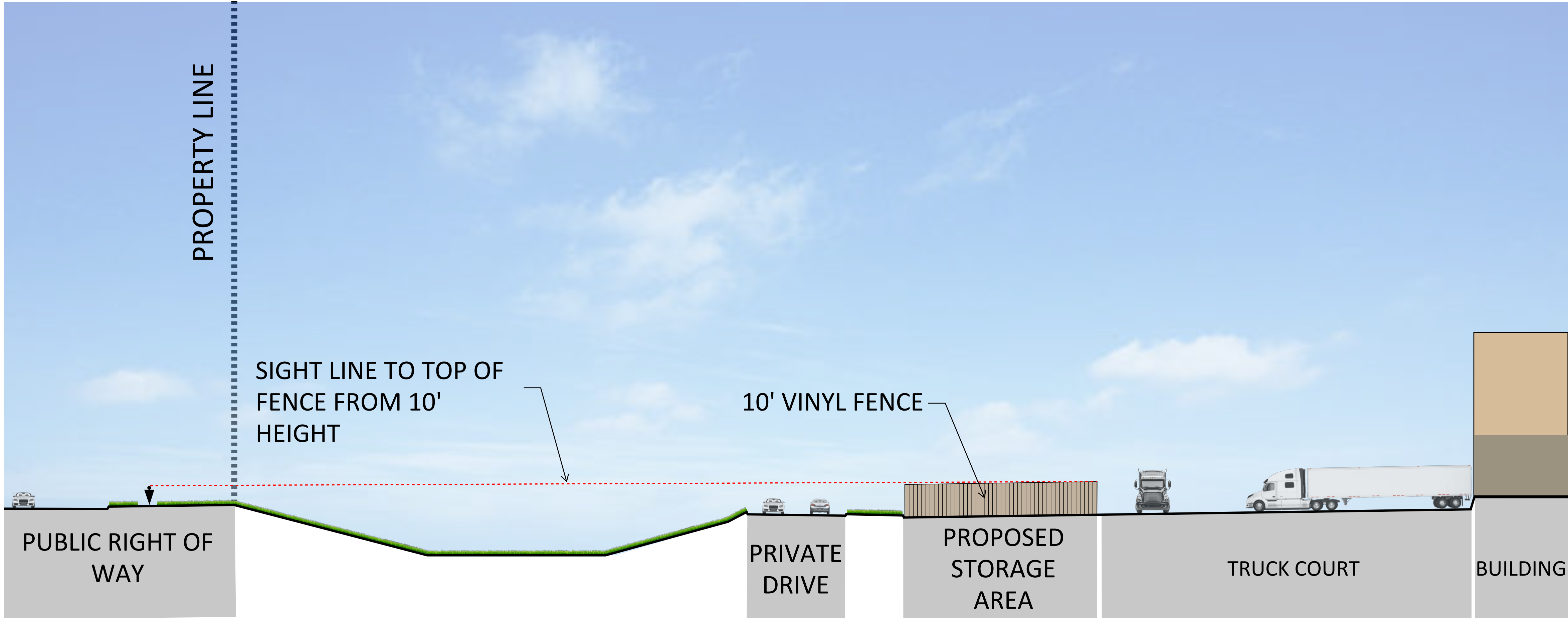
Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk



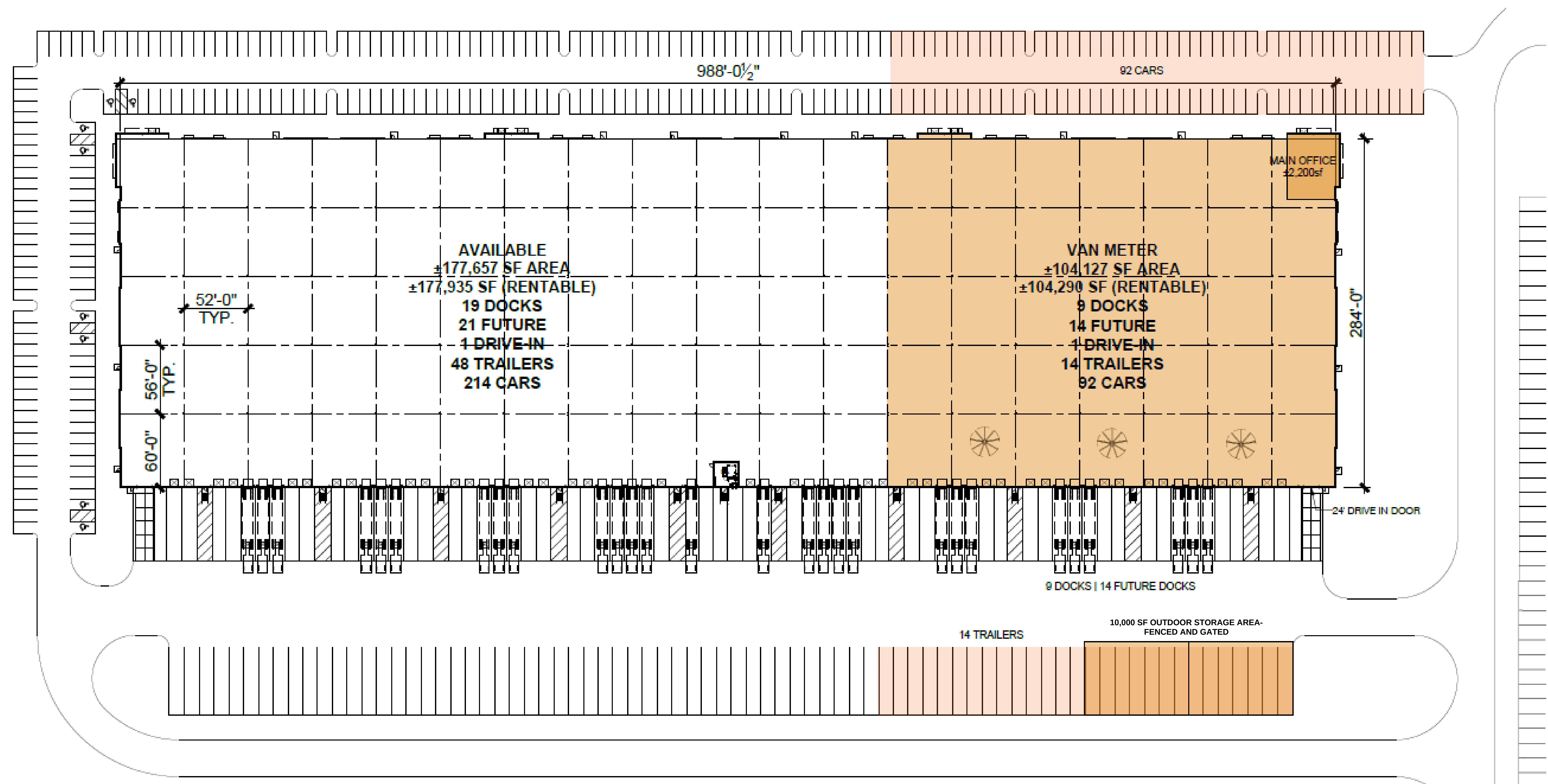
SITE RENDERING



SITE SECTION
1" = 20'-0"



ENLARGED ARCHITECTURAL SITE PLAN
1" = 40'-0"



Overall Building Data	
Building Area:	± 282,225 SF
Building Clear Height:	36' clear
Drive-In Doors:	2 doors
Docks:	28 docks
Future Docks:	35 docks
Trailer Parking:	76 spaces
Car Parking:	306 spaces

Van Meter Car Parking Requirements	
Office Required:	9 Spaces
Warehouse Required:	53 Spaces
Total Required:	62 Spaces
Total Provided:	92 Spaces

OVERALL BUILDING SITE PLAN
1"= 40'-0"



11/12/2025

City of Cottage Grove
Attn: Community Development Department
12800 Ravine Parkway South
Cottage Grove, MN 55016

Re: Conditional Use Permit Request – Outdoor Lot Storage
Van Meter Inc.
7450 95th St S, Cottage Grove, MN 55016

Dear Community Development Staff,

On behalf of Van Meter Inc., we are submitting this request for a Conditional Use Permit to allow for a temporary outdoor lot storage area at Van Meter's Wire Center located at 7601 100th Street South, Suite 100, Cottage Grove, MN 55016. The property is zoned I-1, General Industrial.

Van Meter is proposing to install a temporary 10,000 square foot fenced storage enclosure within the existing paved lot along the south side of the building, within the truck court area. The enclosure will be used for the temporary storage of materials that need to be relocated during construction activities taking place at Van Meter's main facility located at 7450 95th Street South, Cottage Grove, MN 55016.

The proposed screening will consist of a 8- to 10-foot-tall vinyl fence. The fence will fully enclose the storage area, providing effective screening from adjacent properties and public rights-of-way. The enclosure will be maintained in good condition throughout its use and removed once construction at the main facility is complete.

Site Operations, Parking, and Truck Activity

Van Meter's operations will not require overnight parking of semi-trucks on site. Although the proposed storage enclosure reduces the number of semi-truck parking positions, Van Meter will retain access to 14 stalls, which exceeds operational needs. In addition, the property includes 92 standard vehicle parking spaces along the north side of the building. This exceeds both the City of Cottage Grove's parking requirements and Van Meter's staffing needs. Van Meter will never have more than 10 employees on site at one time, and a total of 17 individuals work at this facility. Please see the attached exhibit for more information.

No hazardous materials will be stored within the enclosure, and all activities associated with the proposed use will remain consistent with the operational nature of the site and the intent of the I-1 General Industrial District. The temporary storage area will not alter site circulation, drainage, or access patterns.

We respectfully request approval of this Conditional Use Permit to allow Van Meter to efficiently manage materials during this period of facility improvement. Please contact me at 612-222-9303 or Rtejeda@popedesign.com if additional information or supporting documentation is needed.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Ricky Tejeda", written in a cursive style.

Ricky Tejeda
Project Manager
Pope Design Group



City Council Action Request

6.M.

Meeting Date 1/21/2026

Department Community Development

Agenda Category Action Item

Title Van Meter Site Plan Review for Building Expansions and Variance Request

Staff Recommendation A) Adopt Resolution 2026-016 to approve the variance to allow the proposed building addition for Expansion A to be 64 feet from the north property line when a 100-foot setback to the residential property line is required, located at 7450 95th Street South. B) Adopt Resolution 2026-015 to approve a site plan review for two building additions and associated site work for Van Meter Inc. located at 7450 95th Street South. C) Adopt Resolution 2026-023 rescinding, terminating, and releasing the Stormwater Management Agreement recorded July 16, 2015 as document number 4033928. D) Approve the Encroachment Agreements for items within the drainage and utility easements, Stormwater Management Agreement, and the Hydrant Access Easement Agreement for Van Meter Inc, located at 7450 95th Street South.

Budget Implication N/A

Attachments	1.	Van Meter Expansion CC Memo
	2.	Van Meter Expansion Engineer Review Memo 2025-12-09
	3.	Van Meter Expansion Resolution 2026-016 Variance
	4.	Van Meter Expansion Resolution 2026-015 Site Plan Review
	5.	Van Meter Expansion Resolution 2026-023 Terminating Stormwater Agreement
	6.	Van Meter Expansion Encroachment Agreement in D-U Easement
	7.	Van Meter Expansion Encroachment Agreement in Permanent Easement
	8.	Van Meter Expansion Hydrant Access Easement
	9.	Van Meter Expansion Stormwater Management Facilities Agreement
	10.	Van Meter Expansion Civil Plan Packet
	11.	Van Meter Expansion Supplemental Architectural Plans
	12.	Van Meter Expansion REVISED Photometric Plans
	13.	Van Meter Stormwater Report
	14.	Van Meter Expansion Variance Criteria Responses
	15.	Van Meter Expansion - Resolution 2012-045

TO: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

FROM: Kelly Becker, Associate Planner

DATE: January 14, 2026

RE: Van Meter Site Plan Review for Building Expansions and Variance Request

Proposal

Van Meter Inc. has submitted applications for a Variance and Site Plan Review for building additions to Van Meter's existing facility located at 7450 95th Street South. The addition is comprised of two expansion areas: Expansion A and Expansion B. Expansion A is located at the northeast corner of the existing building and is approximately 38,220 square feet; it will be used primarily for warehousing. The applicant has requested a variance to the required setback to the north property line for Expansion A. Expansion B is located on the south end of the existing building; the addition will be approximately 86,720 square feet and will be used primarily for receiving, warehousing, and will-call operations.



Site Location

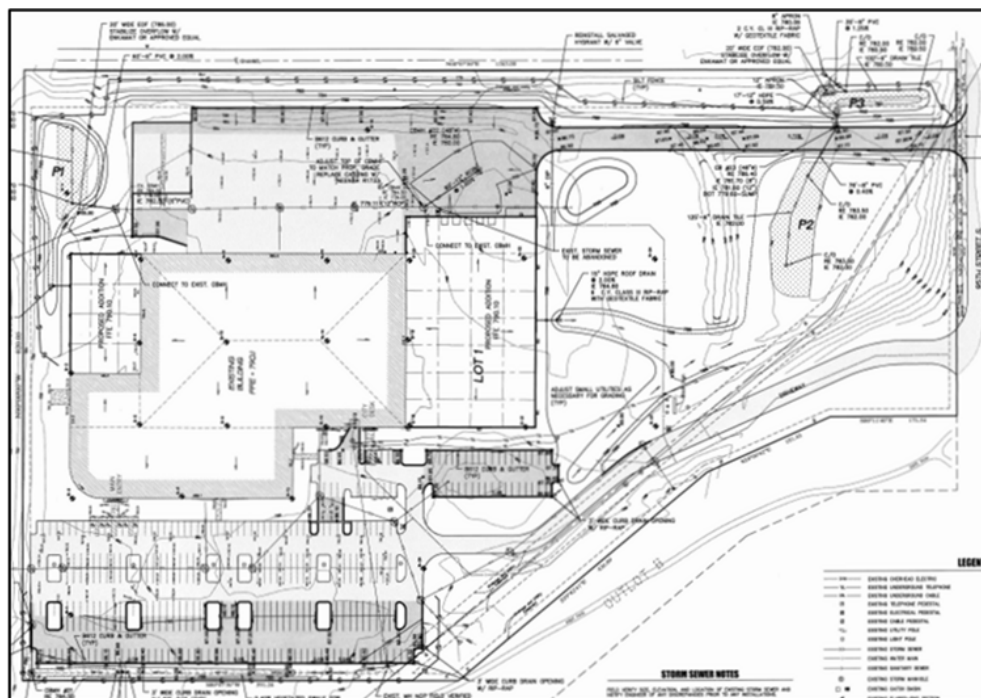
Review Schedule

Application Received: November 12, 2025
Application Accepted: November 12, 2025
Planning Commission Meeting: December 15, 2025
City Council Meeting: January 21, 2026
60-Day Review Deadline: January 11th, 2026
120-Day Review Deadline: March 12, 2026

Background

Werner Electric received site plan approval for the original building construction with approximately 35,496 square feet of office space and 81,000 square feet of warehouse and distribution space in 2007 and began operating in 2008. The site plan approval also included plans for future phases of site development, comprised of a 12,076 square foot office addition and an 83,500 square foot warehouse addition. The proposal for the original construction and future phases was found to meet all performance standards in the ordinance at the time, including setbacks.

In 2015, a revised development plan for Werner Electric was received, which proposed 15,333 square feet of office area, 49,946 square feet of warehouse area, and additional parking lot area, loading docks and trailer parking expansion areas. Although the revised plans included slightly larger office space, the proposed warehouse expansion at that time was about 35,500 square feet smaller than originally proposed. Expansion B with this current proposal will encompass a portion of that excess square footage that was previously approved. The plans also included a new private access drive along the east side of the property, connecting to 95th Street. The plans submitted in 2015 were found to be generally consistent with the originally approved 2007 site plan identifying the future expansions.



2015 Development Expansion

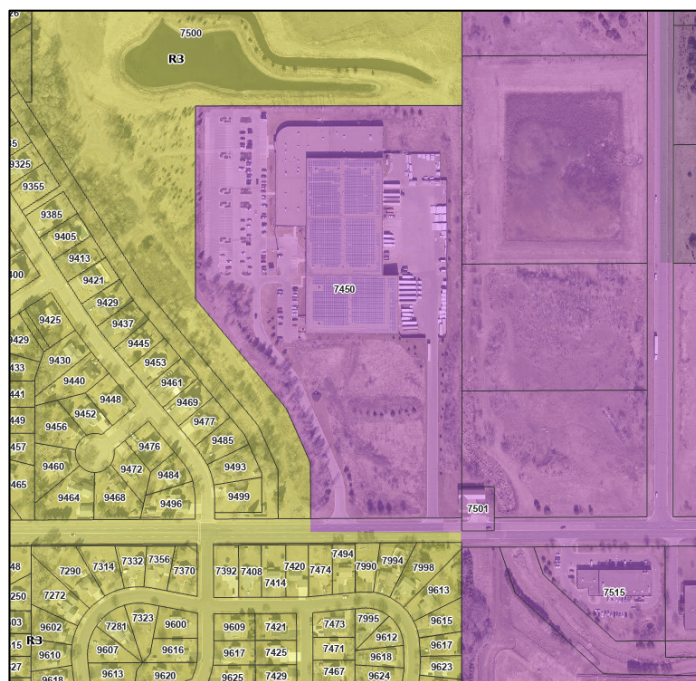
Additional prior approvals on the site include an Interim Conditional Use Permit for a rooftop community solar garden in 2017, which was granted for a 25-year period and expires in September 2042. A variance and conditional use permit approval was granted in 2012 for an electric wind turbine. The wind turbine is proposed to be removed with this project; therefore, Resolution 2012-045 shall be rescinded. Lastly, in 2022, a Conditional Use Permit was approved for a 10-foot-tall black vinyl coated chain link fence with an opaque fabric to assist in screening and securing the existing semi-trailers, exterior storage areas, and loading dock area. That fence has since been installed and runs along the east side of the property and the gate into the loading area and will be maintained as part of the proposed building additions.

Werner Electric has since been acquired by Van Meter Inc. The facility has transitioned from a corporate headquarters to a local branch facility that offers warehousing, distribution, demos, and training services. Van Meter is now requesting additional expansions to support their continued growth and site operations.

Planning Considerations

Zoning and Comprehensive Plan

The Van Meter facility at 7450 95th Street is zoned I-1, General Industrial, and is guided as Industrial on the 2040 Comprehensive Plan Land Use Map. Warehouse and distribution facilities are a permitted use in the I-1 zoning district.



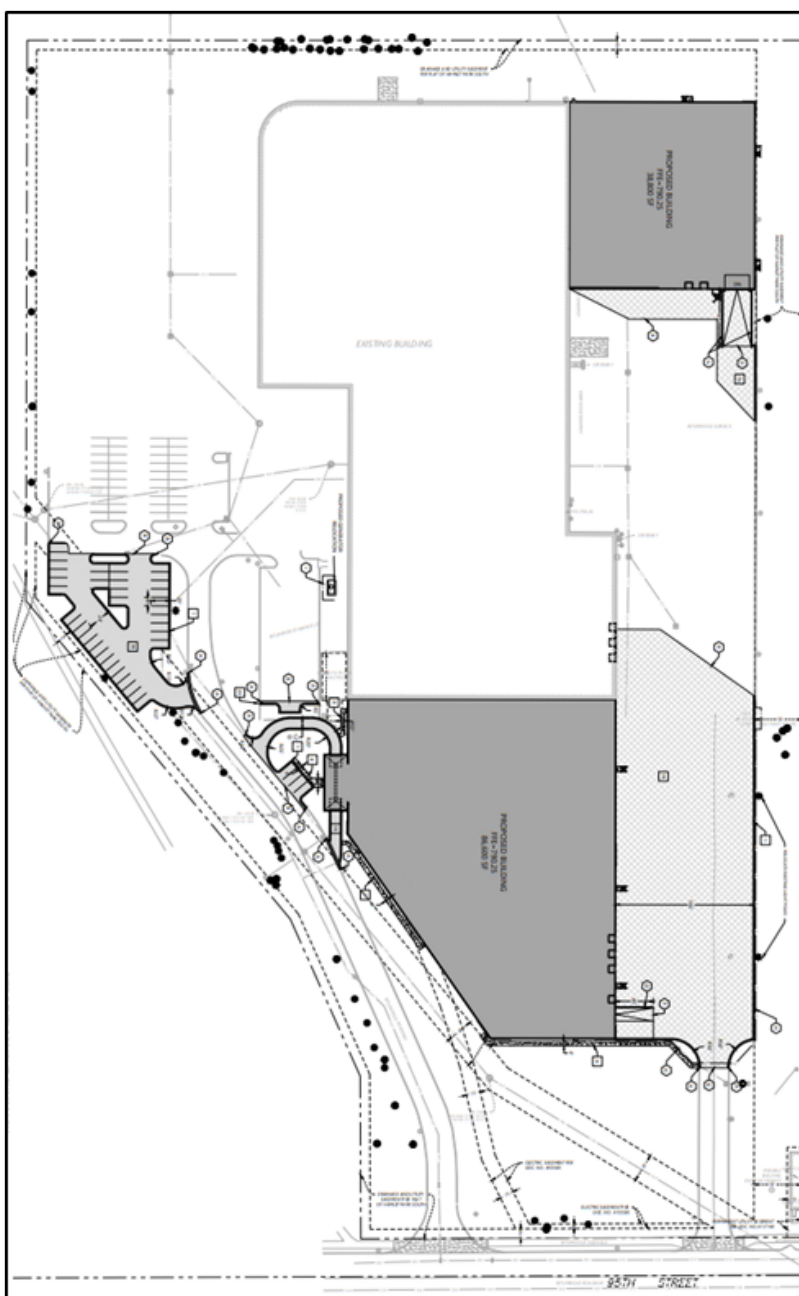
Current Zoning

Site Plan

The existing Van Meter facility is located on a 20.12-acre parcel immediately south of Hamlet Park. The applicant is proposing two building expansions, Expansion A and Expansion B, as well as an expansion to the parking lot to accommodate the additional square footage of the building as required by city code. Portions of new heavy duty bituminous pavement will be added at the loading dock areas on the east side of the building. A generator will be relocated

from the east side of the building to the front of the building on the west side. Grading will occur on multiple areas of the site for new or modified stormwater retention areas. Notably, an underground stormwater filtration system will be installed adjacent to the east side of Expansion B.

Several easements exist on the property, including a 30-foot wide drainage and utility easement encompassing a sanitary sewer line running along the south and west sides of the lot. Additionally, a 50-foot wide drainage and utility easement runs along the length of the east side of the lot. A private 15-foot wide utility easement with Northern States Power Company runs through the central southern portion of the property at the proposed Expansion B area. The property owner will be required to secure approval from the easement holder prior to construction within the easement.



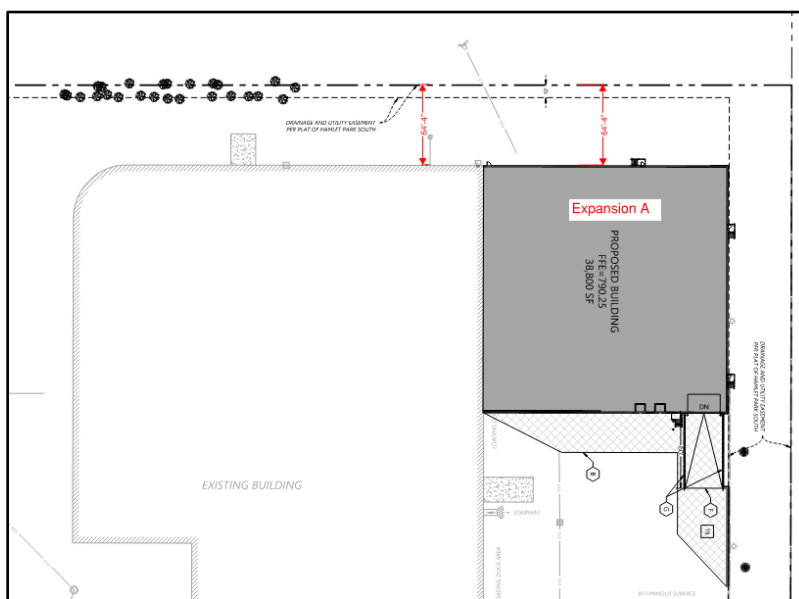
Proposed Site Plan

Variance Request – Property Line Setback

The purpose of a variance is to allow variation from the application of City Code Title 11 if there are characteristics of the property that cause practical difficulties for the landowner/applicant to meet minimum code standards. Variances require the Applicant to submit an official application form with all information outlined in City Code Title 11-2-5. City Code Title 11-9-3 lists development standards within the Industrial zoning districts. Applicable and proposed setbacks are shown below.

Applicable Building Setbacks	Required Setbacks	Expansion A Proposed Setbacks	Expansion B Proposed Setbacks
Minimum Front Yard	40'	1000'	210'
Minimum Side Yard abutting a residential district (west)	100'	573'	101'
Minimum Side Yard (east)	40'	50'	196'
Minimum Rear Yard abutting a residential district (north)	100'	64'	695'

The abutting property to the north is Hamlet Park, which is zoned R-3, Single Family Residential. The park property houses multiple baseball diamonds and a stormwater system. The stormwater basin on the park property is adjacent to the north lot line of the Van Meter property. The proposed Expansion A on the northeast corner of the building will encroach into the required 100-foot rear yard setback abutting a residential district; the property owner has submitted a variance request to allow the proposed Expansion A addition to be approximately 64 feet from the north property line. An existing portion of the building that houses office areas is approximately 64 feet from the north property line; thus the proposed Expansion A will align with the existing portion of the building. The existing portions of the building that encroach into the current rear yard setback were compliant with all setbacks when reviewed and approved in 2007 and 2015. All other setbacks will be met with both proposed expansion areas.



Proposed North Lot Line Setback

Variance Requirements

With all variance requests, the Planning Commission must look to the zoning ordinance for guidance and direction. City Code Title 11-2-5: Variances, states the following:

A. Purpose. The purpose of the variance is to allow variation from the strict application of the terms of this Title where, by reason of the exceptional physical characteristics of the property, the literal enforcement of the requirements of this Title would cause practical difficulties for the landowner.

F. Findings. A variance may be granted only when all of the following conditions are found:

- 1. The variance is in harmony with the general purposes and intent of this Title.*
- 2. The variance is consistent with the Comprehensive Plan.*
- 3. The applicant for the variance establishes that there are practical difficulties in complying with this Title. "Practical difficulties," as used in connection with the granting of a variance, means that all of the following must be found to apply:*
 - a. The property owner proposes to use the land in a reasonable manner for a use permitted in the zone where the land is located, but the proposal is not permitted by other official controls;*
 - b. The plight of the landowner is due to circumstances unique to the property and that are not created by the landowner; and*
 - c. The variance, if granted, will not alter the essential character of the neighborhood.*
- 4. Economic considerations alone do not constitute practical difficulties.*

Variance Findings

The findings of fact for a favorable recommendation that were considered during the review are identified as follows:

- A. Warehouses and distribution facilities are a permitted use in the I-1 zoning district. The existing building with planned future phases of expansion was approved in 2007, and the first expansions to the building were reviewed again and approved in 2015, which were compliant with setback standards at the time.*
- B. The property is guided Industrial in the 2040 Comprehensive Plan.*
- C. Expansion A will house additional warehouse areas, which is an existing use of the building. Additional warehouse expansion is needed for continued growth and site operations.*
- D. The proposed building additions do not alter the character of the residential neighborhood, as the additions will closely match the appearance of the existing building and be screened as required by code.*
- E. The building has been designed to minimize the impacts to the residential neighborhood by constructing the addition on the north side of the property, no further to the property line than an existing portion of the building.*

F. The location of the expansion on the north side of the building is guided by limitations from existing drainage and utility easements on site and not created by the property owner.

G. The request is not based on economic considerations alone.

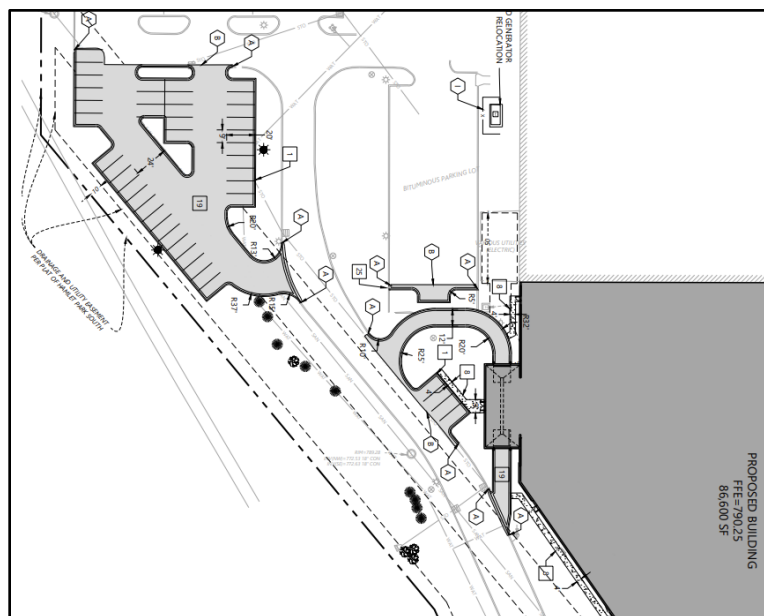
Site Access

The site currently has two existing access points from 95th Street. The western access drive leads to the main entrance and parking area on the west side of the building. The eastern private access leads to the loading areas on the east side building and was added to the property with the expansions to the building in 2015. There are no changes to either access point proposed with this application.

Parking

Per City Code, one parking space for each 250 square feet of office space, and one parking space per each 2,000 square feet of warehouse space is required. With the current combination of office and warehouse space in the existing building, 274 parking spaces are required, and 302 parking spaces actually exist on the property, currently providing a surplus of 28 spaces. Between both proposed expansions, an additional 123,893 square feet of warehouse space will be added, which would require 62 parking spaces. By taking the difference of the 62 spaces required with the new additions from the surplus 28 spaces onsite currently, only an additional 34 parking spaces are required to be added to the total existing parking areas with this proposal. The applicant has provided an additional 38 spaces on the site plans.

A 10-foot setback to property lines applies to parking lots and will be met with the new spaces. Drive aisle widths and parking space sizes comply with the city's parking requirements as well. However, a portion of the additional parking spaces will be placed over the 30-foot drainage and utility easement that runs through the property and contains a public sanitary sewer line. An existing encroachment agreement for parking within the easement exists, and a new encroachment agreement will be required for the newly placed parking spaces over the drainage and utility easement.

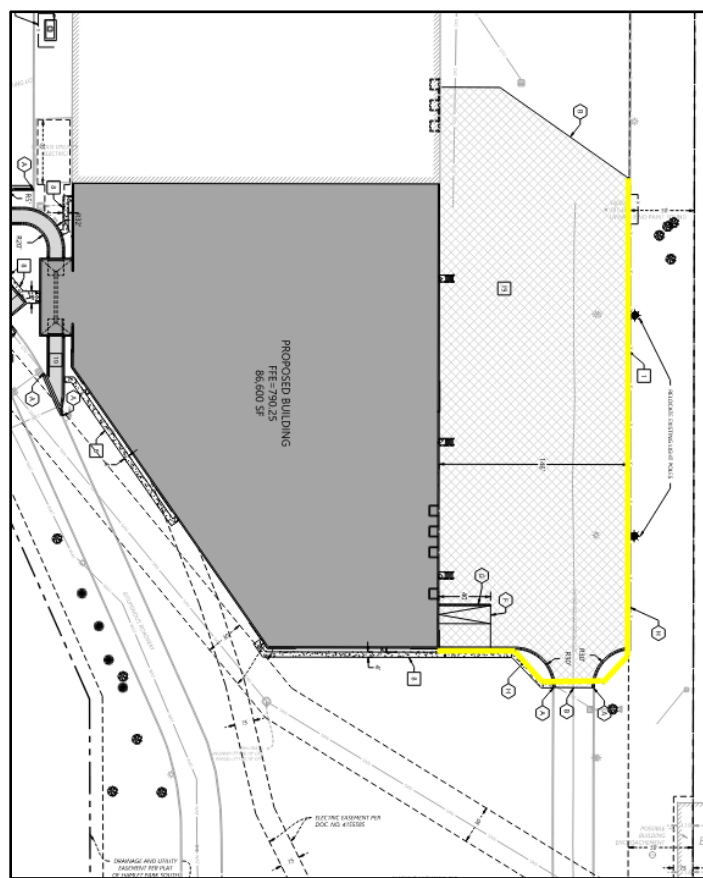


Proposed Parking Space Additions

Fencing and Exterior Storage

In 2022, Van Meter received Conditional Use Permit approval for construction of a 10-foot-tall black vinyl-coated chain link fence with an opaque fabric to assist in screening and securing the semi-trailer storage and loading dock area on the east side of their property. The applicant has indicated that the existing fencing will remain and will be extended south to align with Expansion B, as highlighted in yellow on the image below. Vinyl coated chain link fencing is approved in the Industrial district, but fabric is not an approved material for fencing in the current ordinance. However, due to the previous conditional use permit approval, a continuation of the black vinyl coated chain link fence with fabric material along the east side of the loading area is acceptable given the approved 2022 Conditional Use Permit. The fabric material shall be maintained tightly against the chain link and without rips or tears.

In order to reduce the visual impact of the fabric fencing, staff have requested that the fence along the entrance to the loading area facing the street be shielded from view with vegetation as opposed to utilizing the fabric material to screen the loading area at that location. Exterior storage of 10-foot and 20-foot gray PVC conduit materials will continue to be stored outside in the loading dock area on the east side of the building as previously approved in 2022; however, storage cannot be above the fence height at any time.

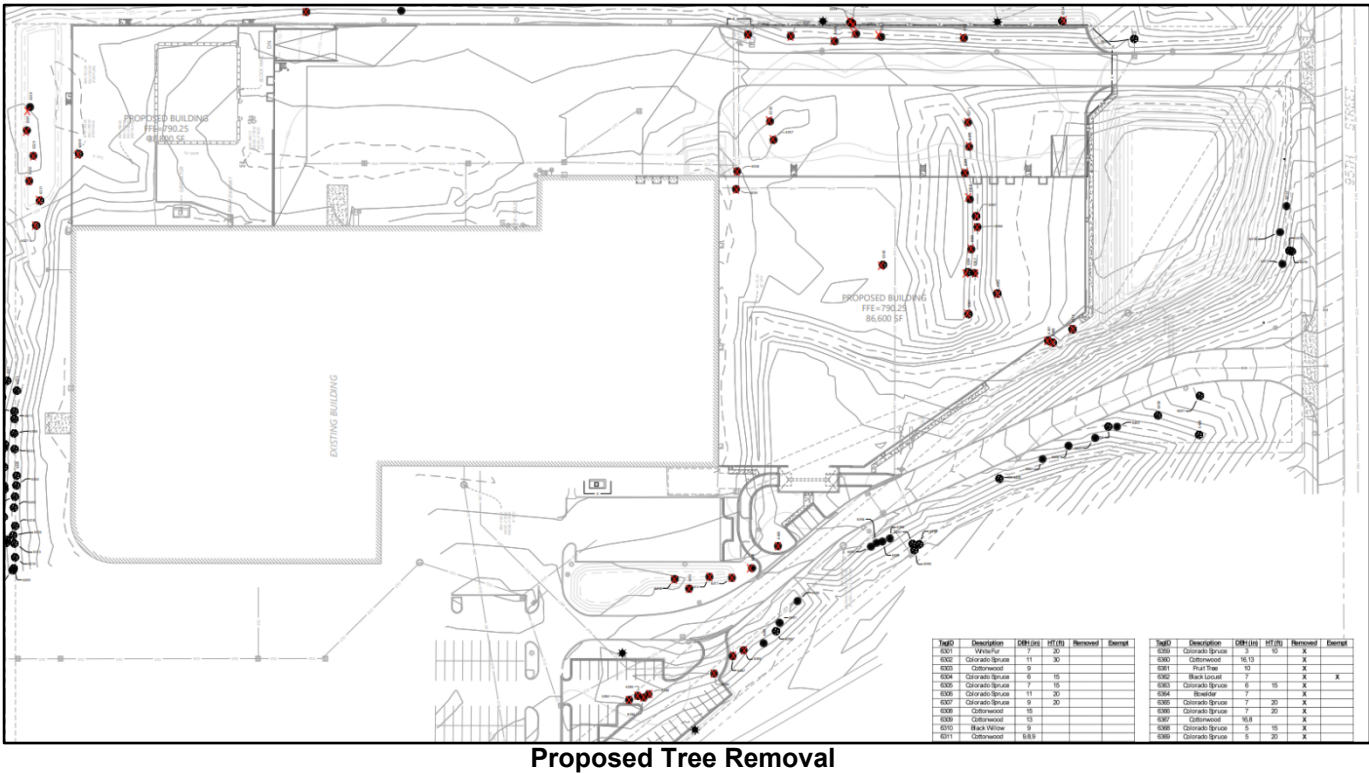


Area of Fence Extension

Tree Preservation

City Code Title 11-3-13 requires completion of a tree inventory (all qualifying trees) for the project area of a proposed development. A qualifying tree is a healthy tree meeting one of the following definitions: a hardwood deciduous tree at least six inches (6") DBH, a softwood

deciduous tree at least eight inches (8") DBH, or a coniferous tree at least ten feet (10') in height but does not include any trees on the Minnesota Department of Natural Resources invasive species list. In industrial districts, a maximum of 50 percent of existing qualifying inches may be removed without mitigation required. The applicant has provided a detailed tree inventory, which states approximately 35 percent of qualifying inches will be removed; therefore, a mitigation plan is not required. A total of 42 qualifying trees will be removed in the areas of the proposed expansions, new parking lot area, and stormwater basins.



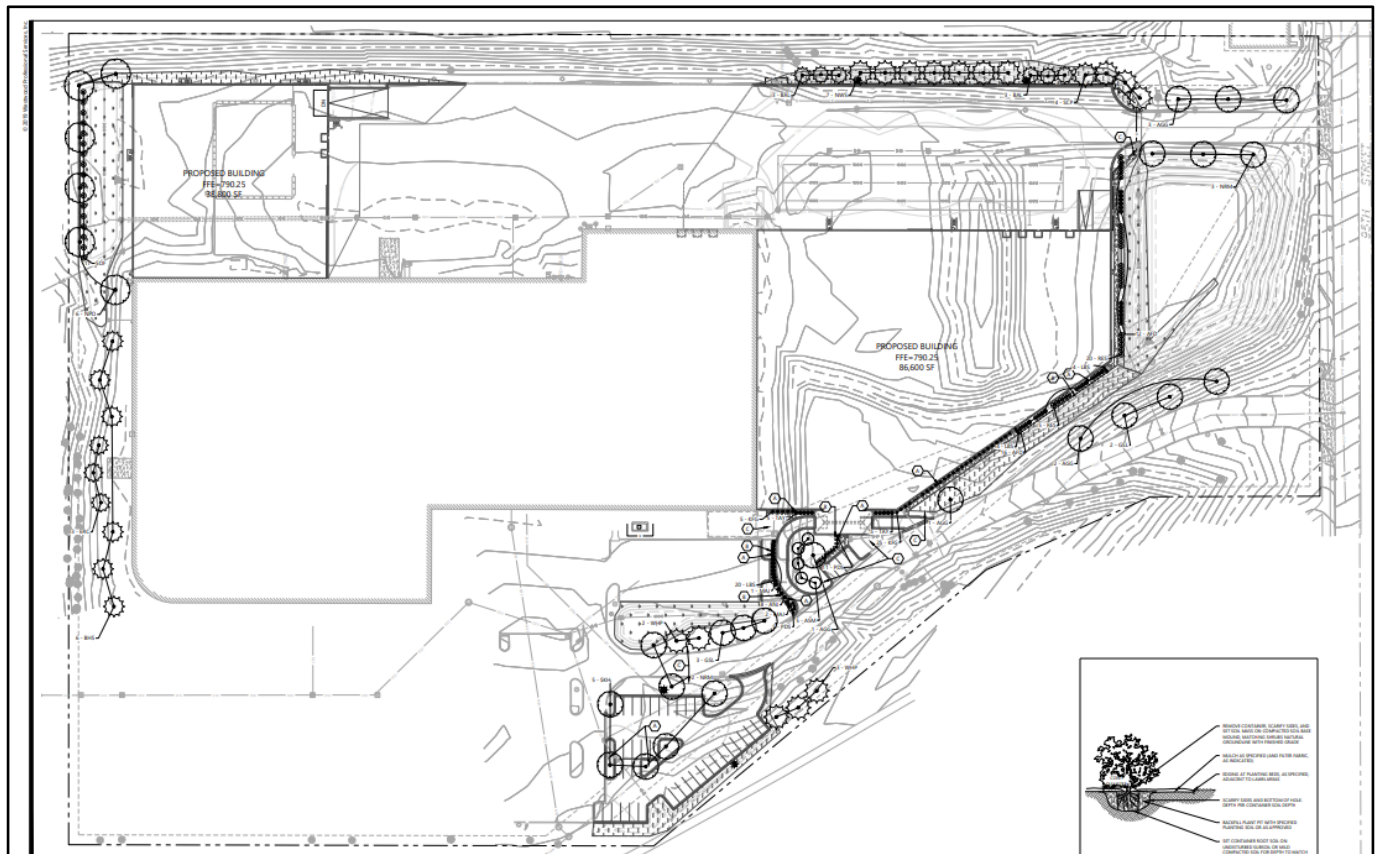
Landscaping

The Applicant has submitted a detailed landscape plan including proposed additional landscaping throughout the site. Per City Code Title 11-3-12, the area within 15 feet of a parking lot perimeter shall be landscaped with clustered materials. The applicant has proposed turf mix along the west side of the new parking lot area, which is an approved landscaping material. The new parking lot area contains interior landscaped islands in compliance with code standards; however, there are two trees shown within the drainage and utility easement in one of the parking islands. These two trees will need to be relocated outside of the easement and another approved landscape material, such as small shrubs, shall be added to the parking island.

Additionally, the code requires the sides of a building that face a public street or parking lot shall be landscaped for a length equal to one-half of the building dimension, with the landscaped region having an average depth of four feet. The applicant has proposed a combination of turf mix, shrubs, and deciduous and coniferous trees that meet or exceed code standards for building perimeter screening at both Expansion A and Expansion B. Lastly, the loading and mechanical areas of a building must be screened per City Code Title 11-3-12. The loading areas of the building are all located on the east side of the existing façade and Expansion B, which abuts other industrial zoned property. That area is currently being screened by the existing

fabric chain link fence as approved in a previous Conditional Use Permit. The fence will be extended to screen the east side of Expansion B, and additional deciduous trees will be placed along the east side as well. However, to minimize the visual impact of the fabric material from 95th Street, staff requested additional evergreen trees be placed in front of the fence on the south side of the site.

Title 11-3-12 requires industrial districts to have at least 15 percent open space, or space not covered by a building or other impervious surface. The property will retain approximately 37 percent open space after all improvements. The total project disturbance area, minus stormwater areas, is 232,399 square feet; therefore, per the coefficients for industrial districts in the city code, 33 new deciduous trees, 31 new coniferous trees, and 91 shrubs are required. The applicant has proposed the exact number of trees and shrubs as required and is therefore meeting code requirements.



Proposed Landscaping Plan

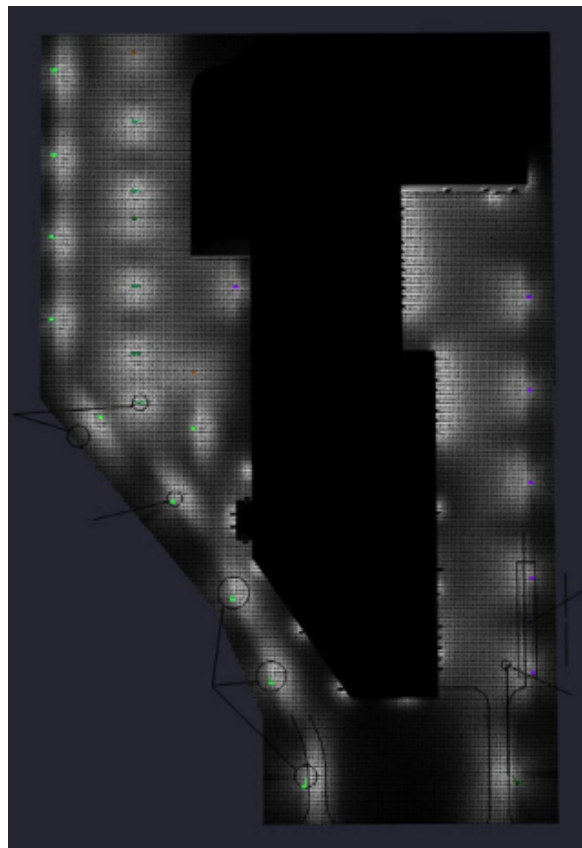
Screening and Mechanical Equipment

An existing generator will be relocated from the northeast corner of the existing building to the west side of the existing building to accommodate Expansion A. City Code Title 11-3-9 requires "all ground mounted mechanical equipment accessory to the principal structure 30 inches (30") or greater than twelve (12) cubic feet shall be screened from public views with landscaping, berming, or screen wall." The applicant has proposed a 10-foot vinyl fence around the new generator and utility locations on the west side of the building. A stationary trash collector area similar to the building's existing trash management is proposed along the east side of expansion B, which will be screened from public view by the existing fencing. Rooftop mechanical

equipment on Expansion A and B has not yet been identified on submitted plans. Final plans identifying location of rooftop mechanical equipment and proposed screening will need to be submitted and reviewed by staff prior to building permit approval.

Photometric Plan

City code standard requires reflected glare of spill light not to exceed 0.5 foot-candle as measured on the property line when abutting any residential parcel or one (1) foot-candle as measured on the property line when abutting any business or industrial parcel. The Applicant has provided a photometric plan indicating new lighting at Expansion A will not cast light into adjacent properties and will align with the requirements of 0.5 foot-candles or less at the north property line abutting the residential district. Proposed lighting at Expansion B will not exceed 1 foot-candle at the adjacent Industrial zoned property line to the east. All new wall mount and overhead parking lot lighting will be directed downward. New overhead lighting in the new parking lot area will not exceed 0.5 foot candles at the west residential property line and is therefore compliant as well.



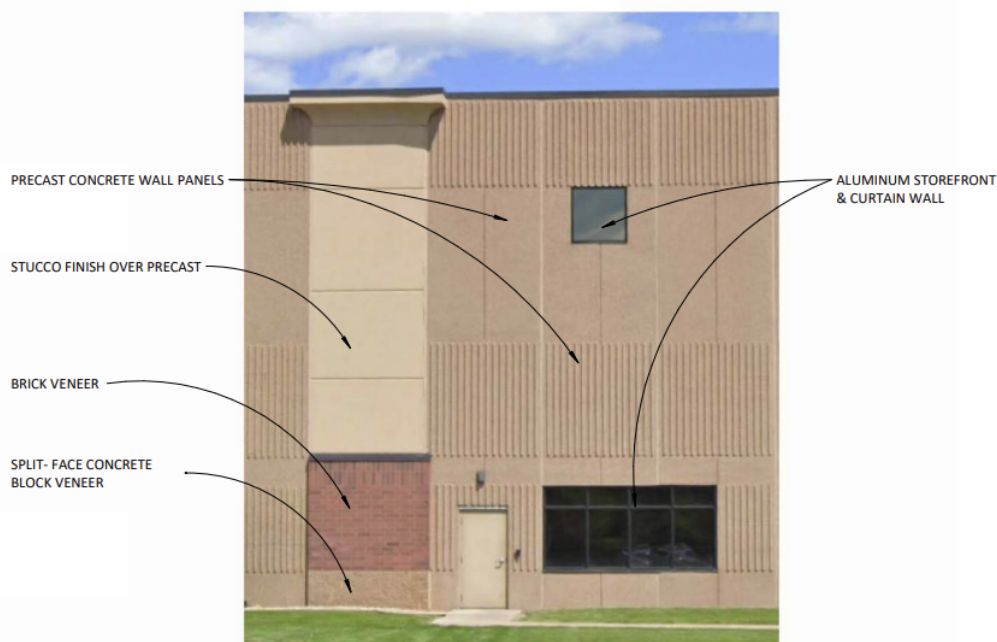
Aerial View of Photometrics

Architectural Materials

City Code Title 11-3-11 requires exterior materials of structures in the industrial districts be comprised of at least two different Class 1 or 2 materials and be composed of at least 65 percent Class 1 or 2 materials and not more than 10 percent of Class 4 materials. For industrial zoned property, grade A or B architecturally finished precast concrete panels are considered a Class 2 material. Grade C precast panels are prohibited. Additionally, in industrial districts, no wall that faces a public right-of-way, park, or a residential use or district, may have an uninterrupted

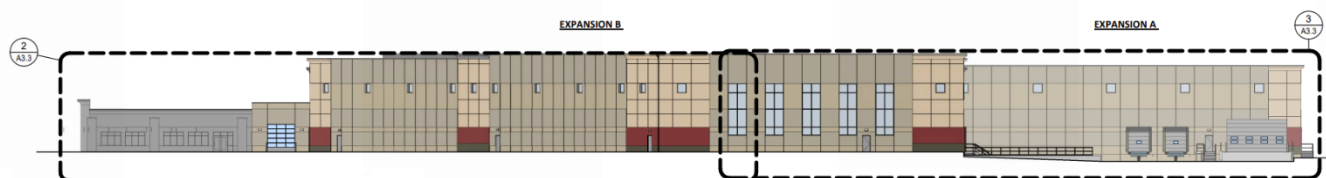
length exceeding 100 feet without including at least two of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into human scale proportions.

Plans initially submitted with the proposed additions were comprised of almost 100 percent Class 1 and Class 2 materials, including a combination of precast concrete panels (Grade A or B), stucco, brick veneer, split-face concrete block veneer, and aluminum storefront and curtain wall. The applicant has indicated to staff that final material selection may differ somewhat from original submitted plans; however, any changes will still meet code requirements. Revised plans shall be submitted and reviewed by staff prior to the issuance of a building permit. Materials will be chosen to match the exterior finishes on the existing building. Every façade of each new addition will not exceed 100 feet without change in plane or material. The maximum permitted building height in the I-1 zoning district is 55 feet. Expansion A and Expansion B will both be approximately 42 feet tall.

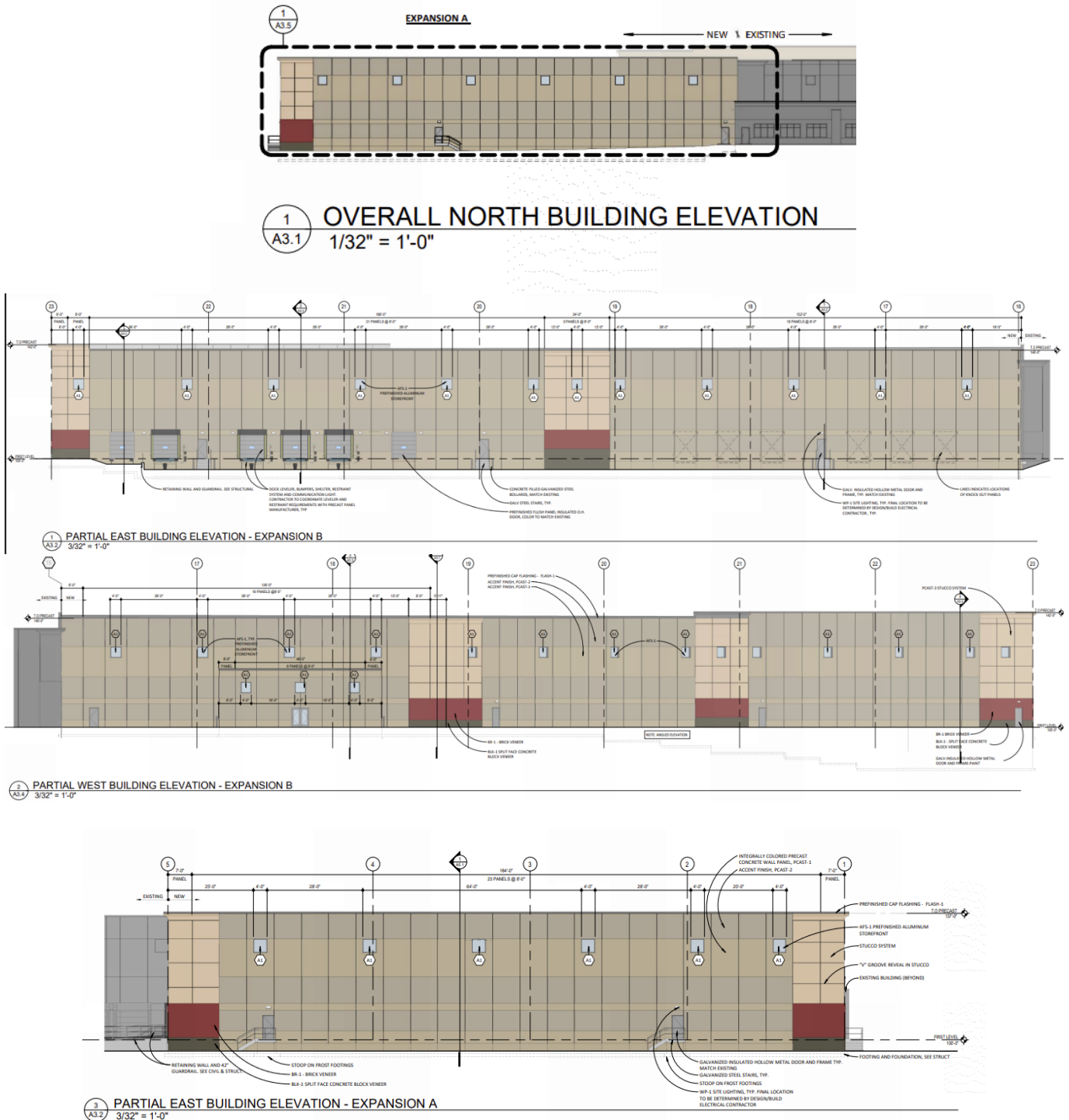


EXISTING FACADE – MATERIAL REFERENCE

NOTE: EXPANSION BUILDING TO MATCH EXISTING FACADE MATERIALS AND FINISHES.



OVERALL SOUTH BUILDING ELEVATION
1/32" = 1'-0"



Easements

The standard 10-foot wide drainage and utility system runs adjacent to the south, west, and north lot lines on the property. A 50-foot wide drainage and utility system runs along the entire east property line. Minor encroachments into that easement include two sets of emergency stairs on Expansion A, light poles, and a fire hydrant. An additional 30-foot wide drainage and utility easement runs through the southwest area of the property. As previously noted, the proposed parking lot expansion will be placed over the 30-foot wide easement as well as

proposed and existing private utilities. Encroachment agreements will be required prior to issuance of a building permit for all encroachments within the drainage and utility easements. A hydrant access easement agreement shall be executed as well to verify access to the four private hydrants onsite for regular maintenance by City Staff prior to issuance of a building permit.

Lastly, a private 15-foot wide electric easement is located on the south end of the existing building, extending to 95th Street. The applicant will need to secure approval for placement of Expansion B over the easement area from the easement holder or vacate the easement prior to issuance of a building permit.

Utilities

The site is currently served by public sewer and water. The project will require the extension of sanitary sewer and water service lines. The applicant has submitted civil plans with proposed utility work and shall comply with the City Engineer Review Memo dated 12/9/2025. Final utility layout must be submitted for review.

Grading and Storm Water Management

The Applicant is proposing grading in multiple areas of the site to account for the additions. A detailed stormwater management plan was submitted, and the Applicant shall comply with all comments included in the City Engineer Review Memo dated 12/9/2025. The applicant proposes to treat stormwater runoff with existing and new infrastructure: a new underground stormwater filtration system; a new filtration basin in the northeast corner; a realigned filtration system on the south side; and an existing filtration basin in the southeast corner. An updated Stormwater Maintenance Agreement will be required to be executed prior to issuance of a building permit.

Public Hearing Notices

The public hearing notice for the December 15, 2025, Planning Commission meeting was published in the *Saint Paul Pioneer Press* and mailed to 62 property owners within 500 feet of the proposed project on December 2, 2025. Staff have not received any written comments at the time of writing the report.

Planning Commission Meeting

The City's Planning Commission reviewed and held a public hearing on the applications at their December 15, 2025, meeting. Below is a summary of the Planning Commission requests for clarification. No residents participated in the public hearing. The Commission unanimously voted (4-to-0) to recommend approval.

Planning Commission Requests for clarification:

- Does the parking space requirement account for parking for the general public or is it just a total number of parking spaces? Is there a requirement for public parking spaces?
 - Staff clarified the parking space requirement is for total parking spaces based on the code requirement of one parking space per 2,000 square feet of warehouse space.

Recommendation

The City Council is recommended to take the following actions:

- A. Adopt Resolution 2026-016 to approve the variance to allow the proposed building addition for Expansion A to be 64 feet from the north property line when a 100-foot setback to the residential property line is required, located at 7450 95th Street South.
- B. Adopt Resolution 2026-015 to approve a site plan review for two building additions and associated site work for Van Meter Inc. located at 7450 95th Street South.
- C. Adopt Resolution 2026-023 rescinding, terminating, and releasing the Stormwater Management Agreement recorded July 16, 2015 as document number 4033928.
- D. Approve the Encroachment Agreements for items within the drainage and utility easements, Stormwater Management Agreement, and the Hydrant Access Easement Agreement for Van Meter Inc, located at 7450 95th Street South.

Prepared by

Kelly Becker
Associate Planner

Attachments

Stormwater Report
Civil Packet
Revised Photometric Plan
Supplemental Architectural Plans
Variance Request Narrative
Engineer Review Memo dated 12/9/2025
Resolution No. 2012-045
Drainage Easement Encroachment Agreement
Permanent Easement Encroachment Agreement
Stormwater Maintenance Agreement
Hydrant Access Easement Agreement



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Oakdale, MN 55128

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Bolton-Menk.com

MEMORANDUM

Date: 12/09/2025
To: Paul Sponholz, PE
From: Mike Boex, PE
Subject: Van Meter Expansion
City of Cottage Grove, MN
Project No.: 24X141558000

This memo summarizes the review of site plan documents submitted by Westwood, dated 11/12/25 (received 11/14/25).

Civil Plans:

Title Sheet:

1. For clarity, please identify the horizontal and vertical datums for the project on the title sheet.

Sheet C200:

2. Fencing:
 - a. Keynote A31 on Sheet A1.1 states to see Civil sheets for chain link fence. New fence does not appear to be identified on civil sheet C200 in this particular location of the site, rather, the generator is just to the north. Please clarify or make the sheets consistent.
 - b. Keynotes H & I identify fence type; please provide details of each proposed fence for review.
3. The proposed parking lot expansion encroaches onto the drainage and utility easement for the trunk sanitary sewer; the city will prepare an encroachment agreement.

Sheet C300:

4. Freeboard Standards: Please label all pond and local drainage EOF locations and elevations throughout the site.
 - a. No EOFs are identified for the three proposed basins.
 - b. Below are the EOF standards for reference:
 - i. For stormwater basins with emergency overflows, the low adjacent grade elevation for all new structures must be a minimum of 3 feet above both the peak surface water elevation for the 100-year precipitation event and 2 feet above the emergency overflow elevation of any immediately adjacent new stormwater basin.

- ii. For temporary ponding areas, through the parking lot or other, there must be at least 1 foot between the overland overflow elevation and the low adjacent grade elevation of the adjacent structure.
- 5. There is private storm pipe and a storm basin proposed within the trunk sewer drainage and utility easement; the city will prepare an encroachment agreement.
- 6. The 6" drain tile does not appear to be at the bottom of basin per the detail on C601. Please confirm location or modify the standard detail to depict tile location/elevation and subgrade within the basin slope.

Sheet C500:

- 7. Sanitary Sewer: Instead of an inside drop manhole, a Kor-N-Tee connection is preferred (include city standard detail SER-8).
- 8. There does not appear to be a new water service to the building. Respond as to where water will be extended from (within the existing building or other).
- 9. East side of property: new lights, hydrant, and fence are all proposed in the public drainage and utility easement. The city will prepare an encroachment agreement.
- 10. Utility note #14.E: clarify if CMP pipe is proposed anywhere on the site.

Sheet L200:

- 11. Trees in existing public easements:
 - a. Trees are not allowed in public easements. There are two proposed trees on a parking lot island on the west side of the site, within the sanitary easement, that should be removed from the plans. On the east side there are 18 proposed trees in the easement that the city will allow. These trees are placed a sufficient distance from the drainage swale so that they will not interfere either with the flow of water or with maintenance of the swale.
- 12. List the following planting restrictions on the plan such that they can be adhered to during installation. Please review and revise the plan for conformance.
 - a. Deciduous trees should be located a minimum of 5' off any utility pipe.
 - b. Coniferous trees should be located a minimum of 15' off any utility pipe.
 - c. No tree should be located within 10' of a hydrant or 15' from a streetlight.
 - d. No trees should be located within a storm pond HWL.
 - e. No trees should be located within a storm pond's 20-ft access route, and no coniferous trees within 5' of the 20' pond access route.
 - f. No coniferous trees within 20' of a proposed sidewalk/trail.
 - g. No deciduous trees within 5' of sidewalk/trail/driveways.
 - h. Trees should not be planted within drainage and utility easements.
- 13. Add a note to the plans directing that trees shall be staked prior to installation such that they can be reviewed for conformance to the planting restrictions.

Stormwater Comments:

14. Plan Sheets & Hydrology Report:

- a. Please indicate the total disturbed area in the hydrology report.
- b. Testing: The City will require post-construction testing to verify the infiltration/filtration rate and drawdown period of any infiltration/filtration basins. Please add the following to the filtration basin plan notes: "Post construction testing of the infiltration/filtration rate and drawdown period will be required." Post construction testing should yield results of approximately twice the design rate, providing a safety factor consistent with Section 16.11 of the NPDES Construction Stormwater Permit. If test results exceed 8.3 inches per hour, Section 16.16 requires that soils be amended to slow the infiltration rate below 8.3 inches per hour.
- c. The pipe outlet of OCS-22 on Sheet C500 is labeled as 30" but the detail on Sheet C601 and the HydroCAD model indicate this pipe is 36". Please revise the pipe size on C500 to 36" to be consistent.
- d. The underground filtration system outlet is listed as 782.60' on Sheet C500. The OCS-22 notes list rim elevation and invert, but no outlet information. Please include details for outlet structures in the plans. Provide a storm schedule identifying structure sizes, sumps, etc. Sump structures should be provided prior to discharge into a stormwater basin.
- e. C601 – Filtration Basin - South is missing impervious liner details on plan sheet C601.

15. HydroCAD:

- a. The site has two outfalls. Please model the outfall to the north and to the east in the existing and proposed conditions HydroCAD model. The north outfall is connected to Hamlet Park Pond, and the south portion of the site is connected to the flume channel east of the site. Ensure rates are not increased to either of these features.
- b. The existing site has stormwater best management practices as described in the stormwater report and shown on L200 Landscape Plan 3/20/2015 (pdf p. 59 of 126). Please update the existing conditions HydroCAD model to include the existing best management practices for accurate rate control analysis.
- c. The HydroCAD model of the Pond 3P Underground System lists an invert elevation for Volume #1A of 781.17, but sheet C601 shows the invert elevation to be 780.17 feet. Please check invert elevation and update the HydroCAD Volume #1A and Device #3 to be consistent with the invert elevation on the plan sheets (780.17).
- d. Please include filtration in the outlet structure HydroCAD modeling for the West Filtration Basin.
- e. Rainfall depths are required to use NOAA Atlas 14. Please update the 100-year rainfall to be 7.40" according to NOAA Atlas 14 for Cottage Grove. HydroCAD model currently has 7.20".
- f. Models: Please note that digital copies of the final version stormwater models and shapefiles or CAD drawings of existing and proposed drainage areas are to be submitted to the City once the review and revision process is complete.

16. Water Quality – P8:

- a. The City of Cottage Grove requires that new development projects include BMPs that at a minimum achieve post-development reductions in TP and TSS by 50% and 80%, respectively. In addition, South Washington rules call for TP loading rate of 0.22 lbs./acre/year or existing loading rates, whichever is less. Please provide an existing and proposed conditions P8 water quality model including the total disturbed site area of 8.15 acres.
17. Rational Storm Sewer Design: Please provide rational storm sewer design table with the following documentation
 - a. On-site storm sewer should be sized to a 5-year rational method design. Submit design calculations for the storm sewer system and a drainage area map showing each catchment with manholes and catch basins labeled. Include individual pipe segment velocities with calculations for review. Trunk facilities should be analyzed and designed to accommodate the 100-year ponded discharges plus 5-year rational flows from areas that enter the trunk to be carried to the next storage area downstream.
 - b. Pipe sizes and slopes should be selected to provide a minimum open channel velocity of 3 feet per second.
 - c. Maximum storm sewer velocities should be kept at 10 feet per second or less.
 - d. When changing pipe sizes in structure, match crown of pipe elevations instead of inverts.
 - e. Please show storm catch basin IDs, pipe sizes, grades, elevations, and drainage areas on the plans consistent with the rational design tables.
 - f. Pipe outlets to wet ponds should be placed at the NWL and have design velocities of 6 fps or less. Pipe outlets into filtration basins or other overland discharge should have design velocities of 4 fps or less.
18. The City will require an executed stormwater maintenance agreement for the proposed stormwater features on the site.
19. Models: Please note that digital copies of the final version stormwater models and shapefiles or CAD drawings of existing and proposed drainage areas are to be submitted to the city once the review and revision process is complete.

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-016

**A RESOLUTION APPROVING A VARIANCE ALLOWING THE PROPOSED EXPANSION
TO BE LOCATED 64 FEET FROM THE NORTH PROPERTY LINE WHEN A
100-FOOT SETBACK TO THE RESIDENTIAL PROPERTY LINE IS REQUIRED
AT 7450 95TH ST SOUTH**

WHEREAS Van Meter Inc. applied for a variance to construct a warehouse building addition within the required 100-foot rear yard setback to the residential property line to the north at 7450 95th St South, legally described as:

Lot 1, Block 1, Hamlet Park South, Cottage Grove, Washington County, State of Minnesota.

Commonly known as 7450 95th St South, Cottage Grove, Washington County, State of Minnesota.

WHEREAS, public hearing notices were mailed to property owners within 500 feet of the property, and a public hearing notice was published in the St. Paul Pioneer Press; and

WHEREAS, a planning staff report, which detailed specific information on the property and the application request, was prepared and presented; and

WHEREAS, the public hearing was open for public testimony. No public testimony was received. Staff answered questions from the Planning Commission; and

WHEREAS, the Planning Commission unanimously (4-to-0 vote) recommended that the City Council approve the variance to construct the warehouse building Expansion A within the 100-foot rear yard setback as shown on the site plan at their December 15, 2025, meeting.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby approves the variance to construct a building addition approximately 64 feet from the north property line when 100 feet is the required rear yard setback for industrial parcels when abutting residential districts, on the parcel legally described above.

BE IT FURTHER RESOLVED, granting the variance to the minimum rear lot line setback for an industrial parcel abutting a residential district is based on the following findings of fact:

- A. Warehouses and distribution facilities are a permitted use in the I-1 zoning district. The existing building with planned future phases of expansion was approved in 2007, and the first expansions to the building were reviewed again and approved in 2015, which were compliant with setback standards at the time.
- B. The property is guided Industrial in the 2040 Comprehensive Plan.
- C. Expansion A will house additional warehouse areas, which is an existing use of the building. Additional warehouse expansion is needed for continued growth and site operations.

- D. The proposed building additions do not alter the character of the residential neighborhood, as the additions will closely match the appearance of the existing building and be screened as required by code.
- E. The building has been designed to minimize the impacts to the residential neighborhood by constructing the addition on the north side of the property, no further to the property line than an existing portion of the building.
- F. The location of the expansion on the north side of the building is guided by limitations from existing drainage and utility easements on site and not created by the property owner.
- G. The request is not based on economic considerations alone.

BE IT FURTHER RESOLVED, approval of the variance is subject to the conditions below:

1. The project shall be completed in accordance with the plans submitted by the conditions of approval. Any significant changes to the plans, as determined by planning staff, shall require review and approval by the Planning Commission and City Council.
2. Prior to the issuance of a building permit, the applicant shall incorporate the recommendations, requirements, and evaluations noted in the engineering comment letter dated 12/9/2025, and subject to modifications that are agreed to by the Applicant and City Engineer. All comments shall be adopted herein by reference.
3. All applicable permits (i.e., building, demo, electrical, grading, right-of-way, and mechanical) and a commercial plan review packet must be completed, submitted, and approved by the City prior to the commencement of any construction activities. Detailed construction plans must be reviewed and approved by the Building Official, City Engineer, and Fire Marshal.

Passed this 21st day of January, 2026.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-015

**A RESOLUTION APPROVING A SITE PLAN REVIEW FOR TWO BUILDING
ADDITIONS AND ASSOCIATED SITE WORK FOR VAN METER INC.
LOCATED AT 7450 95th STREET SOUTH**

WHEREAS, Van Meter Inc. applied for a site plan review for two warehouse building additions to their existing warehouse and office building, totaling approximately 124,940 square feet, for the property legally described below:

Lot 1, Block 1, Hamlet Park South, Cottage Grove, Washington County, State of Minnesota

Commonly known as 7450 95th Street South, Cottage Grove, Washington County, State of Minnesota.

WHEREAS, public hearing notices were mailed to property owners within 500 feet of the property, and a public hearing notice was published in the St. Paul Pioneer Press; and

WHEREAS, a planning staff report, which detailed specific information on the property and the application request, was prepared and presented; and

WHEREAS, the public hearing was open for public testimony. No public testimony was received. The applicant attended the public hearing and staff answered questions from the Planning Commission; and

WHEREAS, the Planning Commission unanimously (4-to-0 vote) recommended that the City Council approve the site plan review at their December 15, 2025, meeting.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby approves the site plan review for two building additions and associated site work on the parcel legally described above.

BE IT FURTHER RESOLVED, approval of the site plan review is subject to the conditions listed below:

1. The project shall be completed in accordance with the plans submitted by the conditions of approval. Any significant changes to the plans, as determined by planning staff, shall require review and approval by the Planning Commission and City Council.
2. Prior to the issuance of a building permit, the applicant shall incorporate the recommendations, requirements, and evaluations noted in the engineering comment letter dated 12/9/2025, and subject to modifications that are agreed to by the Applicant and City Engineer. All comments shall be adopted herein by reference.
3. Resolution No. 2012-045 shall be rescinded.
4. All applicable permits (i.e., building, demo, electrical, grading, right-of-way, and mechanical) and a commercial plan review packet must be completed, submitted,

and approved by the City prior to the commencement of any construction activities. Detailed construction plans must be reviewed and approved by the Building Official, City Engineer, and Fire Marshal.

5. Installation of landscaping shall occur in a timely fashion and be consistent with an approved plan. Prior to the issuance of a building permit, a letter of credit in the amount of 150 percent of the landscape estimate shall be submitted to the City as required by City ordinance. The financial guarantee shall be held until all required plantings are installed. At such time of installation, the Planning Department shall conduct an inspection to verify compliance with the landscape plan. If the inspection is approved, 50 percent of the financial guarantee shall be released. One year from the date of initial inspection a follow-up inspection shall be conducted to verify survivability. If the follow-up inspection is approved, the remainder of the financial guarantee shall be released.
6. The grading and erosion control plan for the site must comply with NPDES II permit requirements. Erosion control devices must be installed prior to commencement of any grading activity. Erosion control must be performed in accordance with the recommended practices of the Minnesota Stormwater Manual and the conditions stipulated in Title 9-7-1, Erosion Control During Construction, of the City's Subdivision Ordinance. The Applicant shall be responsible for the costs for the City to inspect the site in relation to erosion control conformance.
7. The Applicant must provide the City with an as-built survey of all utilities and grading plan.
8. The Applicant is responsible for removing debris from all adjacent public and private roadways during their grading and construction process. The adjacent streets shall be swept clean daily or as needed.
9. All areas of the site, where practical, shall be established and maintained per the approved final landscaping plan.
10. All new lighting shall be downward directed.
11. The property owner shall secure approval from the easement holder to locate Expansion B over the existing 15-foot wide private electric easement on the property (Document #4155585) or vacate the easement prior to issuance of a building permit. Verification of either action shall be supplied to City staff.
12. An encroachment agreement(s) for parking lot, utilities, lights poles, emergency staircases, stormwater areas and other improvements within the existing drainage and utility easements shall be recorded prior to the approval of any building permits.
13. An updated stormwater maintenance agreement shall be recorded to reflect the proposed stormwater additions prior to the issuance of a building permit.

14. If the trash compactor and storage area become visible from public view at any time, compliant screening for trash enclosures per City code shall be provided.
15. At such a time as the fabric material on the fencing falls into a state of disrepair, the fabric shall be removed and replaced with code compliant screening materials.
16. Final plans identifying location of rooftop mechanical equipment and proposed screening shall be submitted and reviewed by staff prior to building permit approval.
17. Final architectural material selection shall be submitted and reviewed by staff prior to the issuance of a building permit.
18. The proposed new trees along the east side of the loading area abutting the pavement shall be permitted to remain in the drainage and utility easement. However, the two trees within the parking island of the new parking lot area, over the 30-foot wide drainage and utility easement must be relocated and another approved landscape material, such as small shrubs, shall be added to the parking island.
19. Two trees shall be located on the south end of the loading area on the east side of the building facing 95th Street to provide a visual barrier to the fence from 95th Street.
20. Signage is not approved as part of this application. Any proposed signage shall meet the requirements of the sign ordinance and require a separate building permit.
21. A grading LOC is required prior to the issuance of a grading permit.
22. Remove vegetation from existing stormwater BMPs, as needed, and ensure that any structures in the existing BMPs are functioning as designed.
23. A hydrant access easement agreement shall be recorded prior to the issuance of a building permit.

Passed this 21st day of January, 2026.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

**CITY OF COTTAGE GROVE
WASHINGTON COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 2026-023

**A RESOLUTION RESCINDING, TERMINATING AND RELEASING STORMWATER
MANAGEMENT AGREEMENT**

WHEREAS, the City of Cottage Grove previously entered into that certain Stormwater Management Agreement, dated June 3, 2015, filed with the Washington County Recorder's Office on July 16, 2025, as Document No. 4033928 and recorded against PID 2002721240034 ("the Property"); and

WHEREAS, the property owner is undergoing an expansion project and a new Stormwater Agreement is required as part of the project.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Cottage Grove as follows:

1. The Stormwater Management Agreement dated June 3, 2015, filed with the Washington County Recorder's Office on July 16, 2015 as Document Number 4033928 is hereby rescinded, terminated and released from the Property:
2. The Mayor and City Clerk are authorized to sign all necessary documents to effectuate this action.

Passed this 21st day of January, 2026.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

**ENCROACHMENT AGREEMENT FOR DEVELOPER
IMPROVEMENTS AT 7450 95TH STREET SOUTH
IN THE CITY OF COTTAGE GROVE,
WASHINGTON COUNTY, MINNESOTA**

THIS AGREEMENT (“Agreement”) is made, entered into and effective this ____ day of _____, 2026, by and among the City of Cottage Grove, a Minnesota municipal corporation and WER DIS, LLC, a Minnesota limited liability company. Subject to the terms and conditions hereafter stated and based on the representations, warranties, covenants, agreements and recitals of the parties herein contained, the parties do hereby agree as follows:

ARTICLE 1
DEFINITIONS

1.1. Terms. The following terms, unless elsewhere specifically defined herein, shall have the following meanings as set forth below.

1.2. City. “City” means the City of Cottage Grove, a Minnesota municipal corporation.

1.3. Landowner. “Landowner” means WER DIS, LLC, a Minnesota limited liability company and their successors and assigns in interest, the fee title owner of Landowner Property.

1.4. Landowner Property. “Landowner Property” means the real property legally described on Exhibit A, attached hereto and incorporated herein.

1.5. Encroachment Area. “Encroachment Area” means the portion of Landowner Property located in the City Easement as depicted on Exhibit B, Exhibit C, and Exhibit D attached hereto

and incorporated herein, in which Landowner Improvements 1 and Landowner Improvements 2 and Landowner Improvements 3 will be located.

1.6. City Easement. “City Easement” means the drainage and utility easement located on the eastern perimeter of Landowner Property per the Plat of Hamlet Park South.

1.7. Landowner Improvements 1. “Landowner Improvements 1” means Landowner’s private improvements of light poles, a stairway, fence, gate valves and hydrants that are located within the Encroachment Area identified on Exhibit B.

1.8. Landowner Improvements 2. “Landowner Improvements 2” means Landowner’s private improvements of drain tile and a clean out pipe that are located within the Encroachment Area identified on Exhibit C.

1.9. Landowner Improvements 3. “Landowner Improvements 3” means Landowner’s private improvements of trees that are currently located within or will be planted within the Encroachment Area identified on Exhibit D.

1.10. Landowner Improvements. “Landowner Improvements” means collectively Landowner Improvements 1, Landowner Improvements 2, and Landowner Improvements 3.

1.11. City Easement Improvements. “City Improvements” means the drainage and utility improvements that are located within the City Easement.

1.12. Utility Costs. “Utility Costs” means all costs incurred by the City, (whether performed by the City or its agents or contractors), for the inspection of and access to and repair, maintenance and replacement of the City’s Easement Improvements located in the City Easement and the placement of additional City Easement Improvements in the City Easement. Utility Costs, include, without limitation: excavation costs, labor costs, costs of removing fill, costs of re-burying the City Easement Improvements, re-compacting the soils over the City Easement Improvements, restoring the City Easement area, and all engineering and attorneys’ fees incurred in connection therewith. Utility Costs also include the costs of temporarily removing the Landowner Improvements and subsequently replacing the Landowner Improvements in the City Easement, if such costs have not already been paid by the Landowner.

1.13. Pre-Encroachment Costs. “Pre-Encroachment Costs” means a reasonable estimate by the City of the costs the City would have incurred for Utility Costs if the Landowner Improvements did not exist.

1.14. Cost Differential. “Cost Differential” means the difference between the Pre-Encroachment Costs and the Utility Costs in light of the existence of the Landowner Improvements. The City’s determination of the amount of the Cost Differential shall be binding on the Landowner. The City’s determination shall be appropriately supported by cost estimates obtained from independent contractors or engineers.

1.15. Construction Plans. Plans and drawings for the Landowner Improvements, as approved from time to time, by the City.

ARTICLE 2 RECITALS

Recital No. 1. Landowner owns the Landowner's Property and is the only fee title owner.

Recital No. 2. The Landowner Property is being developed with Landowner Improvements on the Encroachment Area.

Recital No. 3. The City Easement is within the Encroachment Area.

Recital No. 4. Landowner desires to locate a portion of the Landowner Improvements within the City Easement, as identified on the approved Construction Plans on file with the City and in locations depicted on Exhibit B, Exhibit C and Exhibit D.

Recital No. 5. Subject to the terms of this Agreement, the City is willing to allow the Landowner Improvements to be placed within the City Easement if the following conditions are met:

- (a) The Landowner maintains the Landowner Improvements.
- (b) The Landowner agrees to pay the City any Cost Differential relating to inspections, access, repair, maintenance and replacement of City Easement Improvements and the placement of any additional City Easement Improvements in the City Easement.
- (c) The Landowner agrees to temporarily remove the Landowner Improvements in the event the City has need to access the area where the Landowner Improvements exist in order for the City to inspect, repair, maintain, and replace the City Easement Improvements or construct additional City Easement Improvements in the City Easement.
- (d) The Landowner does not expand the Landowner Improvements that are located within the City Easement without approval by the City.

ARTICLE 3 AGREEMENTS

3.1. Construction and Maintenance of Landowner Improvements. Under the terms and conditions stated herein, Landowner, at its own cost, is hereby authorized by the City to make the Landowner Improvements in the City Easement. The Landowner Improvements shall only be placed at the locations specified in the Construction Plans approved by the City. The Landowner Improvements must be constructed according to the Construction Plans.

Landowner shall not place any other structures, retaining walls, irrigation systems, buildings, fences, above or underground utilities, or any other obstructions within the City Easement, except for the Landowner Improvements without the City's written consent.

3.2. City Not Responsible for Landowner Improvements. Nothing contained herein shall be deemed an assumption by the City of any responsibility for construction, maintenance, replacement or repair of the Landowner Improvements.

3.3. Continuing Right to City Easement. Nothing contained herein shall be deemed a waiver or abandonment or transfer of the right, title and interest that the City holds to the City Easement.

3.4. Subordinate Position Of Landowner Improvements. The Landowner Improvements are subordinate to the rights of the City in the City Easement and in the City Easement Improvements.

3.5. Risk of Loss. Landowner understands and agrees that the Landowner Improvements within the City Easement may be adversely affected by damage caused to Landowner Improvements arising out of the City's use of the City Easement. The parties agree that the City is not responsible for such events; the City shall have no liability to Landowner for such events. Landowner assumes the risk of installing the Landowner Improvements in an area where the City Easement Improvements exist.

3.6. Landowner to Bear Cost of Relocating Landowner Improvements. The City is responsible for the repair and maintenance of the City Easement Improvements in the City Easement. The City may require the Landowner at the expense of the Landowner to temporarily remove and subsequently replace the Landowner Improvements in the City Easement in order for the City to gain access to the City Easement Improvements for the purpose of inspecting, repairing, maintaining, or replacing the City Improvements or adding future City Easement Improvements. If the Landowner does not perform such tasks, the City may perform such tasks and in such case the Landowner shall reimburse the City for the City's costs and expenses. Prior to commencing such tasks, the City shall send a notice to the Landowner and allow the Landowner twenty (20) days from the date of the written notice to perform the tasks. If the Landowner has not completed the work within the twenty (20) days, then the City may proceed to perform the tasks. Once the City's costs and expenses have been determined by the City, the City shall send an invoice for such costs and expenses to the Landowner. The Landowner must pay the invoice within thirty (30) days after the date of the invoice. Such costs and expenses include, but are not limited to, costs charged the City by third parties such as contractors as well as the costs for City personnel that may have performed the work. Bills not paid shall incur the standard penalty and interest established by the City for utility billings within the City.

3.7. Emergency. Notwithstanding the requirements contained in Sections 3.6 relating to a twenty (20) day written notice to the Landowner to perform its obligations under Sections 3.6, the City shall not be required to give such notice if the City's engineer determines that an emergency exists. In such instance, the City, without giving notice to the Landowner may perform the work and, in such case, the Landowner shall reimburse the City for the costs and expenses relating to

the work. Once the City's costs and expenses have been determined by the City, the City shall send an invoice for such costs and expenses to the Landowner. The Landowner must pay the invoice within thirty (30) days after the date of the invoice. Such costs and expenses include, but are not limited to, costs charged the City by third parties such as contractors as well as the costs for City personnel that may have performed the work. Bills not paid shall incur the standard penalty and interest established by the City for utility bills within the City.

3.8. Cost Differential. If a Cost Differential occurs relating to the access to or inspection, maintenance, repair or replacement of the City Easement Improvements or relating to construction of new City Easement Improvements in the future, then the Landowner shall pay the Cost Differential to the City. The Landowner must make payment for the Cost Differential within 30 days after the City has sent a written invoice for the Cost Differential to the Landowner.

3.9. Remedies. If the Landowner fails to perform its obligations under this Agreement, then the City may avail itself of any remedy afforded by law or in equity and any of the following non-exclusive remedies:

- (a) The City may specifically enforce this Agreement.
- (b) If Landowner fails to make payments under Section 3.6, 3.7 or 3.8, then the City may certify to Washington County the amounts due as payable with the real estate taxes for the Landowner Property in the next calendar year; such certifications may be made under Minnesota Statutes, Chapter 444 in a manner similar to certifications for unpaid utility bills. The charges shall be evenly allocated among the Encroachment Area. The Landowner waives any and all procedural and substantive objections to the imposition of such usual and customary charges on the Landowner Property.

Further, as an alternate means of collection, if the written billing is not paid by the Landowner, the City, without notice and without hearing, may specially assess the Landowner Property for the costs and expenses incurred by the City. The Landowner hereby waives any and all procedural and substantive objections to special assessments for the costs including, but not limited to, notice and hearing requirements and any claims that the charges or special assessments exceed the benefit to the Landowner Property. The Landowner waives any appeal rights otherwise available pursuant to Minnesota Statute § 429.081. The Landowner acknowledges that the benefit from the performance of tasks by the City equals or exceeds the amount of the charges and assessments for the costs that are being imposed hereunder upon the Landowner Property.

No remedy herein conferred upon or reserved to the City shall be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

3.10. Indemnification. The Landowner shall indemnify, defend and hold the City, its council, agents, consultants, attorneys, employees and representatives harmless against and in respect of any and all claims, demands, actions, suits, proceedings, losses, costs, expenses, obligations, liabilities, damages, recoveries, and deficiencies including interest, penalties and attorneys' fees, that the City incurs or suffers, which arise out of, result from or relate to any of the following:

- (a) The Landowner Improvements;
- (b) Installation and maintenance of the Landowners Improvements;
- (c) Failure by the Landowner to observe or perform any covenant, condition, obligation or agreement on their part to be observed or performed under this Agreement; and
- (d) Use of the City Easement for Landowner Improvements.

3.11. City Duties. Nothing contained in this Agreement shall be considered an affirmative duty upon the City to perform the Landowner's obligations contained in Article 3 if the Landowner does not perform such obligations.

3.12. No Third-Party Recourse. Third parties shall have no recourse against the City under this Agreement.

3.13. Recording. The Landowner shall pay for all costs to record this Agreement with the Washington County Recorder against the Landowner Property.

3.14. Binding Agreement. The parties mutually recognize and agree that all terms and conditions of this recordable Agreement shall run with the Landowner Property and shall be binding upon the heirs, successors, administrators and assigns of the parties. The obligations of the Landowner contained in this Agreement are joint and several.

3.15. Amendment and Waiver. The parties hereto may by mutual written agreement amend this Agreement in any respect. Any party hereto may extend the time for the performance of any of the obligations of another, waive any inaccuracies in representations by another contained in this Agreement or in any document delivered pursuant hereto which inaccuracies would otherwise constitute a breach of this Agreement, waive compliance by another with any of the covenants contained in this Agreement and performance of any obligations by the other or waive the fulfillment of any condition that is precedent to the performance by the party so waiving of any of its obligations under this Agreement. Any agreement on the part of any party for any such amendment, extension or waiver must be in writing. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provisions, whether or not similar, nor shall any waiver constitute a continuing waiver.

3.16. Governing Law. This Agreement shall be governed by and construed in accord with the laws of the State of Minnesota.

3.17. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

3.18. Headings. The subject headings of the sections this Agreement are included for purposes of convenience only and shall not affect the construction or interpretation of any of its provisions.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the day and year first above written.

CITY:
CITY OF COTTAGE GROVE

By: _____
Myron Bailey
Its Mayor

By: _____
Tamara Anderson
Its City Clerk

STATE OF MINNESOTA)
)
COUNTY OF WASHINGTON) ss.

On this _____ day of _____, 2026, before me a Notary Public within and for said County, personally appeared Myron Bailey and Tamara Anderson to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and City Clerk of the City of Cottage Grove, the municipality named in the foregoing instrument, and that the said instrument was signed on behalf of said municipality by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipality.

Notary Public

**LANDOWNER:
WER DIS, LLC**

By: _____

Its _____

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2026, before me a Notary Public within and for said County, personally appeared _____ to me personally known, who being by me duly sworn, did say that he is the _____ of WER DIS, LLC, a Minnesota limited liability company, the entity named in the foregoing instrument, and that said instrument was signed on behalf of said corporation.

Notary Public

**This instrument drafted by
and after recording, please return to:**
Korine L. Land (#262432)
LeVander, Gillen & Miller, P.A.
1305 Corporate Center Dr Suite 300
Eagan, MN 55121

EXHIBIT A
LEGAL DESCRIPTION OF LANDOWNER PROPERTY

Real property situated in the City of Cottage Grove, County of Washington, State of Minnesota,
legally described as:

Lot 1, Bock 1, Hamlet Park South.

PID: 2002721240034

Abstract Property

EXHIBIT B
DEPICTION OF DEVELOPER IMPROVEMENTS 1

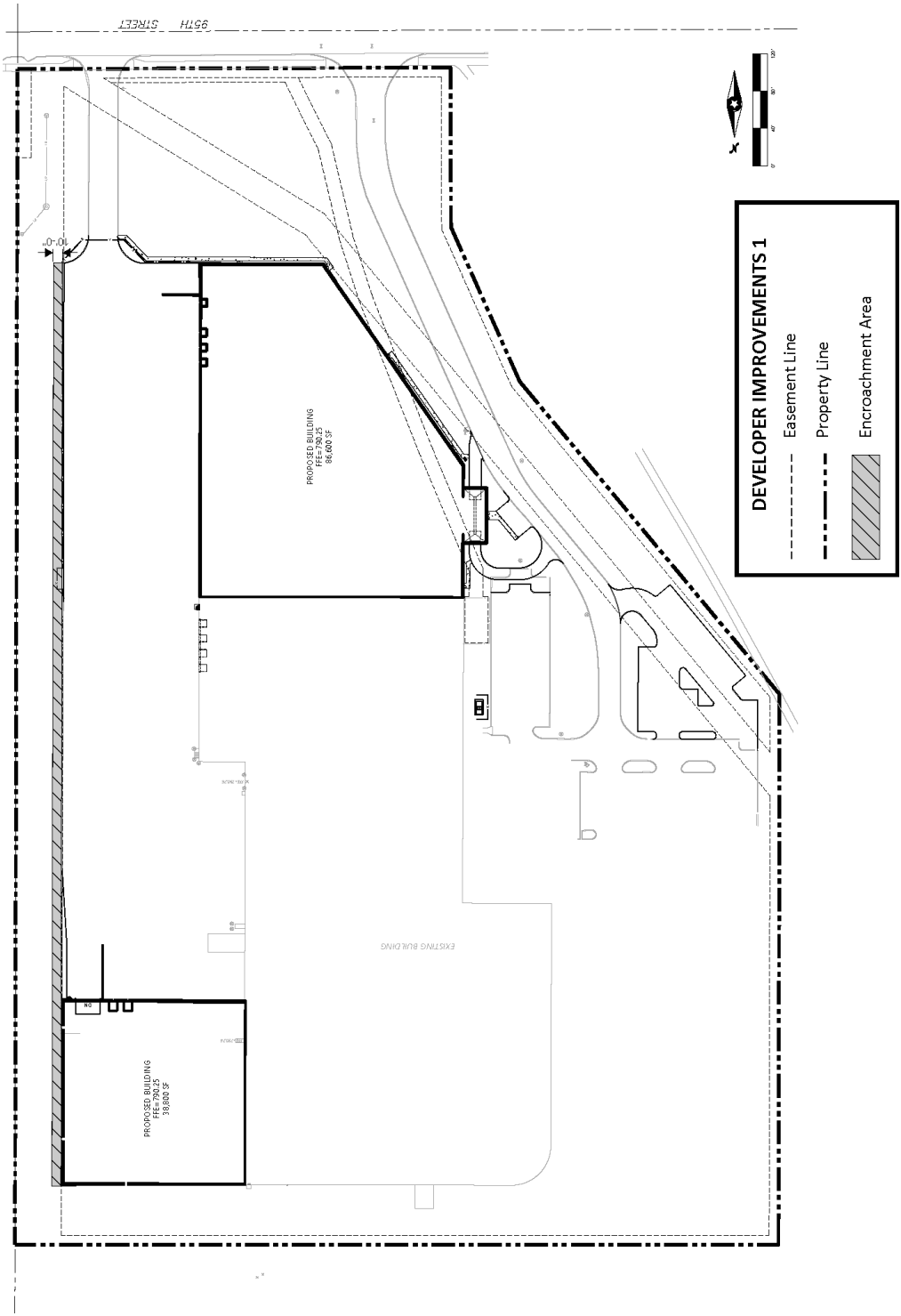


EXHIBIT C
DEPICTION OF DEVELOPER IMPROVEMENTS 2

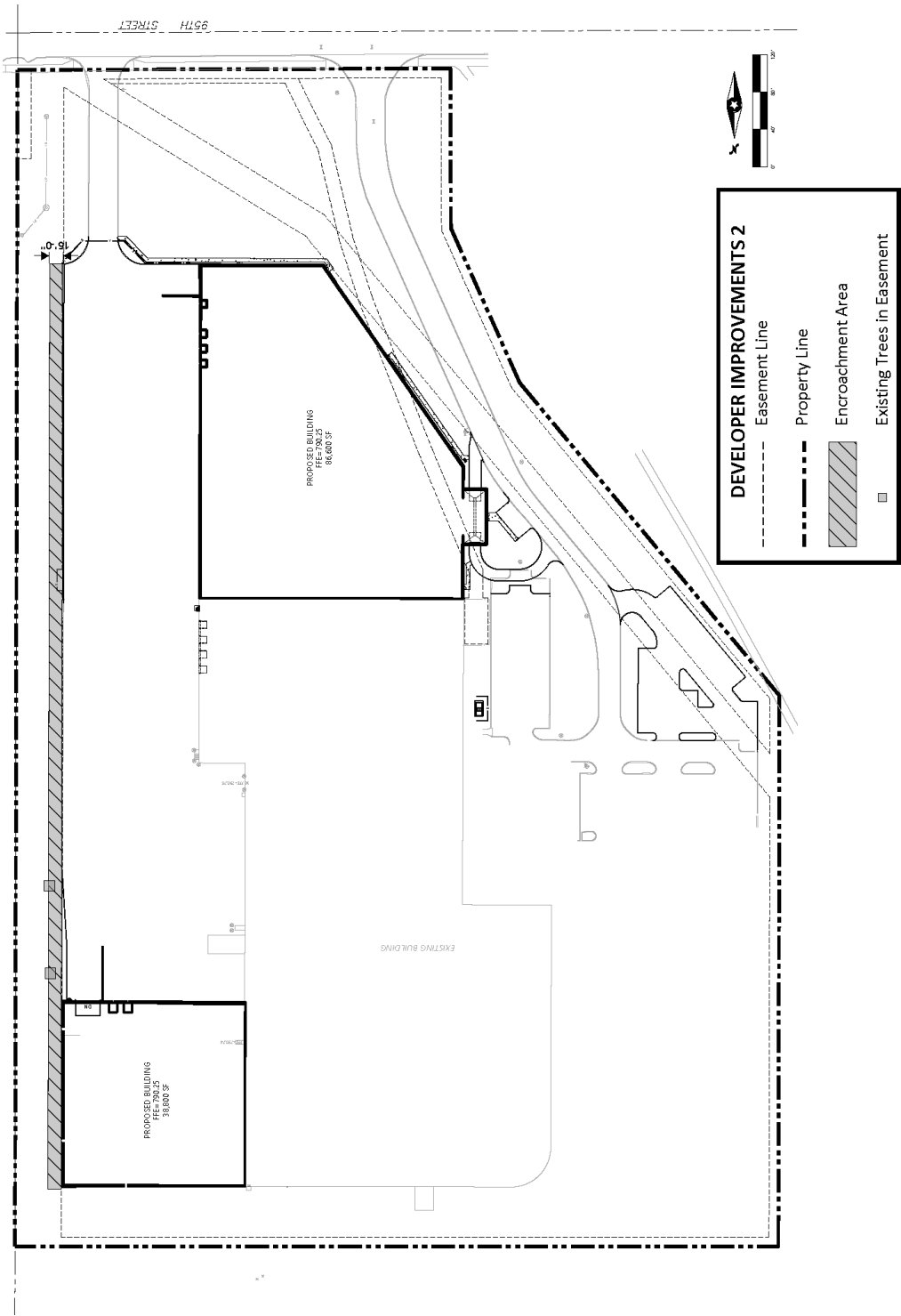
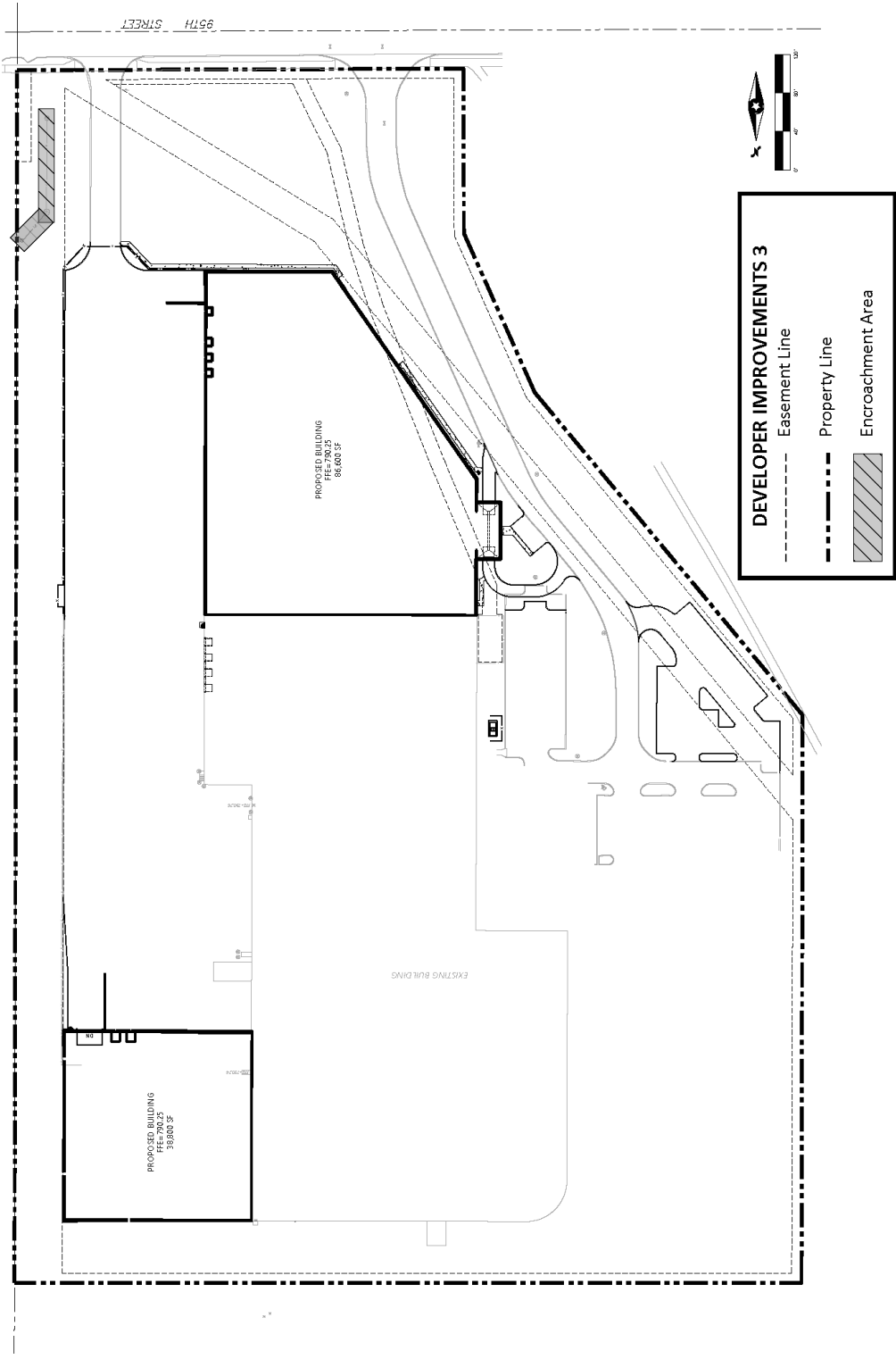


EXHIBIT D
DEPICTION OF DEVELOPER IMPROVEMENTS 3



**ENCROACHMENT AGREEMENT FOR DEVELOPER
IMPROVEMENTS AT 7450 95TH STREET SOUTH
IN THE CITY OF COTTAGE GROVE,
WASHINGTON COUNTY, MINNESOTA**

THIS AGREEMENT (“Agreement”) is made, entered into and effective this _____ day of _____, 2026, by and among the City of Cottage Grove, a Minnesota municipal corporation and WER DIS, LLC, a Minnesota limited liability company. Subject to the terms and conditions hereafter stated and based on the representations, warranties, covenants, agreements and recitals of the parties herein contained, the parties do hereby agree as follows:

ARTICLE 1
DEFINITIONS

1.1. Terms. The following terms, unless elsewhere specifically defined herein, shall have the following meanings as set forth below.

1.2. City. “City” means the City of Cottage Grove, a Minnesota municipal corporation.

1.3. Landowner. “Landowner” means WER DIS, LLC, a Minnesota limited liability company and their successors and assigns in interest, the fee title owner of Landowner Property.

1.4. Landowner Property. “Landowner Property” means the real property legally described on Exhibit A, attached hereto and incorporated herein.

1.5. Encroachment Area. “Encroachment Area” means the portion of Landowner Property located in the City Easement in which Landowner Improvements will be located.

1.6. City Easement. “City Easement” means the Permanent Utility Easement and Temporary Construction Easement recorded in Washington County Property Records on June 26, 2017 as Document Number 4117140, recorded against the Landowner Property.

1.7. Landowner Improvements. “Landowner Improvements” means Landowner’s private improvements of manholes, stormwater pipes, driveway and parking lot, sanitary service lines, catch basins, water lines, sidewalk, drain tile and clean out pipes, that are located within the City Easement.

1.8. City Easement Improvements. “City Improvements” means the drainage and utility improvements that are located within the City Easement.

1.9. Utility Costs. “Utility Costs” means all costs incurred by the City, (whether performed by the City or its agents or contractors), for the inspection of and access to and repair, maintenance and replacement of the City’s Easement Improvements located in the City Easement and the placement of additional City Easement Improvements in the City Easement. Utility Costs, include, without limitation: excavation costs, labor costs, costs of removing fill, costs of re-burying the City Easement Improvements, re-compacting the soils over the City Easement Improvements, restoring the City Easement area, and all engineering and attorneys’ fees incurred in connection therewith. Utility Costs also include the costs of temporarily removing the Landowner Improvements and subsequently replacing the Landowner Improvements in the City Easement, if such costs have not already been paid by the Landowner.

1.10. Pre-Encroachment Costs. “Pre-Encroachment Costs” means a reasonable estimate by the City of the costs the City would have incurred for Utility Costs if the Landowner Improvements did not exist.

1.11. Cost Differential. “Cost Differential” means the difference between the Pre-Encroachment Costs and the Utility Costs in light of the existence of the Landowner Improvements. The City’s determination of the amount of the Cost Differential shall be binding on the Landowner. The City’s determination shall be appropriately supported by cost estimates obtained from independent contractors or engineers.

1.12. Construction Plans. Plans and drawings for the Landowner Improvements, as approved from time to time, by the City.

ARTICLE 2 RECITALS

Recital No. 1. Landowner owns the Landowner’s Property and is the only fee title owner.

Recital No. 2. The Encroachment Area is being developed with Landowner Improvements on the Landowner Property.

Recital No. 3. The City Easement is within the Landowner Property.

Recital No. 4. Landowner desires to locate a portion of the Landowner Improvements within the City Easement, as identified on the approved Construction Plans on file with the City.

Recital No. 5. Subject to the terms of this Agreement, the City is willing to allow the Landowner Improvements to be placed within the City Easement if the following conditions are met:

- (a) The Landowner maintains the Landowner Improvements.
- (b) The Landowner agrees to pay the City any Cost Differential relating to inspections, access, repair, maintenance and replacement of City Easement Improvements and the placement of any additional City Easement Improvements in the City Easement.
- (c) The Landowner agrees to temporarily remove the Landowner Improvements in the event the City has need to access the area where the Landowner Improvements exist in order for the City to inspect, repair, maintain, and replace the City Easement Improvements or construct additional City Easement Improvements in the City Easement.
- (d) The Landowner does not expand the Landowner Improvements that are located within the City Easement.

ARTICLE 3 AGREEMENTS

3.1. Construction and Maintenance of Landowner Improvements. Under the terms and conditions stated herein, Landowner, at its own cost, is hereby authorized by the City to make the Landowner Improvements in the City Easement. The Landowner Improvements shall only be placed at the locations specified in the Construction Plans approved by the City. The Landowner Improvements must be constructed according to the Construction Plans.

Landowner shall not place any other structures, retaining walls, irrigation systems, buildings, fences, above or underground utilities, or any other obstructions within the City Easement, except for the Landowner Improvements, without the City's written consent.

3.2. City Not Responsible for Landowner Improvements. Nothing contained herein shall be deemed an assumption by the City of any responsibility for construction, maintenance, replacement or repair of the Landowner Improvements.

3.3. Continuing Right to City Easement. Nothing contained herein shall be deemed a waiver or abandonment or transfer of the right, title and interest that the City holds to the City Easement.

3.4. Subordinate Position Of Landowner Improvements. The Landowner Improvements are subordinate to the rights of the City in the City Easement and in the City Easement Improvements.

3.5. Risk of Loss. Landowner understands and agrees that the Landowner Improvements within the City Easement may be adversely affected by damage caused to Landowner Improvements arising out of the City's use of the City Easement. The parties agree that the City is not responsible for such events; the City shall have no liability to Landowner for such events. Landowner assumes the risk of installing the Landowner Improvements in an area where the City Easement Improvements exist.

3.6. Landowner to Bear Cost of Relocating Landowner Improvements. The City is responsible for the repair and maintenance of the City Easement Improvements in the City Easement. The City may require the Landowner at the expense of the Landowner to temporarily remove and subsequently replace the Landowner Improvements in the City Easement in order for the City to gain access to the City Easement Improvements for the purpose of inspecting, repairing, maintaining, or replacing the City Improvements or adding future City Easement Improvements. If the Landowner does not perform such tasks, the City may perform such tasks and in such case the Landowner shall reimburse the City for the City's costs and expenses. Prior to commencing such tasks, the City shall send a notice to the Landowner and allow the Landowner twenty (20) days from the date of the written notice to perform the tasks. If the Landowner has not completed the work within the twenty (20) days, then the City may proceed to perform the tasks. Once the City's costs and expenses have been determined by the City, the City shall send an invoice for such costs and expenses to the Landowner. The Landowner must pay the invoice within thirty (30) days after the date of the invoice. Such costs and expenses include, but are not limited to, costs charged the City by third parties such as contractors as well as the costs for City personnel that may have performed the work. Bills not paid shall incur the standard penalty and interest established by the City for utility billings within the City.

3.7. Emergency. Notwithstanding the requirements contained in Sections 3.6 relating to a twenty (20) day written notice to the Landowner to perform its obligations under Sections 3.6, the City shall not be required to give such notice if the City's engineer determines that an emergency exists. In such instance, the City, without giving notice to the Landowner may perform the work and, in such case, the Landowner shall reimburse the City for the costs and expenses relating to the work. Once the City's costs and expenses have been determined by the City, the City shall send an invoice for such costs and expenses to the Landowner. The Landowner must pay the invoice within thirty (30) days after the date of the invoice. Such costs and expenses include, but are not limited to, costs charged the City by third parties such as contractors as well as the costs for City personnel that may have performed the work. Bills not paid shall incur the standard penalty and interest established by the City for utility bills within the City.

3.8. Cost Deferential. If a Cost Deferential occurs relating to the access to or inspection, maintenance, repair or replacement of the City Easement Improvements or relating to construction of new City Easement Improvements in the future, then the Landowner shall pay the Cost Deferential to the City. The Landowner must make payment for the Cost Deferential within 30 days after the City has sent a written invoice for the Cost Deferential to the Landowner.

3.9. Remedies. If the Landowner fails to perform its obligations under this Agreement, then the City may avail itself of any remedy afforded by law or in equity and any of the following non-exclusive remedies:

- (a) The City may specifically enforce this Agreement.
- (b) If Landowner fails to make payments under Section 3.6, 3.7 or 3.8, then the City may certify to Washington County the amounts due as payable with the real estate taxes for the Landowner Property in the next calendar year; such certifications may be made under Minnesota Statutes, Chapter 444 in a manner similar to certifications for unpaid utility bills. The charges shall be evenly allocated among the Landowner Property. The Landowner waives any and all procedural and substantive objections to the imposition of such usual and customary charges on the Landowner Property.

Further, as an alternate means of collection, if the written billing is not paid by the Landowner, the City, without notice and without hearing, may specially assess the Landowner Property for the costs and expenses incurred by the City. The Landowner hereby waives any and all procedural and substantive objections to special assessments for the costs including, but not limited to, notice and hearing requirements and any claims that the charges or special assessments exceed the benefit to the Landowner Property. The Landowner waives any appeal rights otherwise available pursuant to Minnesota Statute § 429.081. The Landowner acknowledges that the benefit from the performance of tasks by the City equals or exceeds the amount of the charges and assessments for the costs that are being imposed hereunder upon the Landowner Property.

No remedy herein conferred upon or reserved to the City shall be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

3.10. Indemnification. The Landowner shall indemnify, defend and hold the City, its council, agents, consultants, attorneys, employees and representatives harmless against and in respect of any and all claims, demands, actions, suits, proceedings, losses, costs, expenses, obligations, liabilities, damages, recoveries, and deficiencies including interest, penalties and attorneys' fees, that the City incurs or suffers, which arise out of, result from or relate to any of the following:

- (a) The Landowner Improvements;
- (b) Installation and maintenance of the Landowners Improvements;

(c) Failure by the Landowner to observe or perform any covenant, condition, obligation or agreement on their part to be observed or performed under this Agreement; and

(d) Use of the City Easement for Landowner Improvements.

3.11. City Duties. Nothing contained in this Agreement shall be considered an affirmative duty upon the City to perform the Landowner's obligations contained in Article 3 if the Landowner does not perform such obligations.

3.12. No Third-Party Recourse. Third parties shall have no recourse against the City under this Agreement.

3.13. Recording. The Landowner shall pay for all costs to record this Agreement with the Washington County Recorder against the Landowner Property.

3.14. Binding Agreement. The parties mutually recognize and agree that all terms and conditions of this recordable Agreement shall run with the Landowner Property and shall be binding upon the heirs, successors, administrators and assigns of the parties. The obligations of the Landowner contained in this Agreement are joint and several.

3.15. Amendment and Waiver. The parties hereto may by mutual written agreement amend this Agreement in any respect. Any party hereto may extend the time for the performance of any of the obligations of another, waive any inaccuracies in representations by another contained in this Agreement or in any document delivered pursuant hereto which inaccuracies would otherwise constitute a breach of this Agreement, waive compliance by another with any of the covenants contained in this Agreement and performance of any obligations by the other or waive the fulfillment of any condition that is precedent to the performance by the party so waiving of any of its obligations under this Agreement. Any agreement on the part of any party for any such amendment, extension or waiver must be in writing. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provisions, whether or not similar, nor shall any waiver constitute a continuing waiver.

3.16. Governing Law. This Agreement shall be governed by and construed in accord with the laws of the State of Minnesota.

3.17. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

3.18. Headings. The subject headings of the sections this Agreement are included for purposes of convenience only and shall not affect the construction of interpretation of any of its provisions.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the day and year first above written.

CITY:
CITY OF COTTAGE GROVE

By: _____
Myron Bailey
Its Mayor

By: _____
Tamara Anderson
Its City Clerk

STATE OF MINNESOTA)
)
COUNTY OF WASHINGTON) ss.

On this _____ day of _____, 2026, before me a Notary Public within and for said County, personally appeared Myron Bailey and Tamara Anderson to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and City Clerk of the City of Cottage Grove, the municipality named in the foregoing instrument, and that the said instrument was signed on behalf of said municipality by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipality.

Notary Public

**LANDOWNER:
WER DIS, LLC**

By: _____

Its _____

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2026, before me a Notary Public within and for said County, personally appeared _____ to me personally known, who being by me duly sworn, did say that he is the _____ of WER DIS, LLC, a Minnesota limited liability company, the entity named in the foregoing instrument, and that said instrument was signed on behalf of said corporation.

Notary Public

**This instrument drafted by
and after recording, please return to:**
Korine L. Land (#262432)
LeVander, Gillen & Miller, P.A.
1305 Corporate Center Dr Suite 300
Eagan, MN 55121

EXHIBIT A
LEGAL DESCRIPTION OF ENCROACHMENT AREA

Real property situated in the City of Cottage Grove, County of Washington, State of Minnesota,
legally described as:

Lot 1, Bock 1, Hamlet Park South.

PID: 2002721240034

Abstract Property

PERMANENT HYDRANT ACCESS EASEMENT

THIS PERMANENT HYDRANT ACCESS EASEMENT AGREEMENT (“Easement”) is made, granted and conveyed this _____ day of _____, 2026, by and between WER DIS, LLC, a Minnesota limited liability company (“Developer”), and the City of Cottage Grove, a Minnesota municipal corporation (“City”).

PROPERTY DESCRIPTION

Developer owns real property in Washington County, Minnesota, legally described on Exhibit A (the “Developer’s Property”).

PERMANENT EASEMENT DESCRIPTION

The Developer in consideration of the sum of One Dollar and other good and valuable consideration to them in hand paid by the City, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey unto the City, its successors and assigns the following:

A permanent non-exclusive easement for the purpose of providing access to the hydrant which will be installed upon the Developer’s Property (the “Hydrant”), and all such purposes ancillary, incident or related thereto (“Permanent Easement”), under, over, across, through and upon those portions of the Developer’s Property used from time to time by Developer as common areas, depicted on the attached Exhibit B (“Permanent Easement Area”), as necessary to allow the City to access the Hydrant.

EXEMPT FROM STATE DEED TAX

The rights of the City also include the right of the City, its contractors, agents and servants to enter upon the Permanent Easement Area at all reasonable times for the purposes of accessing the Permanent Easement for Hydrant flushing and Hydrant valve operating, as necessary, and to remove obstructions interfering with the location use and maintenance of the Permanent Easement. Developer has the right to use the Permanent Easement Area for other purposes, subject to the terms and conditions contained herein. The use of the Permanent Easement Area by the City and its agents

shall not unreasonably interfere with the use of the Permanent Easement Area as a common area, and the City and its agent shall access the Hydrant in a manner that does not unreasonably interfere with the use of the Developer's Property by the Developer or its tenants.

The City shall not be responsible for any costs, expenses, damages, demands, obligations, penalties, attorneys' fees and losses resulting from any claims, actions, suits, or proceedings based upon a release or threat of release of any hazardous substances, petroleum, pollutants, and contaminants which may have existed on, or which relate to, the Permanent Easement Area or the Developer's Property prior to the date hereof.

Nothing contained herein shall be deemed a waiver by the City of any governmental immunity defenses, statutory or otherwise. Further, any and all claims brought by Developer or its successors or assigns, shall be subject to any governmental immunity defenses of the City and the maximum liability limits provided by Minnesota Statutes, Chapter 466.

The Developer, for itself and its successors and assigns, does hereby warrant to and covenant with the City, its successors and assigns, that it is well seized in fee of the Developer's Property described above and the Permanent Easement Area described and depicted on Exhibit B and has good right to grant and convey the Permanent Easement herein to the City.

This Easement is binding upon the heirs, successors, executors, administrators and assigns of the parties hereto.

This Easement may be executed in any number of counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.

[The remainder of the page was intentionally left blank.]

IN TESTIMONY WHEREOF, the parties have caused this Easement to be executed as of the day and year first above written.

CITY:
CITY OF COTTAGE GROVE

By: _____
Myron Bailey
Its Mayor

By: _____
Tammy Anderson
Its City Clerk

STATE OF MINNESOTA)
)
COUNTY OF WASHINGTON) ss.

On this _____ day of _____, 2026, before me a Notary Public within and for said County, personally appeared Myron Bailey and Tammy Anderson to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and City Clerk of the City of Cottage Grove, the municipality named in the foregoing instrument, and that the said instrument was signed on behalf of said municipality by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipality.

Notary Public

**DEVELOPER:
WER DIS, LLC**

By: _____

Its: _____

STATE OF MINNESOTA)
)
COUNTY OF WASHINGTON) ss.

On this ____ day of _____, 2026, before me a Notary Public within and for said County, personally appeared _____ to me personally known, who being by me duly sworn, each did say that he is the _____ of WER DIS, LLC, a Minnesota limited liability company, the entity named in the foregoing instrument, and that said instrument was signed on behalf of said corporation.

Notary Public

**THIS INSTRUMENT DRAFTED BY AND
AFTER RECORDING PLEASE RETURN TO:**

Korine Land, #262432
LeVander, Gillen, & Miller, P.A.
1305 Corporate Center Drive Suite 300
Eagan, MN 55121
(651) 451-1831

EXHIBIT A
LEGAL DESCRIPTION OF DEVELOPER PROPERTY

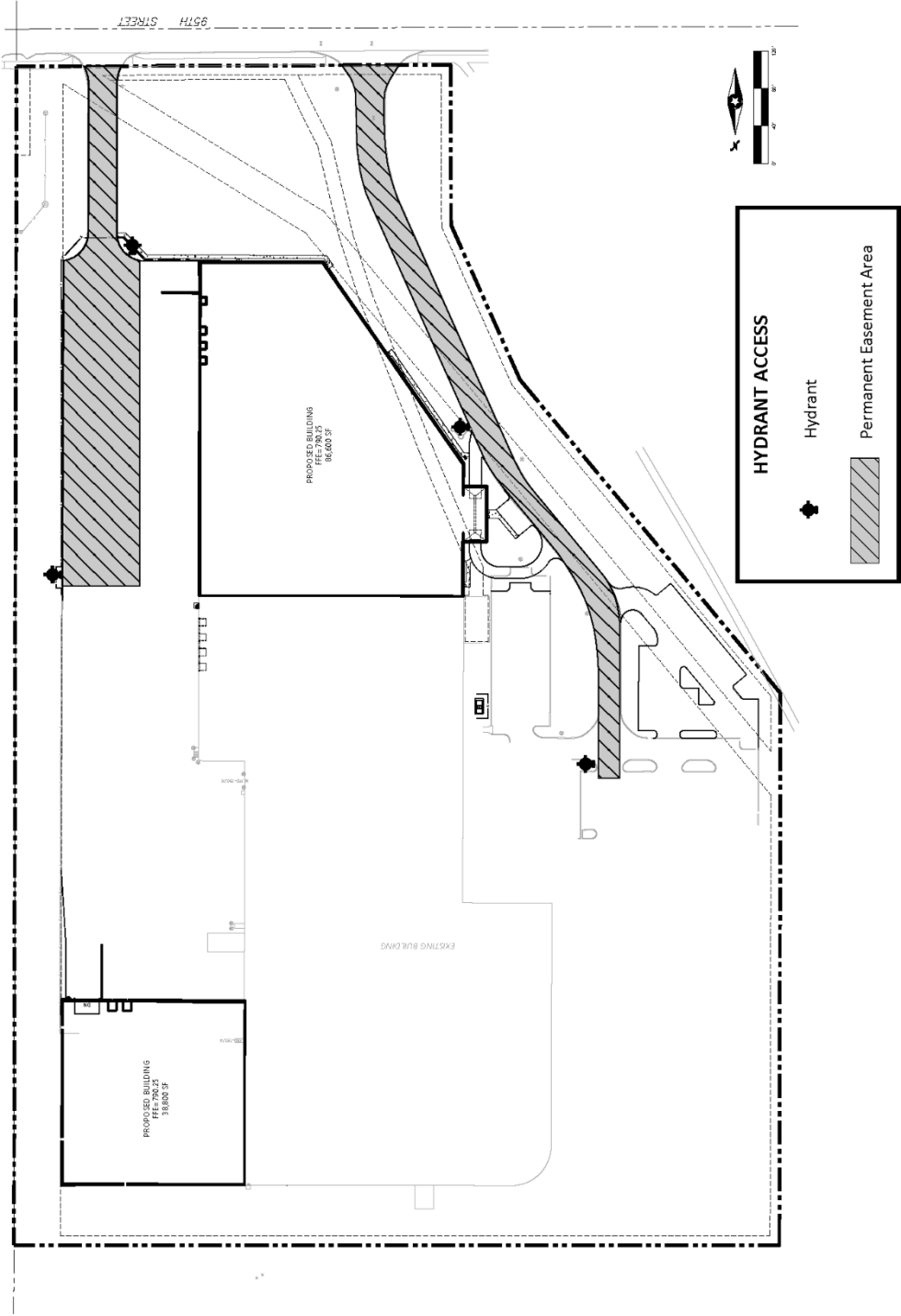
Real property situated in the City of Cottage Grove, County of Washington, State of Minnesota,
legally described as:

Lot 1, Block 1, Hamlet Park South.

PID: 2002721240034

Abstract Property

EXHIBIT B
DEPICTION OF PERMANENT EASEMENT AREA



(Reserved for Recording Data)

STORMWATER MANAGEMENT FACILITIES AGREEMENT

This Stormwater Management Facilities Agreement (“Agreement”) is made, entered into and effective this ____ day of _____, 2026, by and between the City of Cottage Grove, a Minnesota municipal corporation (“City”) and WER DIS, LLC, a Minnesota limited liability company (“Developer”).

WHEREAS, the Developer owns the following real property situated within Washington County, Minnesota legally described on Exhibit A, attached hereto and incorporated herein (“the Property”)

WHEREAS, Developer has obtained the approval from the City to use a portion of the Property for Stormwater Management Facilities; and

WHEREAS, as used herein, the term “Stormwater Management Facilities” may refer to water quality and/or water quantity facilities (i.e. detention basins, retention basins, swales, pipes, oil/water separators, sand filtering devices, infiltration facilities, sump structures, etc.) which are located on the Properties; and

WHEREAS, the City has required that the Developer make provision for the construction, maintenance and repair of the Stormwater Management Facilities located within the boundaries of the Properties as the same is described and depicted in the construction plans approved by the City Engineer and on file with the City (“Plans”); and

WHEREAS, the City and Developer desire to set forth their understanding with respect to the construction, repair and maintenance of the Stormwater Management Facilities and the responsibility relating to the costs of the repair and maintenance of the Stormwater Management Facilities.

NOW THEREFORE, in consideration of the foregoing facts and circumstances, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. Construction and Maintenance of Stormwater Management Facilities. The Developer agrees to construct the Stormwater Management Facilities according to the Plans and repair and maintain the Stormwater Management Facilities at its sole cost and expense. Maintenance of the Stormwater Management Facilities shall mean an annual inspection, and certification, by a qualified individual or company acceptable to the City that the stormwater system is functioning in accordance with the approved Plans. If, as a result of an inspection by a qualified individual or company acceptable to the City or City staff, it is determined that the Stormwater Management Facilities (1) has not been maintained; or (2) is not functioning as originally designed and intended; or (3) is in need of repair, the Developer agrees to restore the Stormwater Management Facilities so that it functions as it was designed and intended. Subject to Section 5 below, Developer shall be solely responsible for the repair and maintenance of the Stormwater Management System and shall provide a copy of the required annual inspection report to the City. If the required annual inspection report is not submitted to the City by September 30th of each year, the Developer shall provide the City with the right to enter onto the property to conduct the annual inspection.

2. Developer's Default. In the event of default by the Developer as to any of the work to be performed by it hereunder, following at least thirty (30) days prior written notice and Developer's failure to cure such default within such time-frame, except in an emergency as determined by the City, the City may, at its option, perform the work and the Developer shall promptly, following receipt of an invoice and reasonable substantiation of such costs, reimburse the City for any reasonable out-of-pocket expense incurred by the City. This Agreement is a license for the City to act when so authorized under this Agreement, and it shall not be necessary for the City to seek a Court order for permission to enter the Properties. When the City does any such work, the City may, in addition to its other remedies, assess the reasonable out-of-pocket cost in whole or in part.

3. Future City Policy. Notwithstanding anything contained in this Agreement to the contrary, in the event the City shall in the future establish a policy for repair and maintenance by the City of Stormwater Management Facilities owned by private parties located elsewhere in the City under which policy the costs of such repair and maintenance are to be paid either out of general City revenues or by collection of utility or service fees or charges, then any owner of any portion of the Properties shall be entitled to petition the City for the inclusion of the Stormwater Management Facilities under such repair and maintenance program. The recording of a certified copy of the Resolution of the City Council of the City which sets forth the consent and authorization described in the foregoing sentence shall serve to terminate this Agreement, without further action on the part of any party hereto.

4. Changes to Site Configuration or Stormwater Management Facilities. If site configurations or Stormwater Management Facilities change, causing decreased effectiveness of Stormwater Management Facilities, new or improved Stormwater Management Facilities must be implemented to ensure the conditions for post-construction stormwater management continue to be met.

5. Terms and Conditions. The terms and conditions of this Agreement shall be binding upon and shall insure to the benefit of the parties hereto and their respective successors and assigns.

6. Developer Warranty. Developer warrants and represents the following to the City and acknowledges that this Agreement has been duly executed and delivered and constitutes the legal, valid and binding obligation of Developer enforceable in accordance with its terms. The party signing on behalf of the Developer has been duly authorized by the entity to sign the Agreement and bind the entity. Developer has been duly formed under the laws of the State of Minnesota and is in good standing under the laws of the jurisdiction in which the Properties are located, is duly qualified to transact business in the jurisdiction in which the Properties are located, and has the requisite power and authority to enter into and perform this Agreement and the documents and instruments required to be executed and delivered by Developer pursuant hereto. This Agreement and the documents and instruments required to be executed and delivered by Developer pursuant hereto have each been duly authorized by all necessary action on the part of Developer and such execution, delivery and performance does and will not conflict with or result in a violation of Developer's organizational agreement or any judgment or order. The execution, delivery and performance by Developer of this Agreement will not (a) violate any provision of any law, statute, rule or regulation or any order, writ, judgment, injunction, decree, determination or award of any court, governmental agency or arbitrator presently in effect having applicability to Developer, or (b) result in a breach of or constitute a default under any indenture, loan or credit agreement or any other agreement, lease or instrument to which Developer is a party or by which it or any of its properties may be bound.

7. Amendment and Waiver. The parties hereto may by mutual written agreement amend this Agreement in any respect. Any party hereto may extend the time for the performance of any of the obligations of another, waive any inaccuracies in representations by another contained in this Agreement or in any document delivered pursuant hereto which inaccuracies would otherwise constitute a breach of this Agreement, waive compliance by another with any of the covenants contained in this Agreement, waive performance of any obligations by the other or waive the fulfillment of any condition that is precedent to the performance by the party so waiving of any of its obligations under this Agreement. Any agreement on the part of any party for any such amendment, extension or waiver must be in writing. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provisions, whether or not similar, nor shall any waiver constitute a continuing waiver.

8. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota.

9. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.

10. Consent. Developer consents to the recording of this Agreement.

11. Indemnification and Limitation of Liability.

- a. Developer's Obligations. Developer agrees to defend, indemnify and hold City, its elected and appointed officials, officers, and employees harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorney's fees, arising out of or in any way

connected with the Developer's performance of this Agreement.

- b. City's Obligations. City agrees to defend, indemnify and hold Developer, its officer, agents, employees and volunteers harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorney's fees, arising out of or in any way connected with City's negligent performance of this Agreement.
- c. Limit of Liability. Nothing contained herein shall be deemed a waiver by the City or Developer of any governmental immunity defenses, statutory or otherwise. Further, any and all claims brought by a third party shall be subject to any governmental immunity defenses of the City and Developer and the maximum liability limits provided by Minnesota Statute, Chapter 466.

12. Notice. Notice shall mean notices given by one party to the other if in writing and if and when delivered or tendered: (i) in person; (ii) by depositing it in the United States mail in a sealed envelope, by certified mail, return receipt requested, with postage and postal charges prepaid, or (iii) by proper and timely delivery to an overnight courier service addressed by name and address to the party or person intended addressed as follows:

If to City:	City of Cottage Grove Attention: City Administrator 12800 Ravine Parkway South Cottage Grove, MN 55016
-------------	---

If to Developer:	WER DIS, LLC. Attn: _____ 7450 95 th Street South Cottage Grove, Minnesota 55016
------------------	--

or to such other address as the party addressed shall have previously designated by notice given in accordance with this Section. Notices shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, on the third day after mailing if mailed by United States postal service as provided above, or within twenty-four (24) hours if sent via overnight courier service provided, that a notice not given as above shall, if it is in writing, be deemed given if and when actually received by a party.

[The remainder of this page was intentionally left blank.]

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the day and year first above written.

CITY:
CITY OF COTTAGE GROVE

By: _____
Myron Bailey
Its Mayor

By: _____
Tammy Anderson
Its City Clerk

STATE OF MINNESOTA)
)
COUNTY OF WASHINGTON) ss.

On this _____ day of _____, 2026, before me a Notary Public within and for said County, personally appeared Myron Bailey and Tammy Anderson to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and City Clerk of the City of Cottage Grove, the municipality named in the foregoing instrument, and that the said instrument was signed on behalf of said municipality by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipality.

Notary Public

**DEVELOPER:
WER DIS, LLC**

By: _____

Its: _____

STATE OF MINNESOTA)
)
COUNTY OF WASHINGTON) ss.

On this _____ day of _____, 2026, before me a Notary Public within and for said County, personally appeared _____, to me personally known, who being by me duly sworn, each did say that he is the _____ of WER DIS, LLC, and that the said instrument was signed on behalf of said entity by authority of its Board and he acknowledged said instrument to be the free act and deed of said entity.

Notary Public

**THIS INSTRUMENT DRAFTED BY AND
AFTER RECORDING PLEASE RETURN TO:**

Korine Land, #262432
LeVander, Gillen, & Miller, P.A.
1305 Corporate Center Drive Suite 300
Eagan, MN 55121
(651) 451-1831

EXHIBIT A
LEGAL DESCRIPTION OF DEVELOPER PROPERTY

Real property situated in the City of Cottage Grove, County of Washington, State of Minnesota,
legally described as:

Lot 1, Block 1, Hamlet Park South.

PID: 2002721240034

Abstract Property

75% CD SET
FOR
EXISTING CONDITIONS, SITE,
GRADING, UTILITIES, AND LANDSCAPE
FOR
VAN METER EXPANSION
COTTAGE GROVE, MN



Vicinity Map

PREPARED FOR:
VAN METER INC.
7450 95TH ST S.
COTTAGE GROVE, MN 55016
CONTACT: 612-363-8114
PHONE: JKRAUS@VANMETERINC.COM
EMAIL: JEFF KRAUS - DIRECTOR OF OPERATIONS

PREPARED BY:
Westwood

Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

PROJECT NUMBER: 0058882.00
CONTACT: GRETCHEN A. SCHROEDER

SHEET INDEX	
Sheet List Table	
SHEET NUMBER	SHEET TITLE
C001	COVER
C100	EXISTING CONDITIONS & REMOVALS
C200	SITE PLAN
C300	GRADING PLAN
C400	EROSION CONTROL PLAN
C500	UTILITY PLAN
C600	DETAILS
C601	DETAILS
L100	TREE INVENTORY
L200	LANDSCAPE PLAN

BENCHMARKS

BM-1
MNDOT point SYDNEY
ELEV=818.74

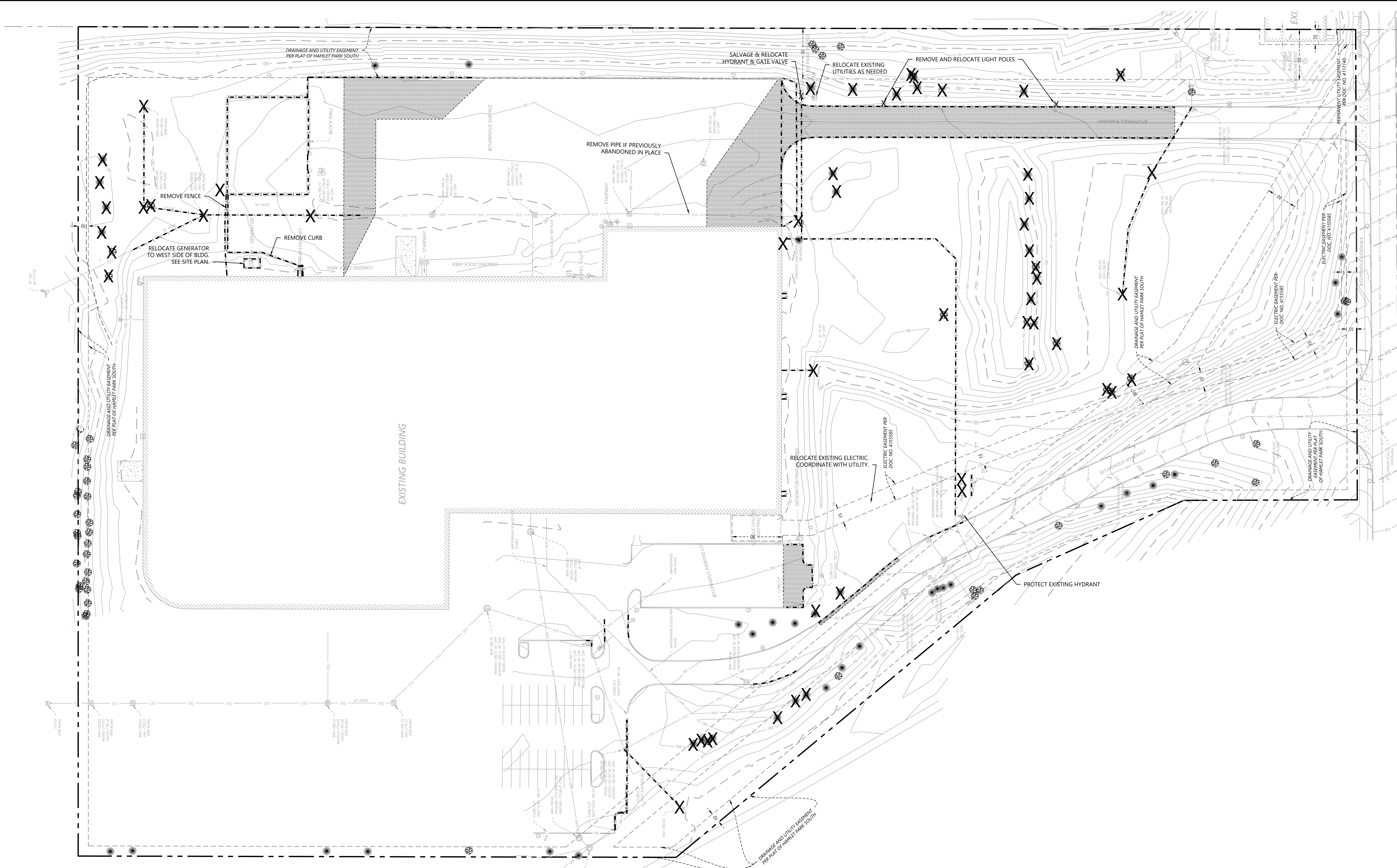
HORIZONTAL DATUM
WASHINGTON COUNTY COORDINATE SYSTEM (NAD 83-2011)

VERTICAL DATUM
NAVD88

NO.	DATE	REVISION	SHEETS
	11/06/25	DD SET	
	11/12/25	PLAN COMM	
	12/22/25	75% CD SET	
	01/13/26	CITY COMMENTS	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	

75% CD SET
FOR
EXISTING CONDITIONS, SITE,
GRADING, UTILITIES, AND LANDSCAPE
FOR
VAN METER EXPANSION
COTTAGE GROVE, MN

INITIAL SUBMITTAL DATE: 11/03/25 SHEET: C001 OF 11



Call 48 Hours before digging:
811 or call 811.com
Common Ground Alliance

LEGEND

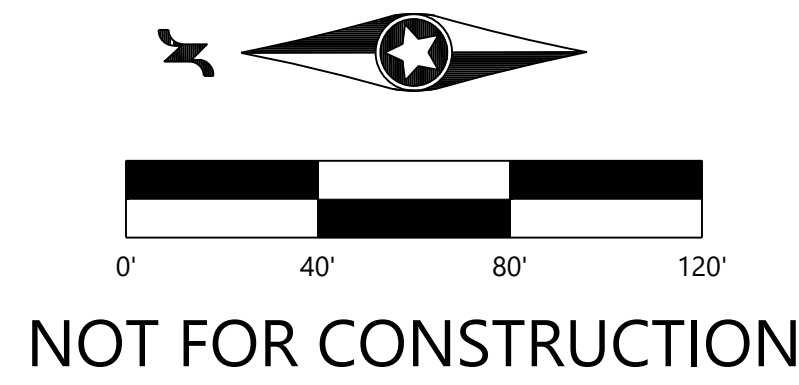
	SANITARY MANHOLE		STEEL/WOOD POST
	SEWER CLEANOUT		FLAG POLE
	STORM MANHOLE		CONIFEROUS TREE
	CATCH BASIN		DECIDUOUS TREE
	FLARED END SECTION		BOUNDARY LINE
	CULVERT		RIGHT-OF-WAY LINE
	DOWNSPOUT		LOT LINE
	HYDRANT		EASEMENT LINE
	GATE VALVE		SANITARY SEWER
	WATER METER		STORM SEWER
	ELECTRIC BOX		WATERMAIN
	ELECTRIC METER		FENCE LINE
	STREET LIGHT		CURB & GUTTER
	POWER POLE WITH LIGHT		CONCRETE SURFACE
	GUY WIRE		BITUMINOUS SURFACE
	POWER POLE		GRAVEL SURFACE
	HAND HOLE/JUNCTION BOX		

REMOVAL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SAW CUT PAVEMENT
		CURB & GUTTER
		SANITARY SEWER
		WATER MAIN
		HYDRANT
		STORM SEWER
		FENCE
		CONCRETE
		BITUMINOUS
		BUILDING
		TREE
		LIGHT POLE
		TRAFFIC SIGN

REMOVAL NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
- CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.



NOT FOR CONSTRUCTION

DESIGNED:	11/03/2025
CHECKED:	11/06/25
DATE:	11/06/25
PROJECT:	11/06/25
SCALE:	75% CD SET
VERTICAL SCALE:	8' TO 1'

PREPARED FOR:
VAN METER INC.
850 32ND AVENUE SW
CEDAR RAPIDS, IOWA 52404

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.
GRETCHEN A. SCHROEDER
DATE 01/13/2026 LICENSE NO. .

VAN METER EXPANSION
COTTAGE GROVE, MN

Westwood
Professional Services, Inc.
13201 Whitehawk Drive, Suite 4200
Minneapolis, MN 55443
(888) 915-5150
westwoodpro.com

EXISTING CONDITIONS &
REMOVALS

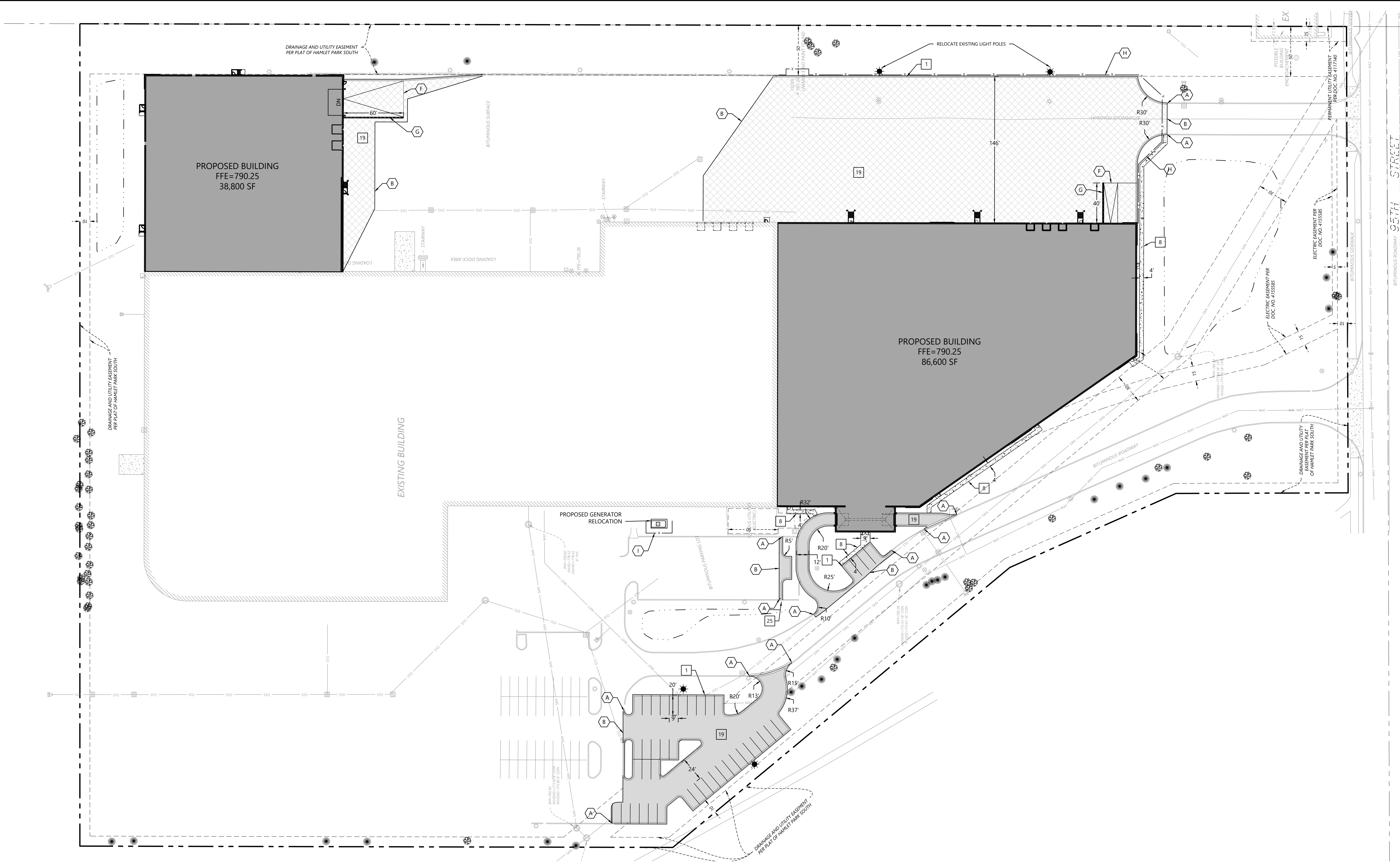
SHEET NUMBER:

C100

DATE: 01/13/2026

PROJECT NUMBER: 0058882.00

VAN METER EXPANSION



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		HEAVY DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

GENERAL SITE NOTES

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY **WESTWOOD PROFESSIONAL SERVICES**.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE **B612** UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

1 SITE DETAILS (SI-0XX)

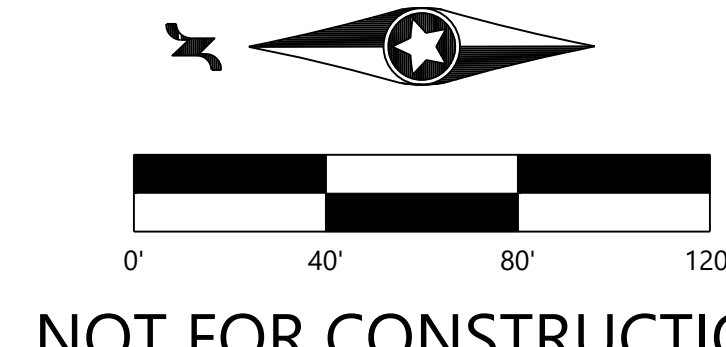
- 1 B612 CURB AND GUTTER
- 8 PRIVATE CONCRETE SIDEWALK
- 19 PAVEMENT SECTIONS
- 25 CURB CUT WITH EROSION CONTROL MAT

A SITE KEYNOTES

- A MATCH EXISTING CURB
- B MATCH EXISTING CONCRETE PAVEMENT WITH SAWCUT
- E TRANSITION CURB
- F RAMP
- G RAMP RETAINING WALL
- H SECURITY FENCE
- I VINYL SCREEN FENCE

SITE DEVELOPMENT SUMMARY

EXISTING ZONING:	I-1, GENERAL INDUSTRIAL
PROPOSED ZONING:	I-1, GENERAL INDUSTRIAL
PROPERTY AREA:	876,227 SF (20.12 AC)
EXISTING IMPERVIOUS SURFACE:	440,645 SF (50.3%)
PROPOSED IMPERVIOUS SURFACE:	636,587 SF (72.6%)
EXISTING GREEN SPACE:	435,632 SF (49.7%)
PROPOSED GREEN SPACE:	239,690 SF (27.4%)
BUILDING GROSS SIZE:	309,800 SF
EXISTING BUILDING:	184,400 SF
NORTH ADDITION:	38,800 SF
SOUTH ADDITION:	86,600 SF
FLOOR-AREA-RATIO(FAR):	0.25
BUILDING SETBACK PER CODE:	40' = FRONT 40' = SIDE / 40' = SIDE TO ROW 100' = REAR
PARKING SETBACK:	20' = FRONT AND ROW 10' = SIDE AND REAR
PARKING SPACE/DRIVE AISLE:	9' WIDE X 18' LONG, 24' AISLE
PARKING RATIO REQUIREMENT:	CITY OF COTTAGE GROVE 1 SPACE / 250 SF OF BLDG WAREHOUSE: 1 SPACE / 2000 SF OF BLDG
RETAIL/OFFICE (51,800 SF)	207 SPACES
WAREHOUSE (134,000 SF)	67 SPACES
EXTRA SPACES	28 SPACES
TOTAL SPACES REQUIRED:	336 SPACES
EXISTING PARKING:	302 SPACES
PROPOSED PARKING:	38 SPACES
TOTAL PARKING:	340 SPACES



NOT FOR CONSTRUCTION

DESIGNED:	11/03/2025
CHECKED:	11/06/25
DRAWN:	11/12/25
APPROVED:	12/22/25
DATE:	07/12/26
PROJECT:	PLAN COMM
SCALE:	75% CD SET
VERTICAL SCALE:	8" = 4'

PREPARED FOR:
VAN METER INC.
850 32ND AVENUE SW
CEDAR RAPIDS, IOWA 52404

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.
GRETCHEN A. SCHROEDER
DATE 07/13/2026 LICENSE NO. _____

VAN METER EXPANSION
COTTAGE GROVE, MN

Westwood
Professional Services, Inc.
13201 Whitehurst Drive, Suite #200
Minneapolis, MN 55443
(888) 991-5150
westwoodpro.com

SITE PLAN

SHEET NUMBER:

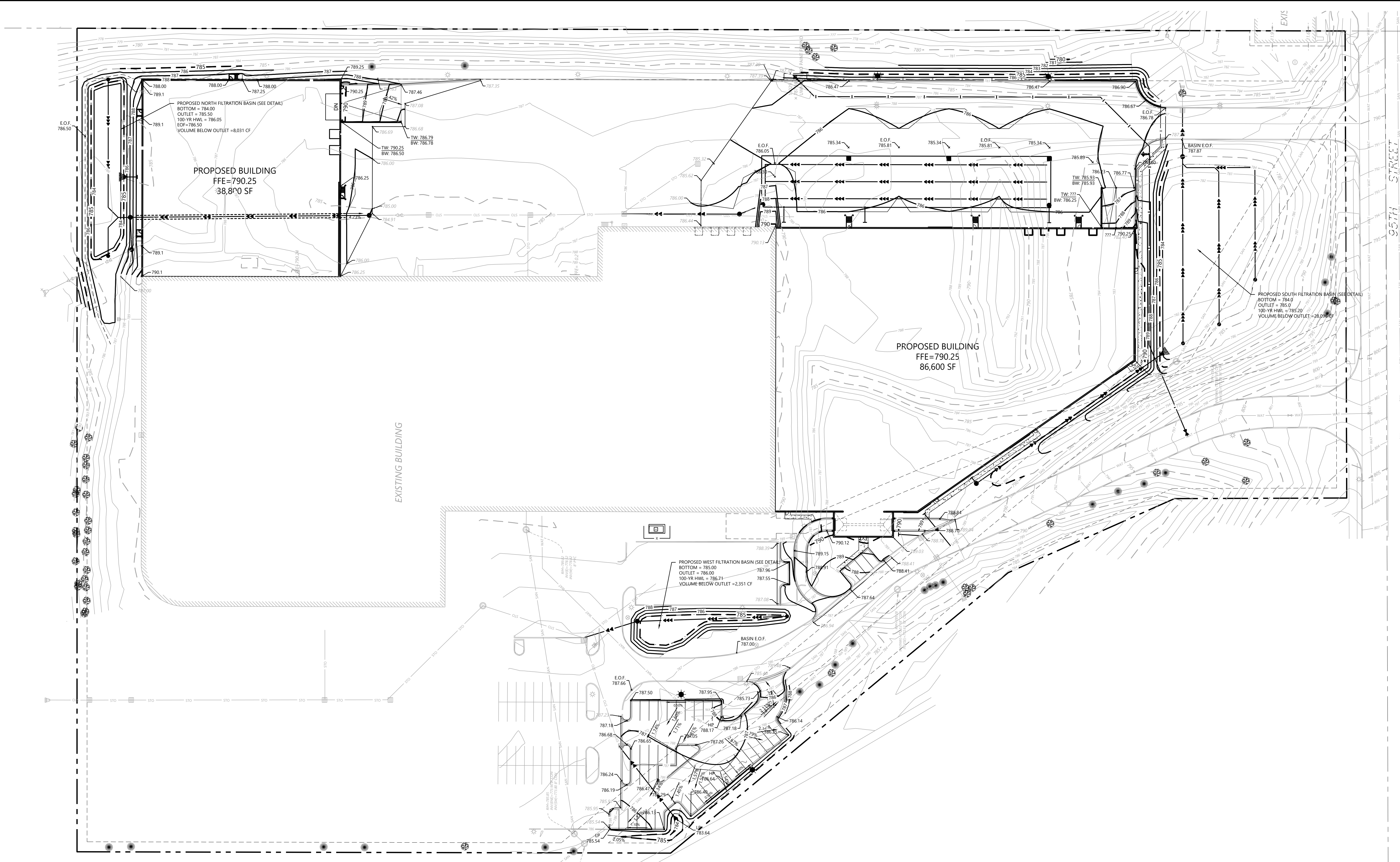
C200

DATE: 01/13/2026

PROJECT NUMBER: 0058882.00

VAN METER EXPANSION

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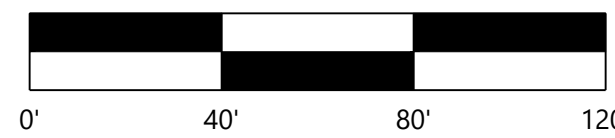
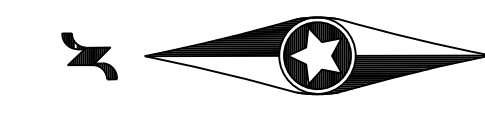


GRADING NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXIST BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEN-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
		GRADING LIMITS
		SPOT ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION



NOT FOR CONSTRUCTION

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

DESIGNED	11/03/2025
CHECKED	11/06/25
DRAWN	11/17/25
APPROVED	12/22/25
DATE	01/13/26

PREPARED FOR:
VAN METER INC.
850 32ND AVENUE SW
CEDAR RAPIDS, IOWA 52404

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.
GRETCHEN A. SCHROEDER
DATE 01/13/2026 LICENSE NO. .

VAN METER EXPANSION
COTTAGE GROVE, MN

Westwood
Professional Services, Inc.
13200 Highway 210 N., Suite #200
Minneapolis, MN 55448
(888) 915-5150
westwoodps.com

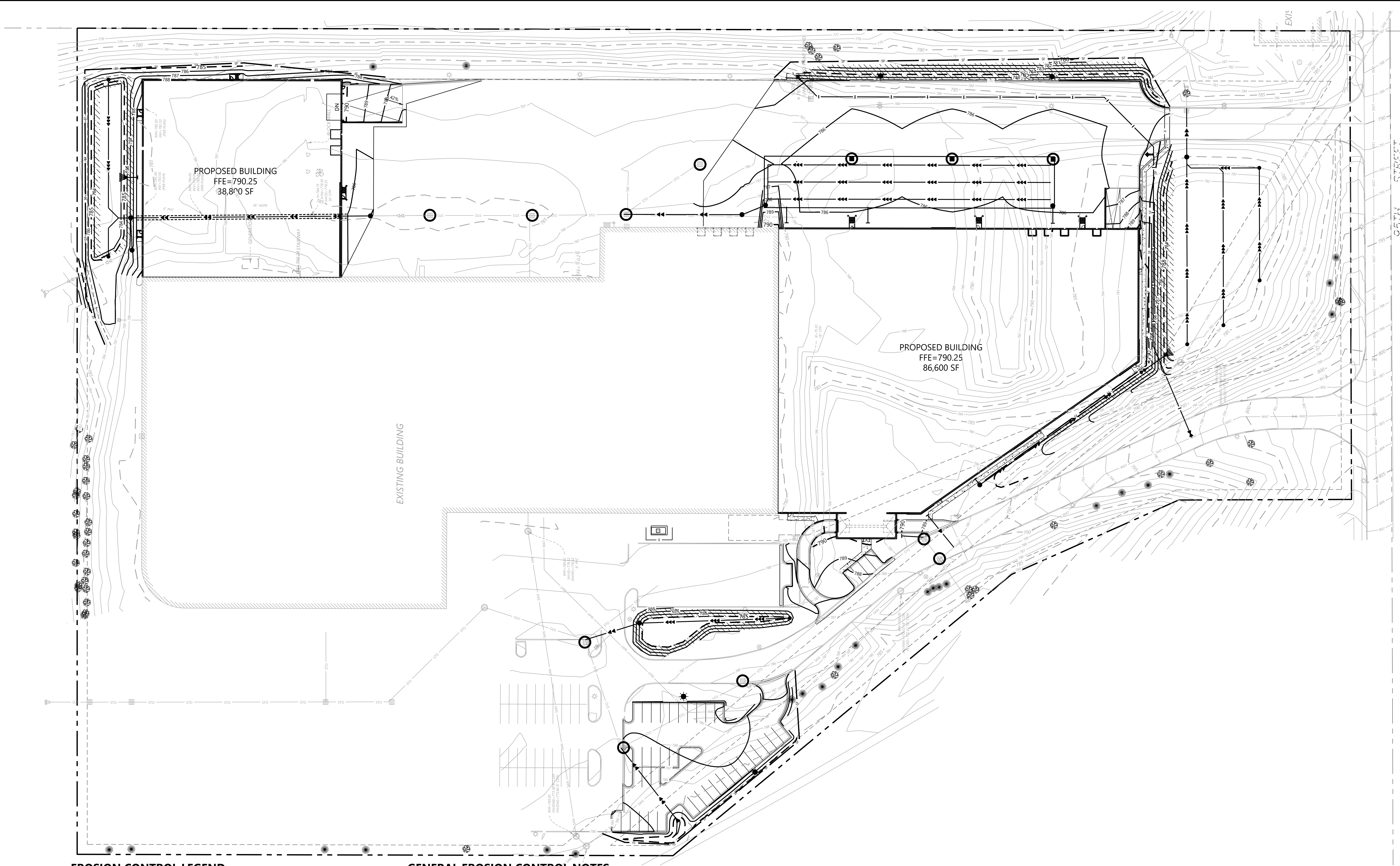
GRADING PLAN

SHEET NUMBER:

C300

DATE: 01/13/2026

PROJECT NUMBER: 0058882.01



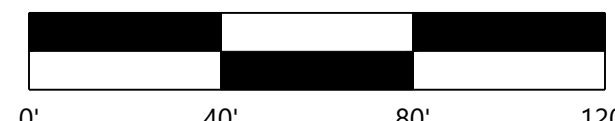
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		SILT FENCE
		HEAVY DUTY SILT FENCE
		REDUNDANT SILT CONTROL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		GRADING LIMITS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION
		INLET PROTECTION

GENERAL EROSION CONTROL NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- EROSION AND SILTATION CONTROL (ESC); THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
- WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
- ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
- THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
 - TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
 - TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE.
 - INFILTRATION/FILTRATION BASIN SHALL BE MNDOT SEED MIX 34-262 AT 14.5-POUNDS PER ACRE.
 - POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
 - GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
 - MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
- FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
- ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
- ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREDGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.



NOT FOR CONSTRUCTION

DESIGNED:	11/03/2025
CHECKED:	DO SET
DRAWN:	PLAN COMM
DATE:	11/17/25
SCALE:	75% CD SET
VERTICAL SCALE:	8" = 4'

PREPARED FOR:
VAN METER INC.
850 32ND AVENUE SW
CEDAR RAPIDS, IOWA 52404

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.
GRETCHEN A. SCHROEDER
DATE 07/13/2026 LICENSE NO. _____

VAN METER EXPANSION
COTTAGE GROVE, MN

Westwood
13200 Whitewater Drive, Suite #200
Minneapolis, MN 55443
(888) 915-5150
westwoodpro.com

EROSION CONTROL PLAN

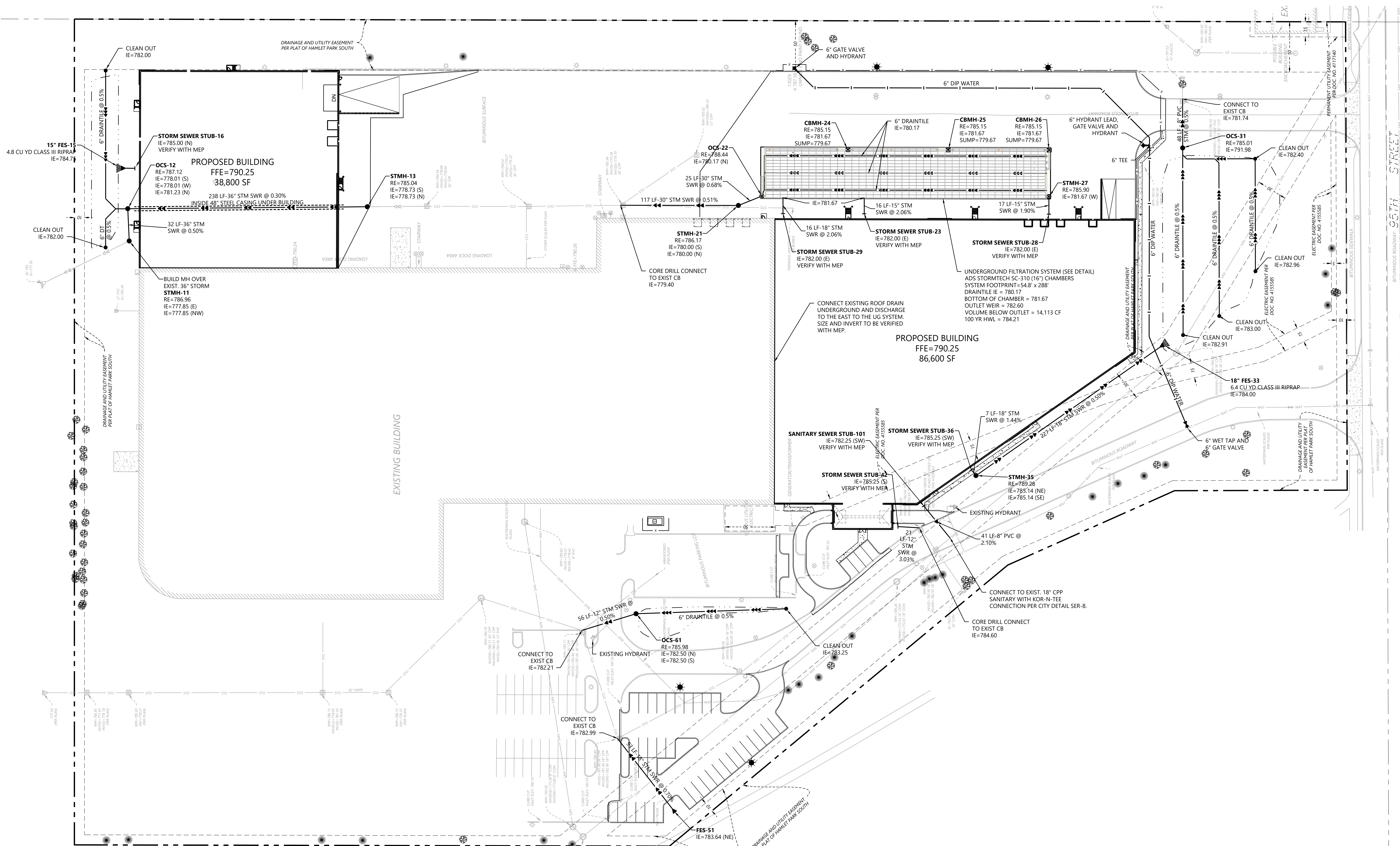
SHEET NUMBER:

C400

DATE: 01/13/2026

PROJECT NUMBER: 0058882.00

VAN METER EXPANSION



UTILITY LEGEND

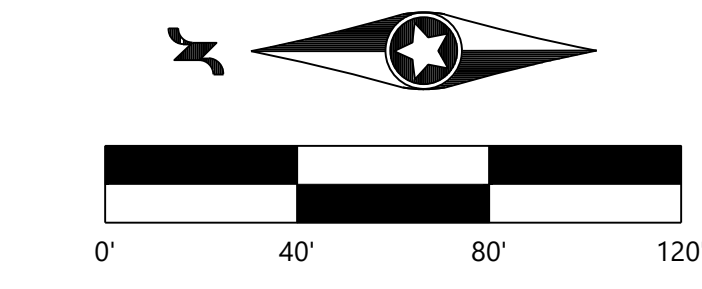
EXISTING	PROPOSED	PROPERTY LINE

GENERAL UTILITY NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS AND ASSOCIATION OF MINNESOTA.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
- ALL PRIVATE LARGE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE LOCAL JURISDICTION AND MINNESOTA PLUMBING CODE. ALL SMALL / DRY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
- PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
- A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER AND WATER LINES SHALL CROSS ABOVE ANY SEWER. IF THIS IS NOT ACHIEVABLE, SANITARY AND STORM SEWER SHALL BE CONSTRUCTED OF A MATERIAL APPROVED FOR USE WITHIN A BUILDING AND AS LISTED IN TABLE 701.2 OF THE MINNESOTA PLUMBING CODE. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10- FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
- UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
- DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
- ALL WATER LINES SHALL HAVE 8" MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 8' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
- SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE AND NOT WITHIN 10' OF WATER LINE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY AND STORM SEWER PIPE WITHIN 10 FEET OF THE BUILDING AND UNDER FOOTINGS, AND WITHIN 10 FEET OF WATER LINE SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.
- STORM SEWER PIPE:
 - RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY OR MN DEPARTMENT OF LABOR.
 - REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76, WITH GASKETS PER ASTM C443.
 - HDPE STORM PIPE 4- TO 10- INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60- INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D3221.

- PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D3221.
- ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY MINNESOTA PLUMBING CODE, PART 707.3. STORM SEWER LOCATED WITHIN 10- FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER MINNESOTA PLUMBING CODE, PART 712.
- ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA PLUMBING CODE 604.10.1.
- AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN, CONTRACTOR TO VERIFY WITH OWNER OR

STORM SEWER CASTING SCHEDULE			
STRUCTURE		CASTING TYPE	
NUMBER	TYPE	SIZE	
11	STMH	60"	R-1642 STAMPED "STORM SEWER"
12	OCS	84"	R-2560
13	STMH	60"	R-1642 STAMPED "STORM SEWER"
21	STMH	60"	R-1642 STAMPED "STORM SEWER"
22	OCS	60"	R-3067-VB
24	CBMH	48"	R-3067-VB
25	CBMH	48"	R-3067-VB
26	CBMH	48"	R-3067-VB
27	CBMH	48"	R-3067-VB
31	OCS	48"	R-2560
35	STMH	48"	R-1642 STAMPED "STORM SEWER"
65	OCS	48"	R-2560



NOT FOR CONSTRUCTION

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

DESIGNED:	11/03/2025
CHECKED:	
DRAWN:	
APPROVED:	
DATE:	
SCALE:	
VERTICAL SCALE:	

PREPARED FOR:
VAN METER INC.
850 32ND AVENUE SW
CEDAR RAPIDS, IOWA 52404

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.
GRETCHEN A. SCHROEDER
DATE 01/13/2026 LICENSE NO.

VAN METER EXPANSION
COTTAGE GROVE, MN

Westwood
Professional Services, Inc.
13201 Whitehawk Drive, Suite #200
Minneapolis, MN 55449
(888) 915-5150
westwoodpro.com

UTILITY PLAN

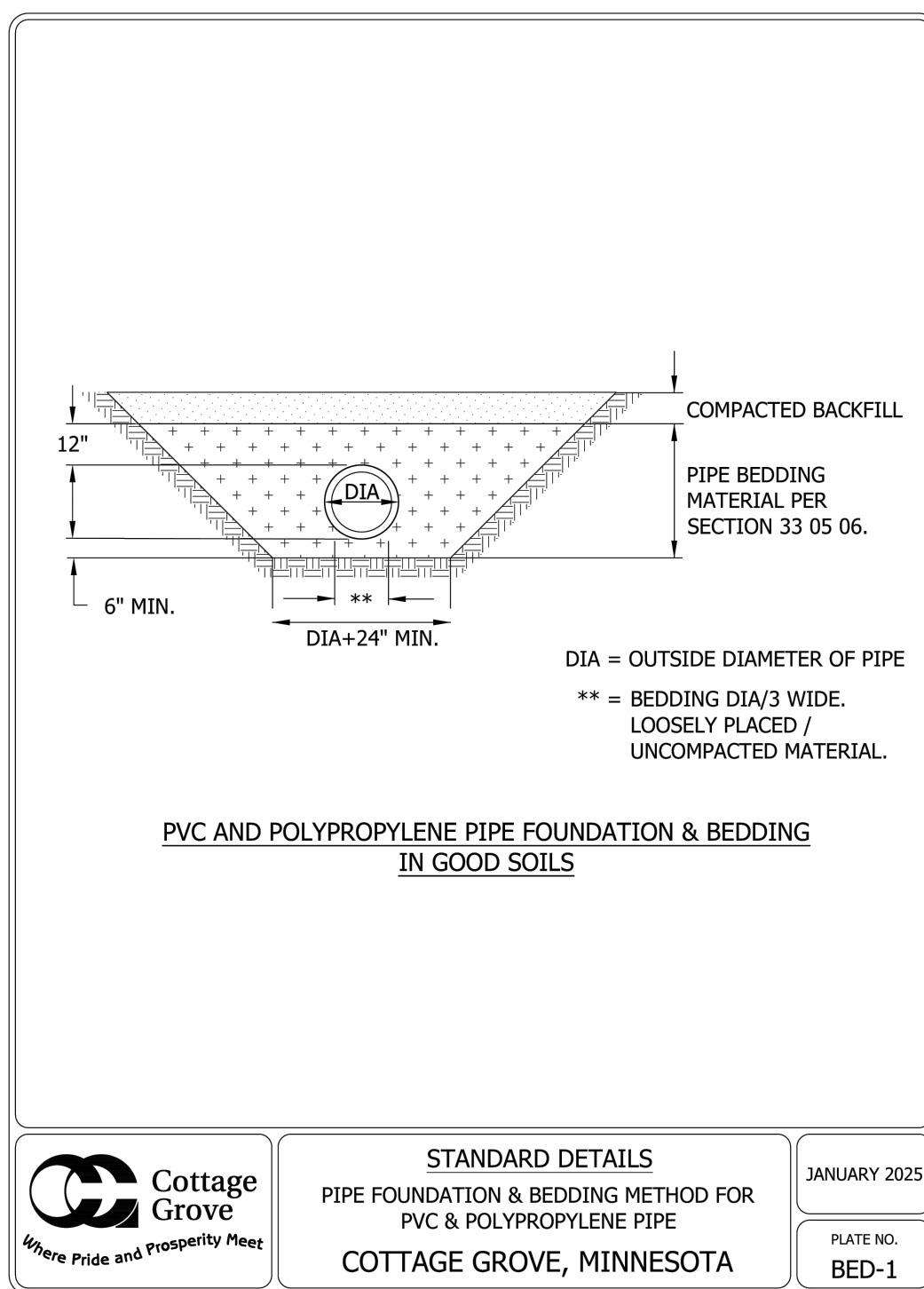
SHEET NUMBER:

C500

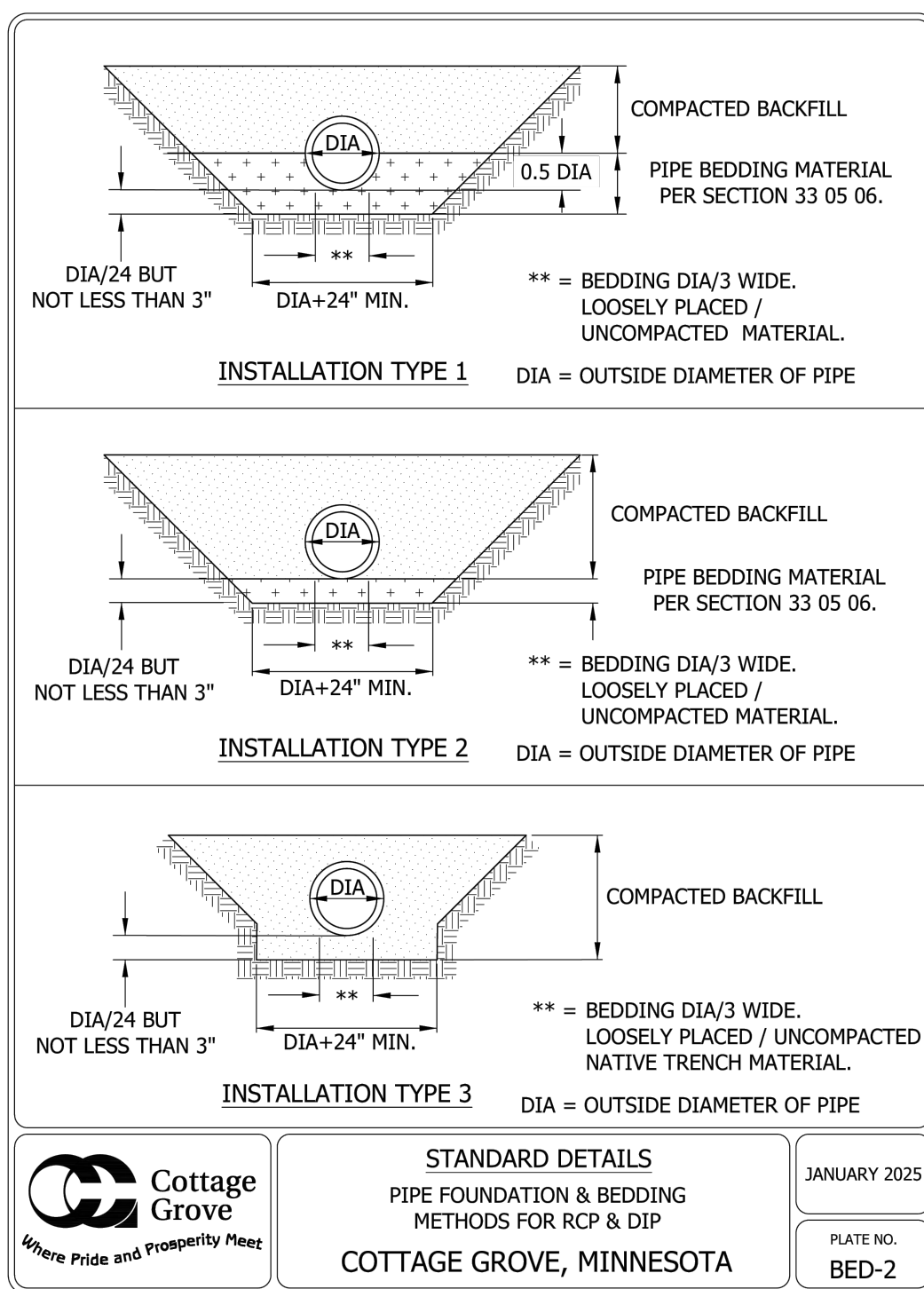
DATE: 01/13/2026

PROJECT NUMBER: 0058882-00

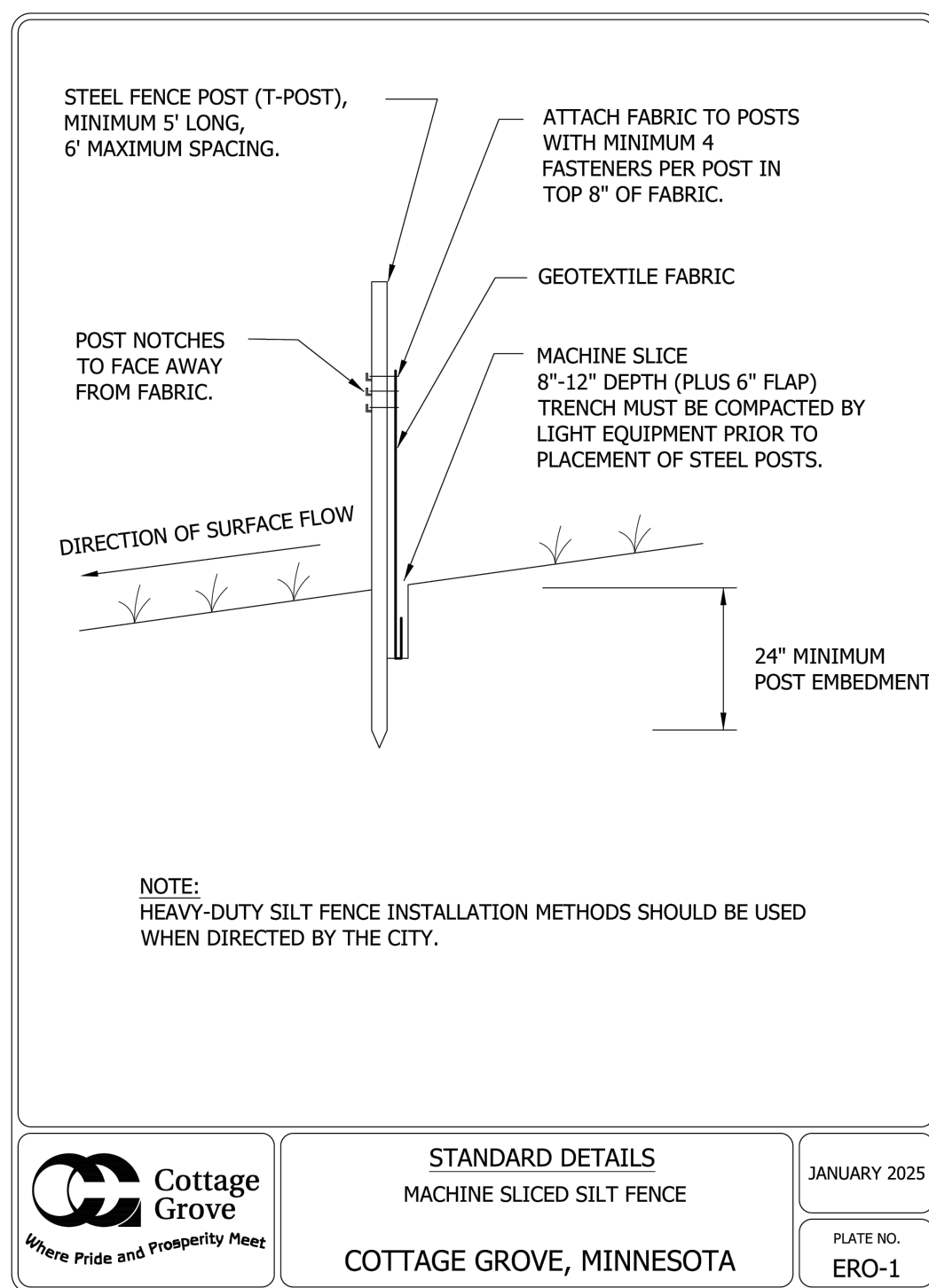
VAN METER EXPANSION



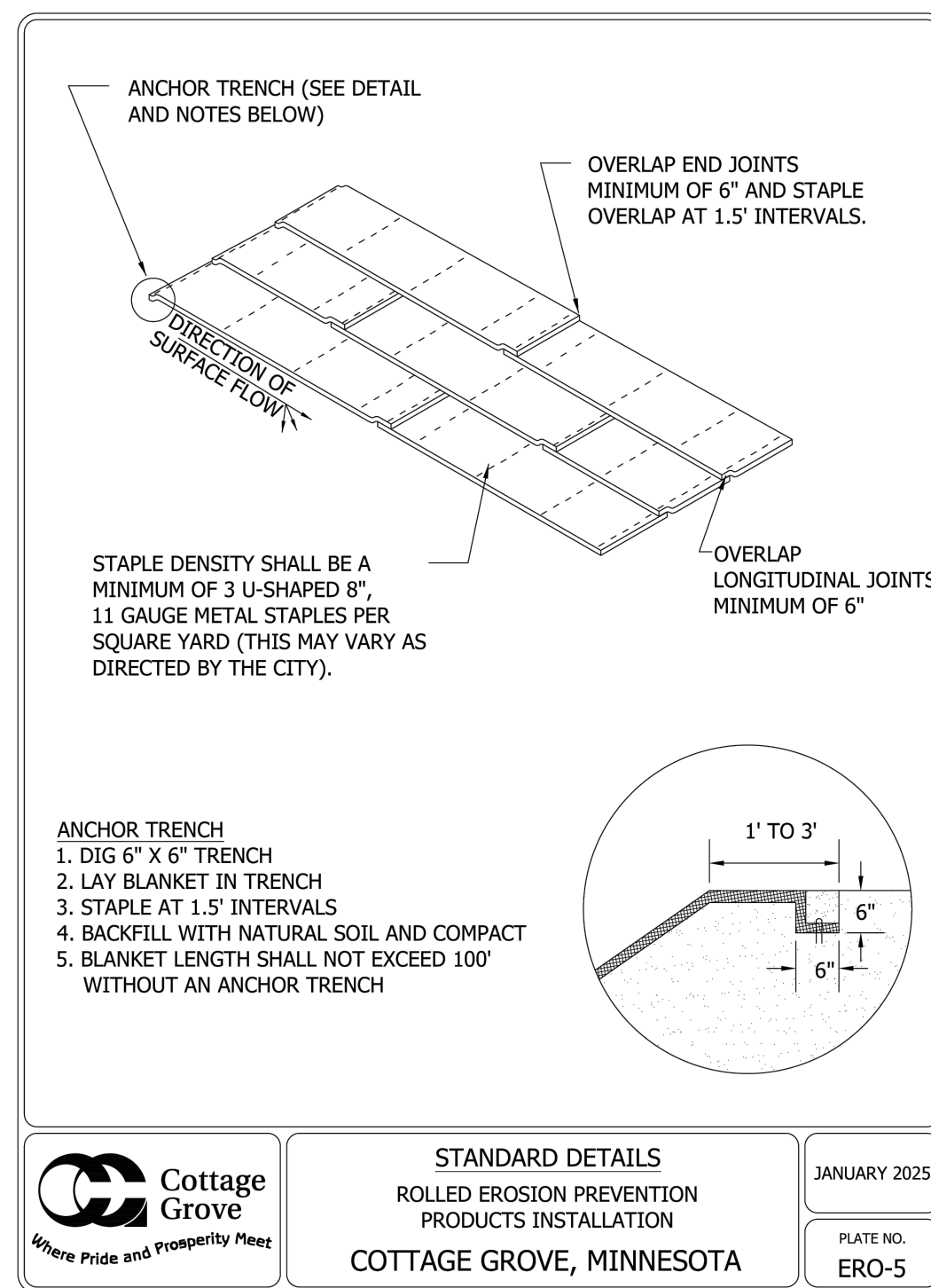
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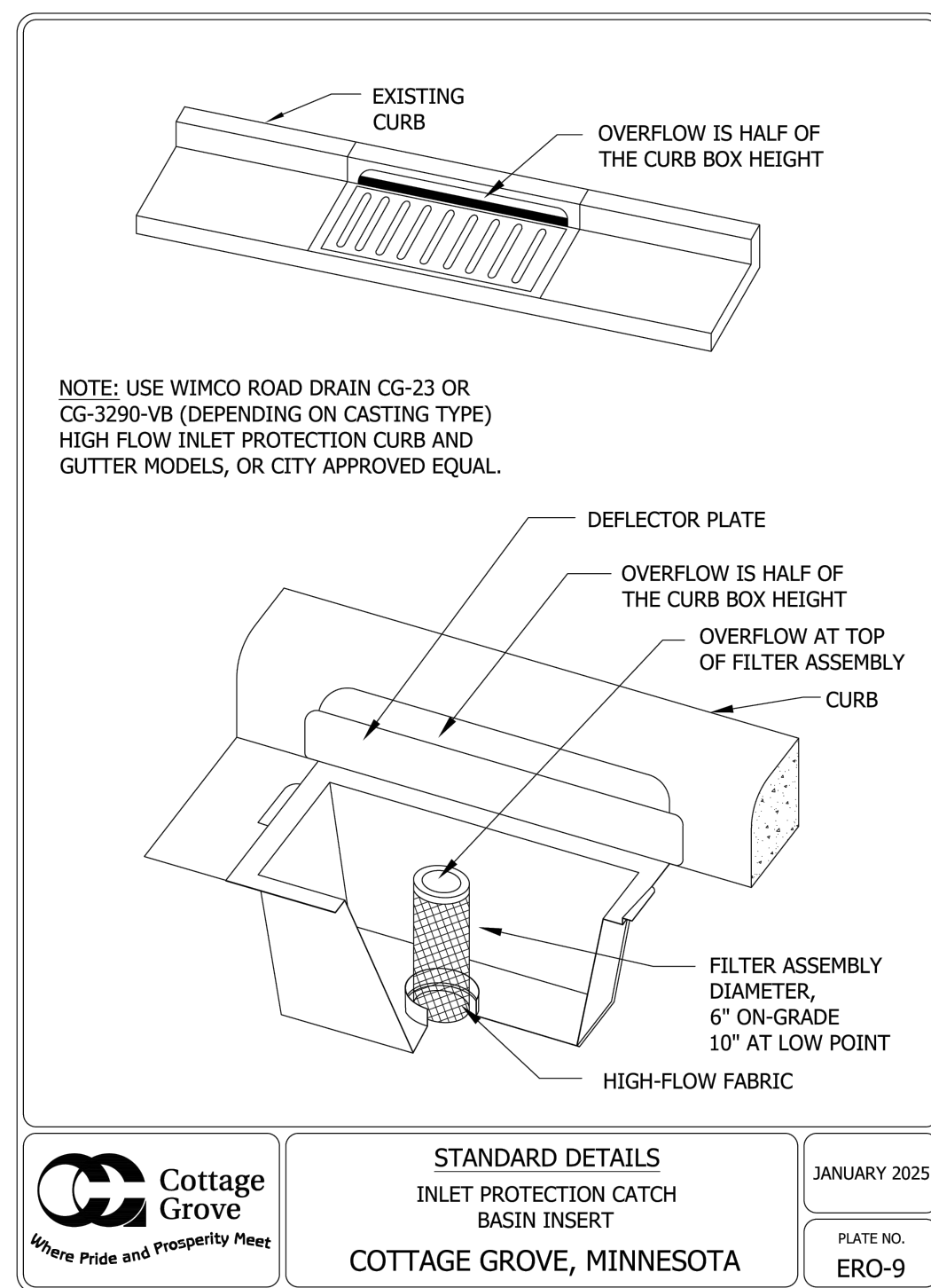
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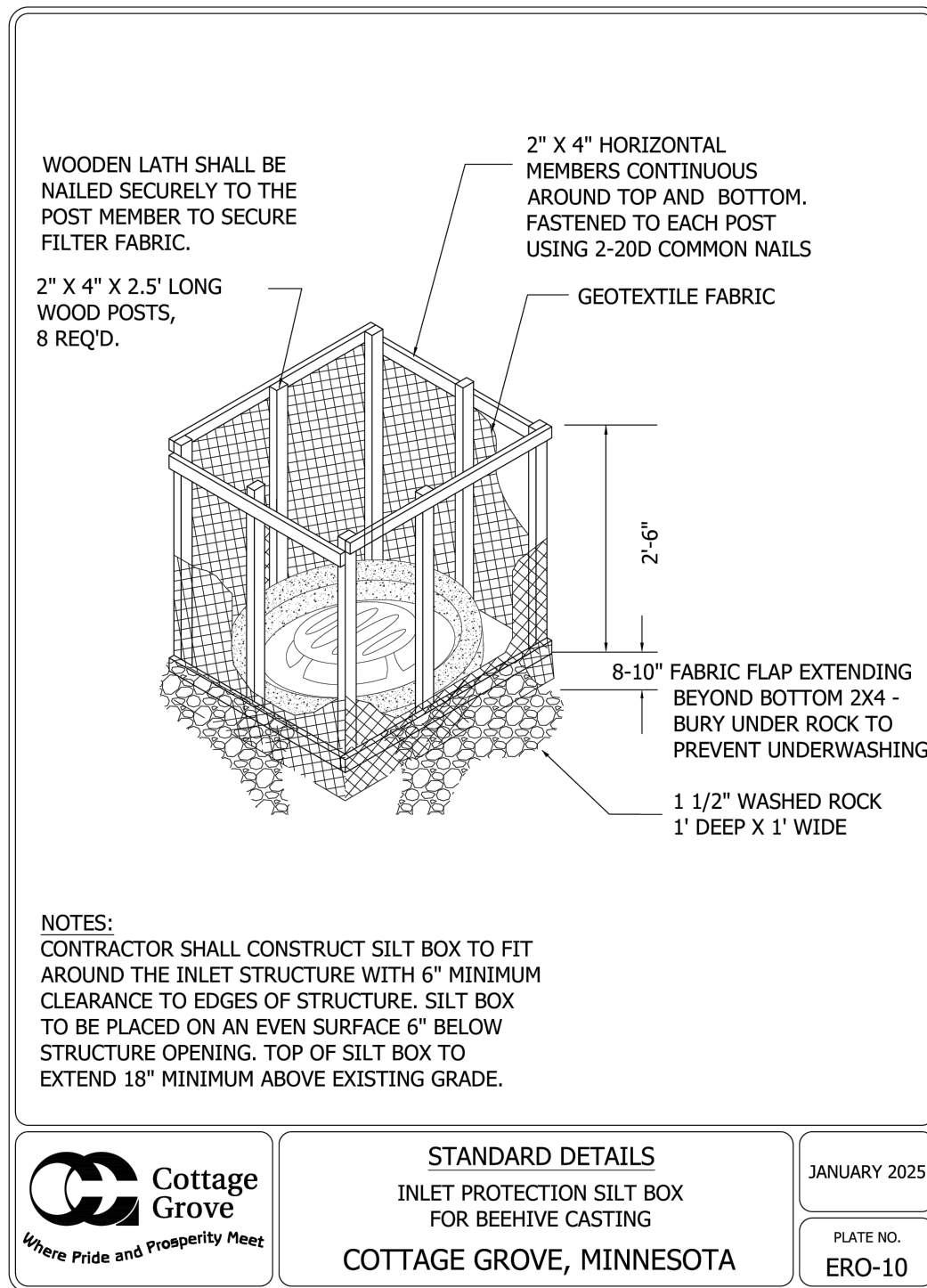
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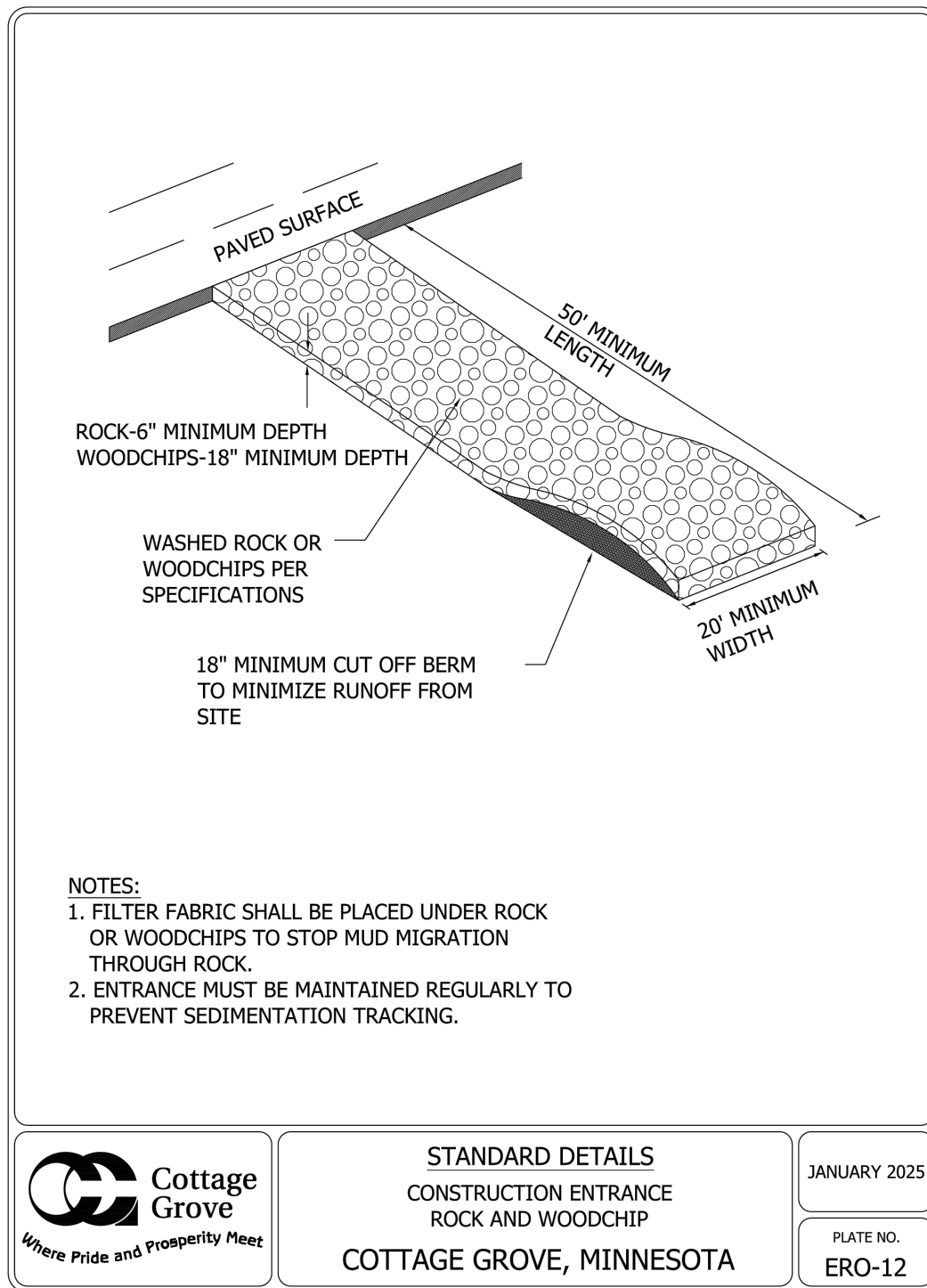
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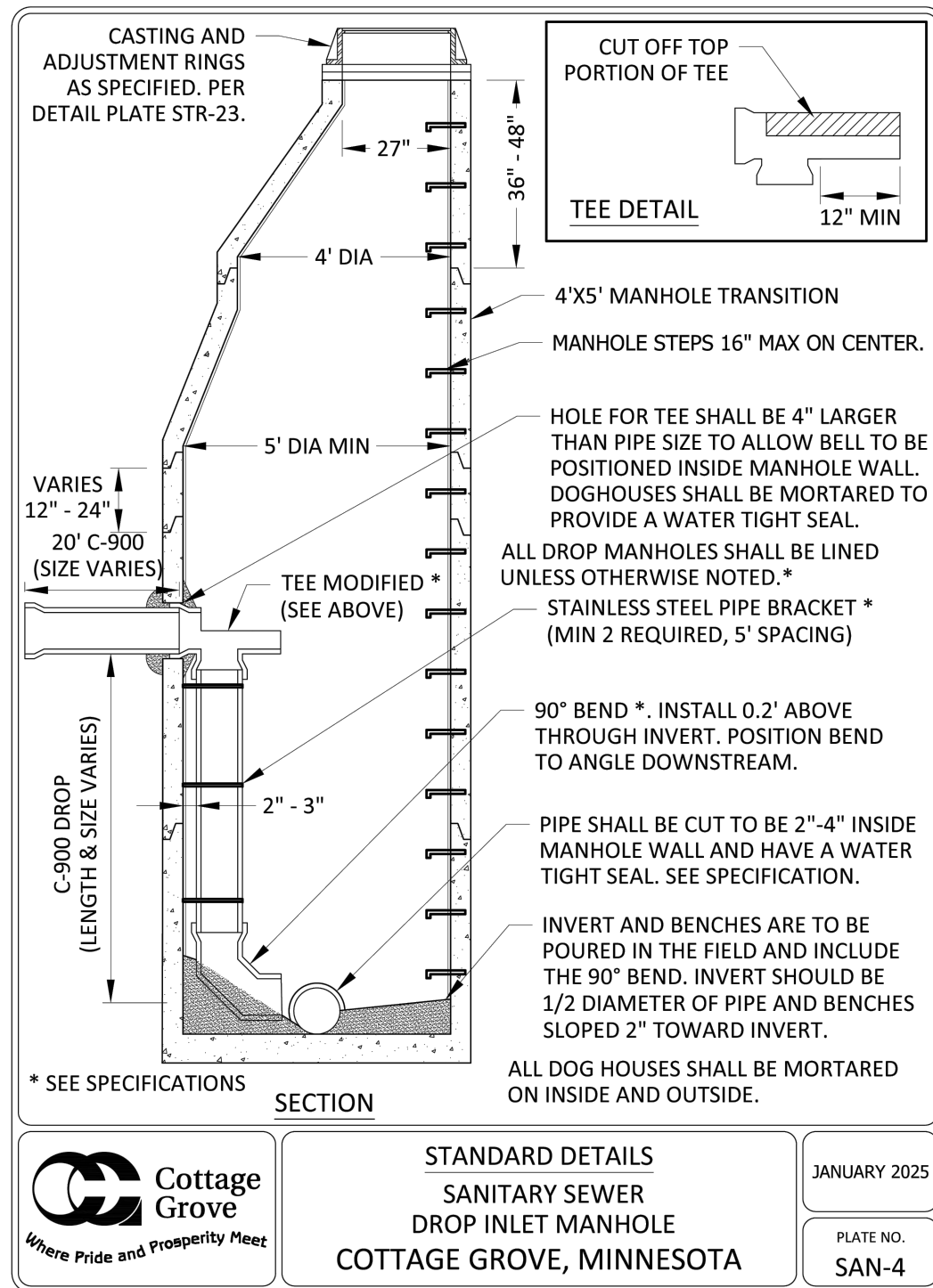
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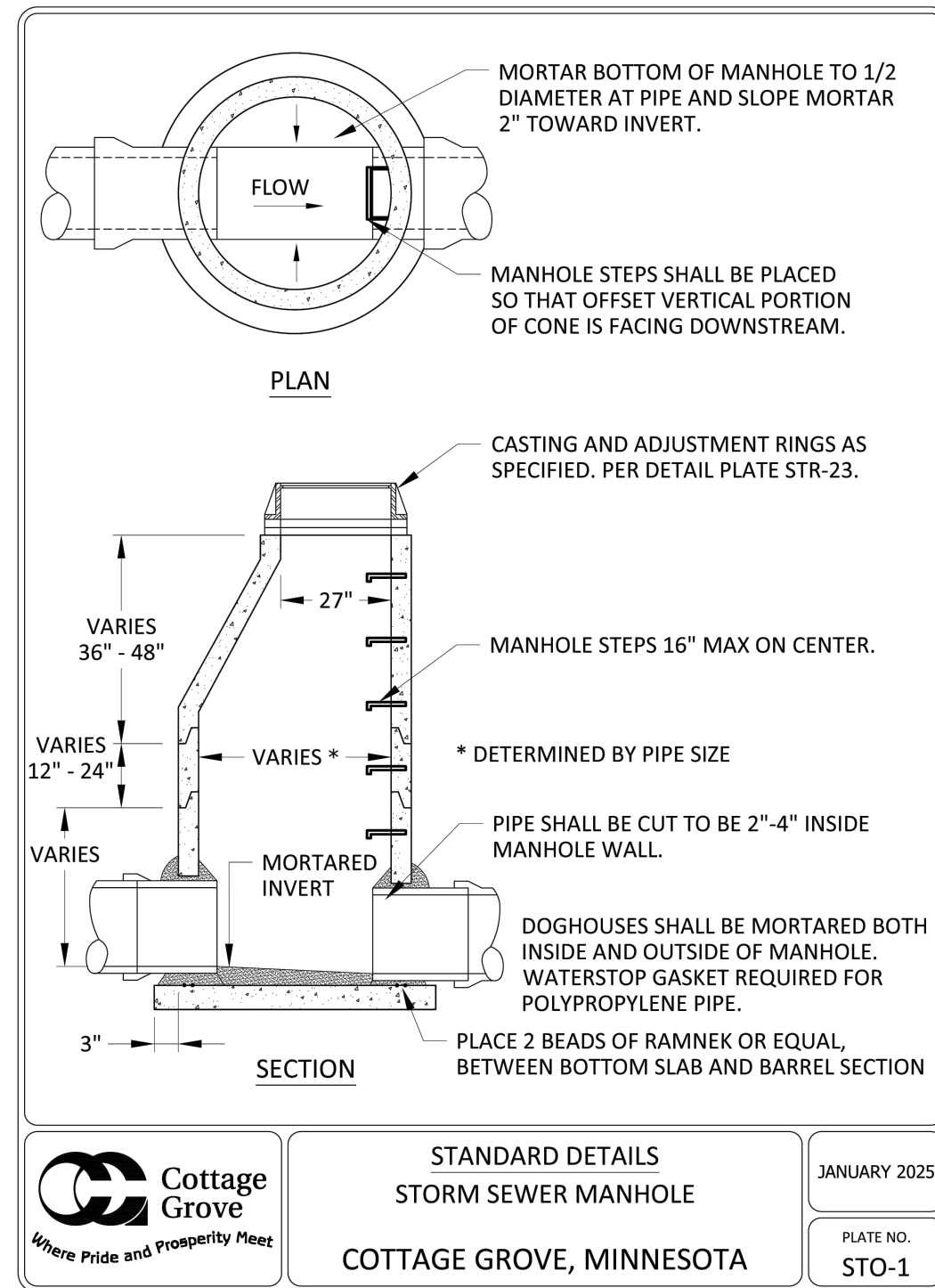
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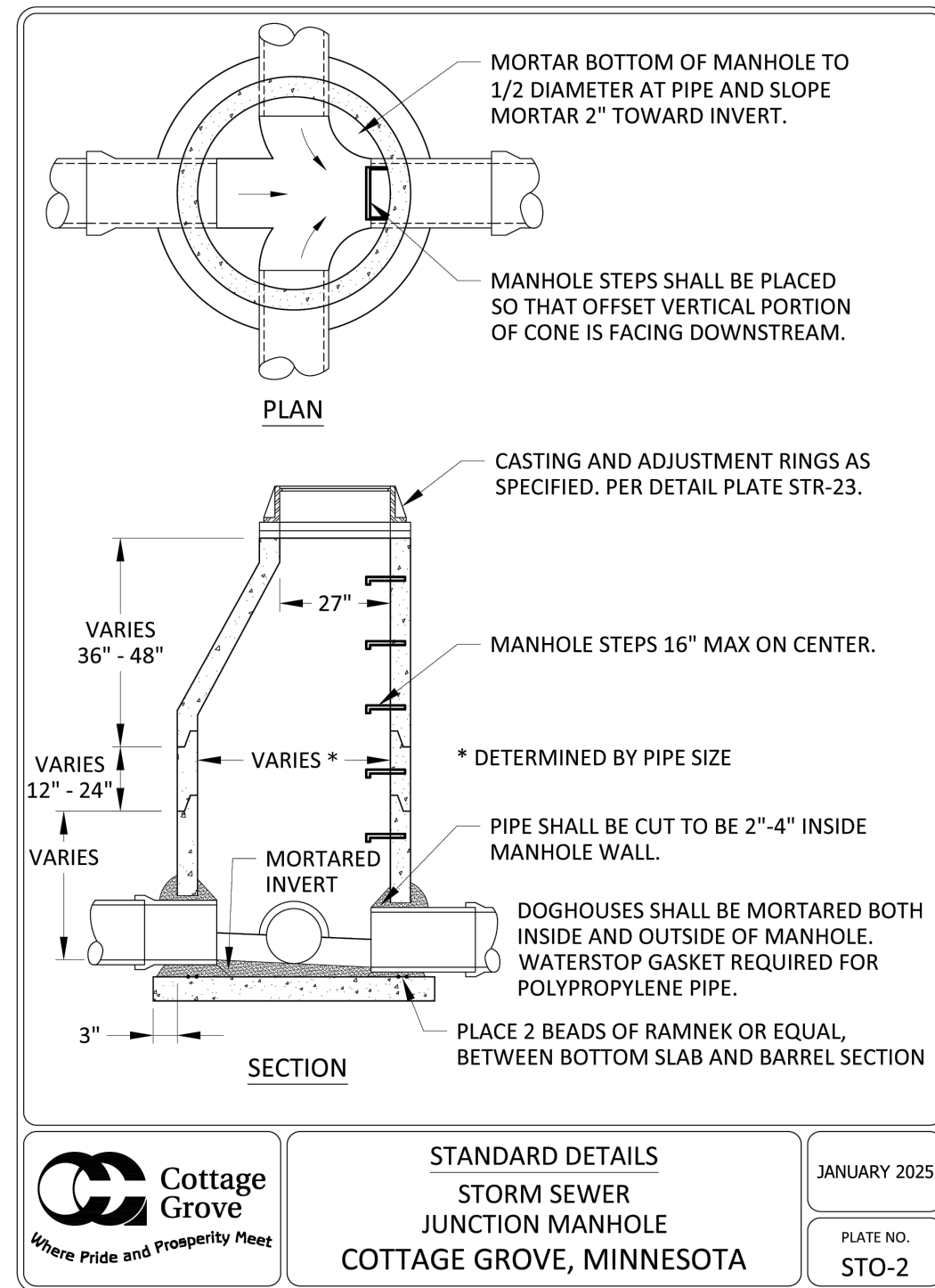
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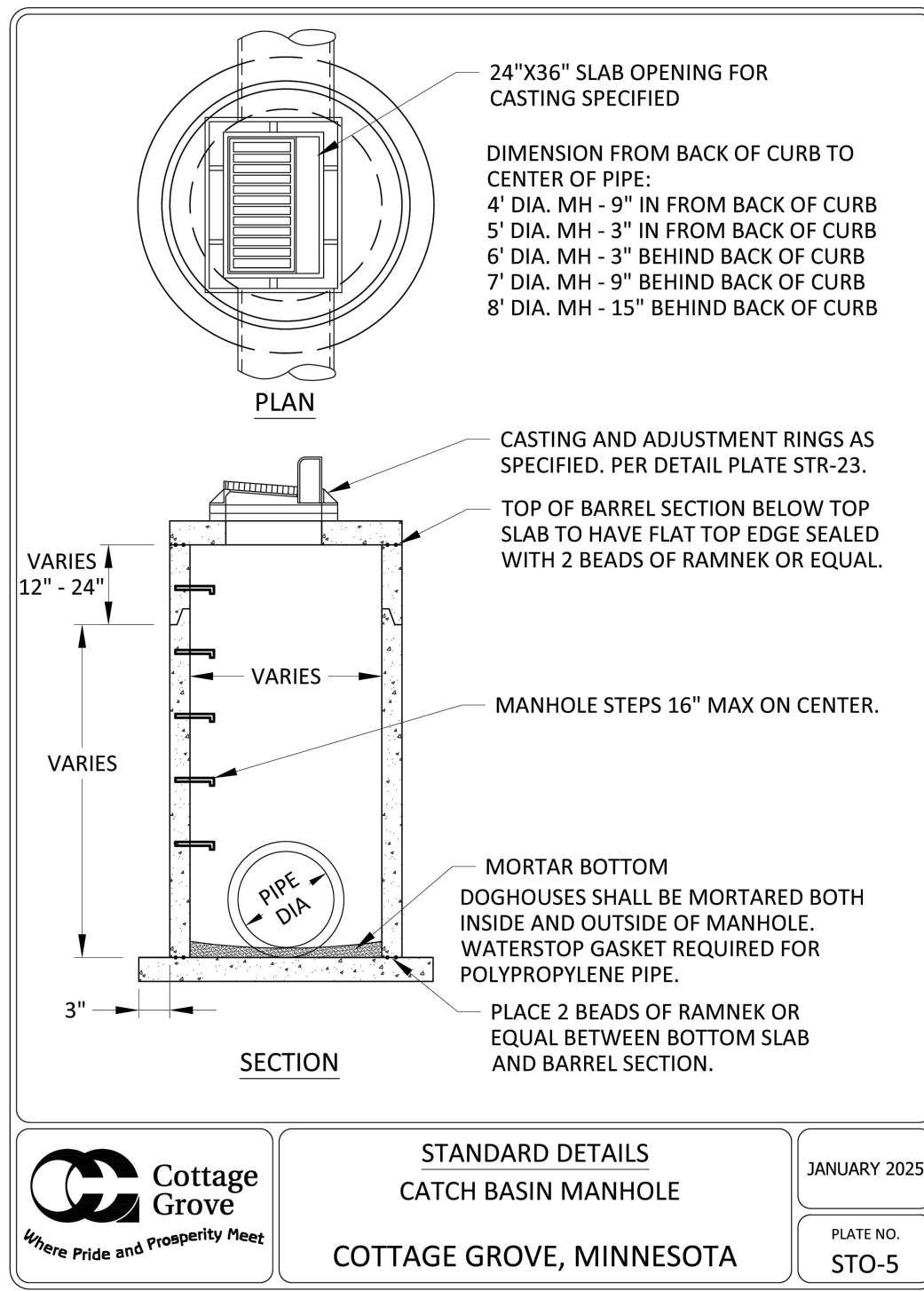
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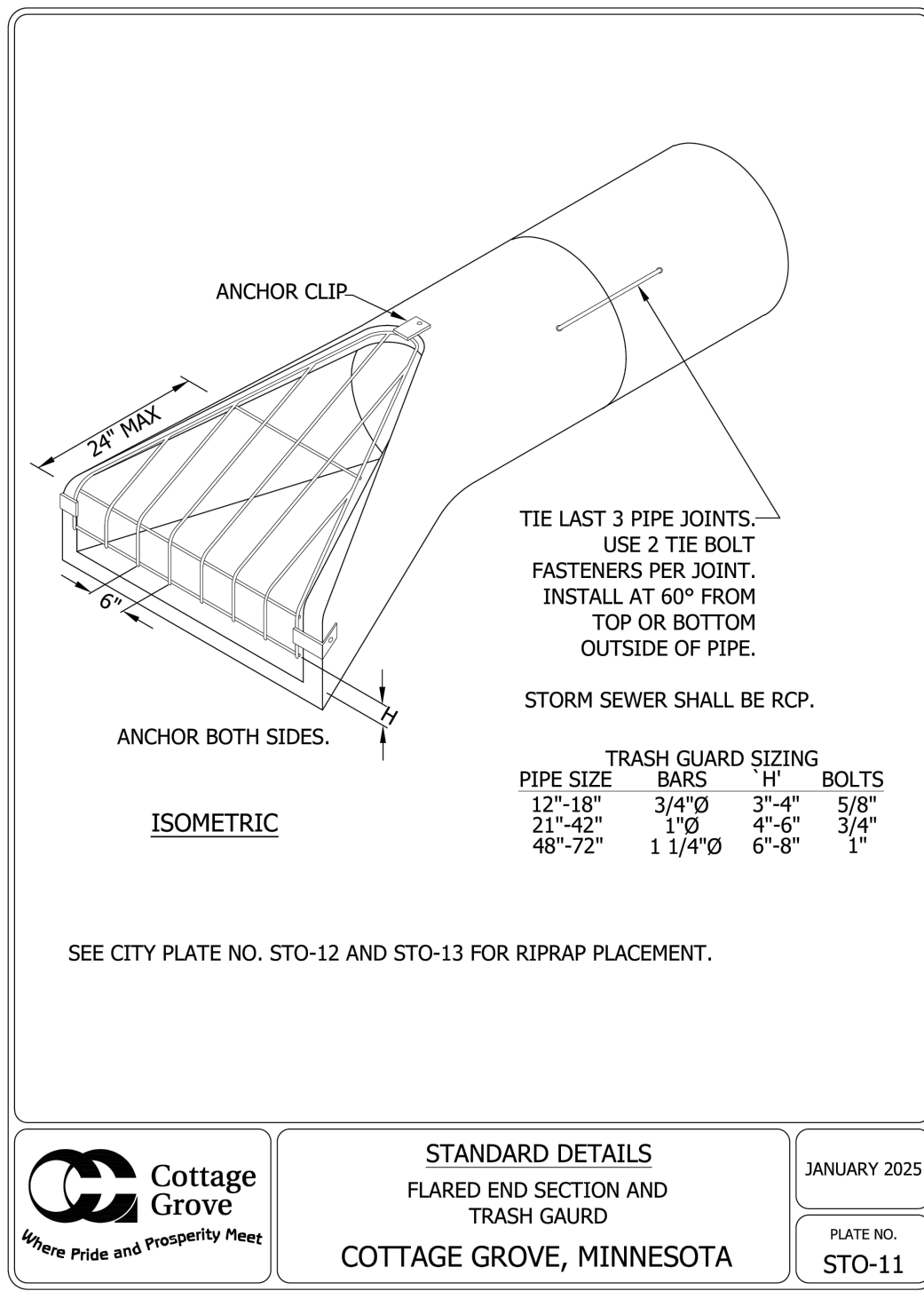
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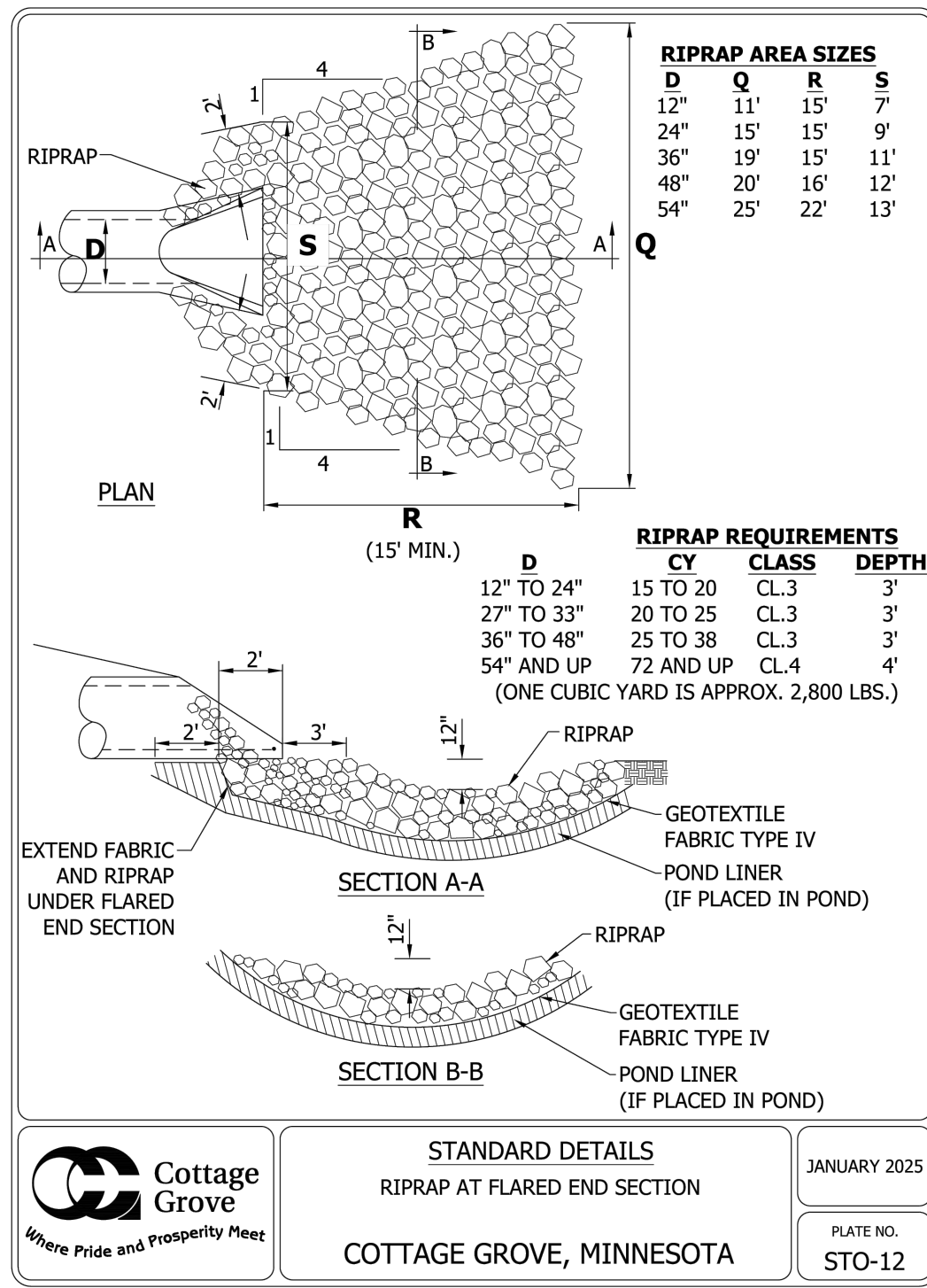
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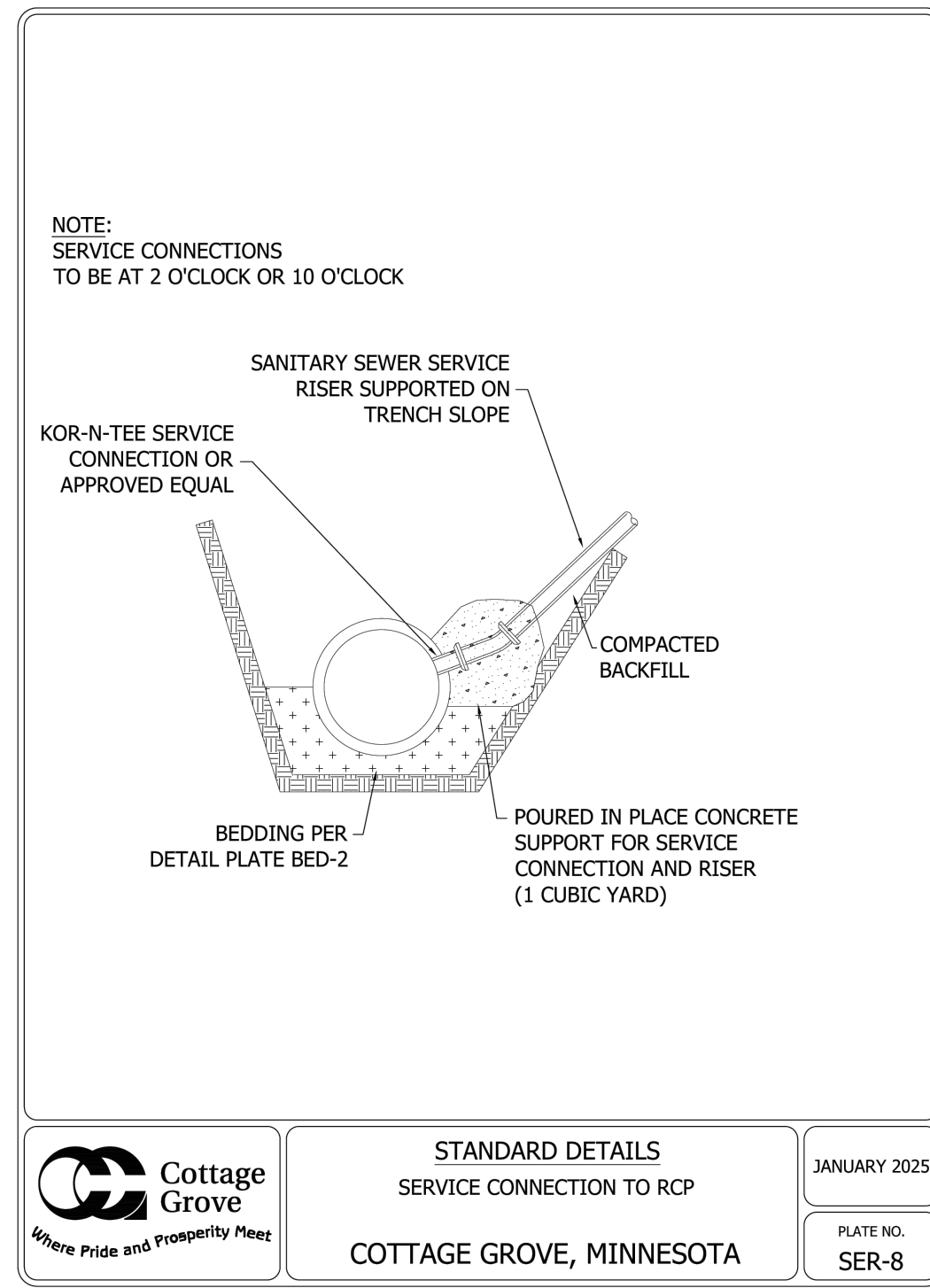
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48_ST011.DWG



48_ST012.DWG



48_SER8.DWG

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Common Ground Alliance

DESIGNED:	11/03/2025
CHECKED:	DO SET
DRAWN:	11/06/25
PLANNED:	11/17/25
CONSTRUCTION SCALE:	75% CD SET
VERTICAL SCALE:	0.71/0.6
DATE:	11/03/2025

PREPARED FOR:
VAN METER INC.
850 32ND AVENUE SW
CEDAR RAPIDS, IOWA 52404I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA
GRETCHEN A. SCHROEDER
DATE: 01/13/2026 LICENSE NO. .VAN METER EXPANSION
COTTAGE GROVE, MN**Westwood**
13201 Albemarle Drive, Suite #200
Broomfield, CO 80020
(888) 891-5150
westwoodpros.com

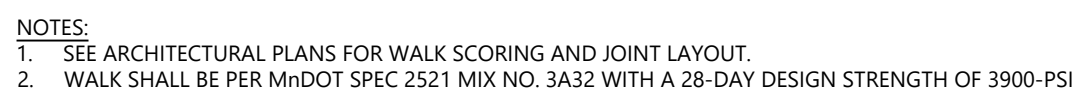
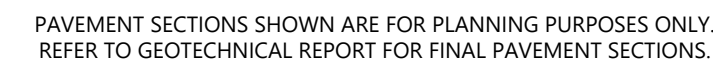
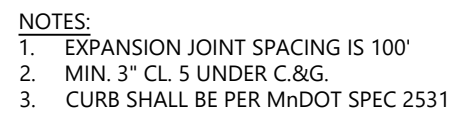
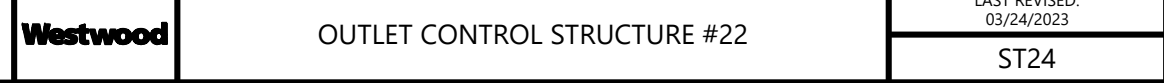
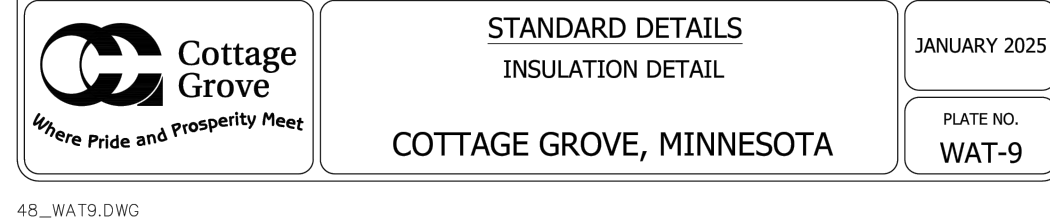
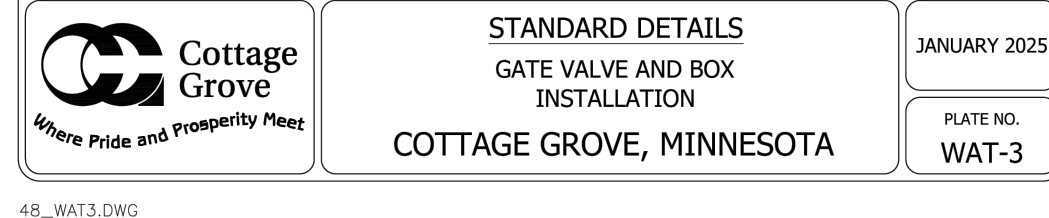
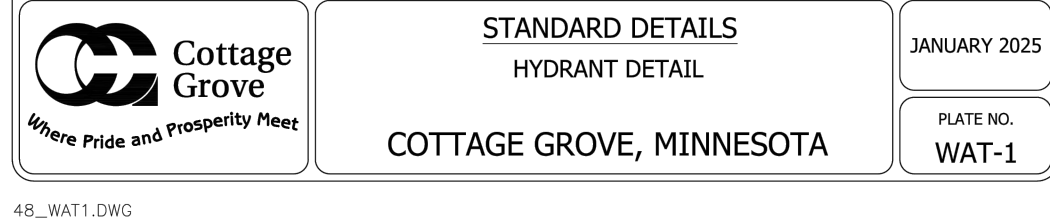
DETAILS

SHEET NUMBER:

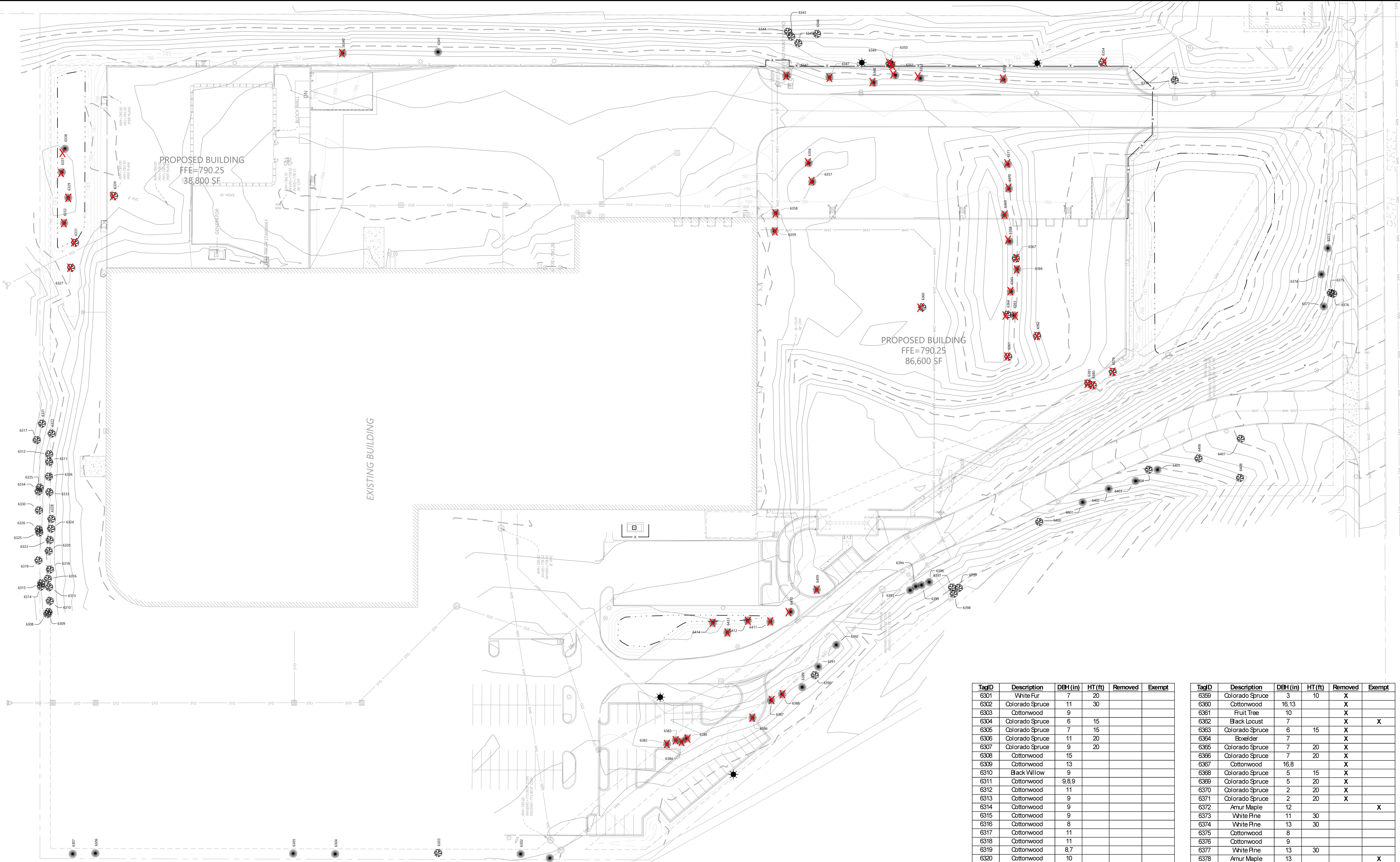
C600

DATE: 01/13/2026

PROJECT NUMBER: 0058882.00



Westwood	FILTRATION BASIN DETAIL	LAST REVISED: 01/04/24
		GD37



Exempt DBH (in)	51
Total DBH (in)	1040
Total DBH Removed (in)	375
Exempt DBH Removed (in)	7
Non-Exempt DBH Removed (in)	368
Allowed Removal (50% DBH) (in)	520
Actual Removal (%)	35.4

LEGEND

- CONFEROUS TREE
- CONFEROUS TREE TO BE REMOVED
- DECIDUOUS TREE
- DECIDUOUS TREE TO BE REMOVED

TagID	Description	DBH (in)	HT (ft)	Removed	Exempt
6301	White Fir	7	20		
6302	Colorado Spruce	11	30		
6303	Cottonwood	9			
6304	Colorado Spruce	6	15		
6305	Colorado Spruce	7	15		
6306	Colorado Spruce	11	20		
6307	Colorado Spruce	9	20		
6308	Cottonwood	15			
6309	Cottonwood	13			
6310	Black Willow	9			
6311	Cottonwood	9.8.9			
6312	Cottonwood	11			
6313	Cottonwood	9			
6314	Cottonwood	9			
6315	Cottonwood	9			
6316	Cottonwood	8			
6317	Cottonwood	11			
6318	Cottonwood	11			
6319	Cottonwood	8.7			
6320	Cottonwood	10			
6321	Cottonwood	13			
6322	Cottonwood	11			
6323	Cottonwood	7			
6324	Cottonwood	11			
6325	Cottonwood	9			
6326	Cottonwood	8			
6327	Black Willow	8		X	
6328	Cottonwood	7			
6329	White Pine	8	20	X	
6330	Cottonwood	8			
6331	Cottonwood	9		X	
6332	White Pine	7	15	X	
6333	Black Willow	10			
6334	Cottonwood	10			
6335	Cottonwood	9			
6336	Cottonwood	12			
6337	White Pine	8.7	20	X	
6338	Red Pine	8	20	X	
6339	Cottonwood	9		X	
6340	Colorado Spruce	3	15	X	
6341	Colorado Spruce	5	15		
6342	Scotch Pine	5	10	X	
6343	Black Locust	7			X
6344	Black Locust	7			X
6345	Black Locust	6			X
6346	Black Locust	6			X
6347	Colorado Spruce	2	10	X	
6348	Colorado Spruce	4	10	X	
6349	Cottonwood	12		X	
6350	Cottonwood	8		X	
6351	Colorado Spruce	3	10	X	
6352	Colorado Spruce	3	15	X	
6353	Colorado Spruce	3	10	X	
6354	Cottonwood	17		X	
6355	Cottonwood	11			
6356	Colorado Spruce	3	10	X	
6357	Colorado Spruce	3	10	X	
6358	Colorado Spruce	3	10	X	

TagID	Description	DBH (in)	HT (ft)	Removed	Exempt
6359	Colorado Spruce	3	10	X	
6360	Cottonwood	16.13		X	
6361	Fruit Tree	10		X	
6362	Black Locust	7		X	X
6363	Colorado Spruce	6	15	X	
6364	Bowlder	7		X	
6365	Colorado Spruce	7	20	X	
6366	Colorado Spruce	7	20	X	
6367	Cottonwood	16.8		X	
6368	Colorado Spruce	5	15	X	
6369	Colorado Spruce	5	20	X	
6370	Colorado Spruce	2	20	X	
6371	Colorado Spruce	2	20	X	
6372	Amur Maple	12			X
6373	White Pine	11	30		
6374	White Pine	13	30		
6375	Cottonwood	8			
6376	Cottonwood	9			
6377	White Pine	13	30		
6378	Amur Maple	13			X
6379	Cottonwood	22		X	
6380	Cottonwood	14		X	
6381	Cottonwood	16.12		X	
6382	Eastern Red Cedar	2.1.1.2.2	15	X	
6383	Eastern Red Cedar	2.1.1.1	15	X	
6384	Eastern Red Cedar	2.1.1.1.1	15	X	
6385	Eastern Red Cedar	2.1.1.1.1	15	X	
6386	White Pine	4	20	X	
6387	Scotch Pine	4	20	X	
6388	Colorado Spruce	4	20	X	
6389	White Pine	11	30		
6390	Bowlder	9.8			
6391	White Pine	9	30		
6392	White Pine	11	30		
6393	Eastern Red Cedar	2.1.1.1	15		
6394	Eastern Red Cedar	2.2.2	15		
6395	Eastern Red Cedar	2.1.1.2.2	15		
6396	Eastern Red Cedar	2.1.1	15		
6397	Cottonwood	13			
6398	Cottonwood	12			
6399	Cottonwood	8.7			
6400	Basswood	12			
6401	White Pine	10	30+		
6402	White Pine	10	30+		
6403	White Pine	9	30+		
6404	Cottonwood	18			
6405	White Pine	10	30+		
6406	Basswood	9			
6407	Cottonwood	15			
6408	Cottonwood	9			
6409	Scotch Pine	5	20	X	
6410	Scotch Pine	5	20	X	
6411	Scotch Pine	7	20	X	
6412	Colorado Spruce	4	15	X	
6413	Colorado Spruce	3	15	X	
6414	Colorado Spruce	3	15	X	



NOT FOR CONSTRUCTION

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Common Ground Alliance

DESIGNED:	11/03/2015
CHECKED:	11/06/25
DRAWN:	DO SET
DATE:	11/17/25
PROJECT:	PLAN COMM
SCALE:	75% CD SET
DATE:	12/22/25
PROJECT:	CITY COMMENTS
SCALE:	8 1/2 x 11

PREPARED FOR:
VAN METER INC.
850 32ND AVENUE SW
CEDAR RAPIDS, IOWA 52404

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.
JEFF WESTERHOFF
DATE 07/13/2026 LICENSE NO. 44018

VAN METER EXPANSION
COTTAGE GROVE, MN

Westwood
13200 Whitehawk Drive, Suite #200
Minneapolis, MN 55449
(612) 937-5150
(888) 937-5150
westwoodpros.com

TREE INVENTORY

SHEET NUMBER:

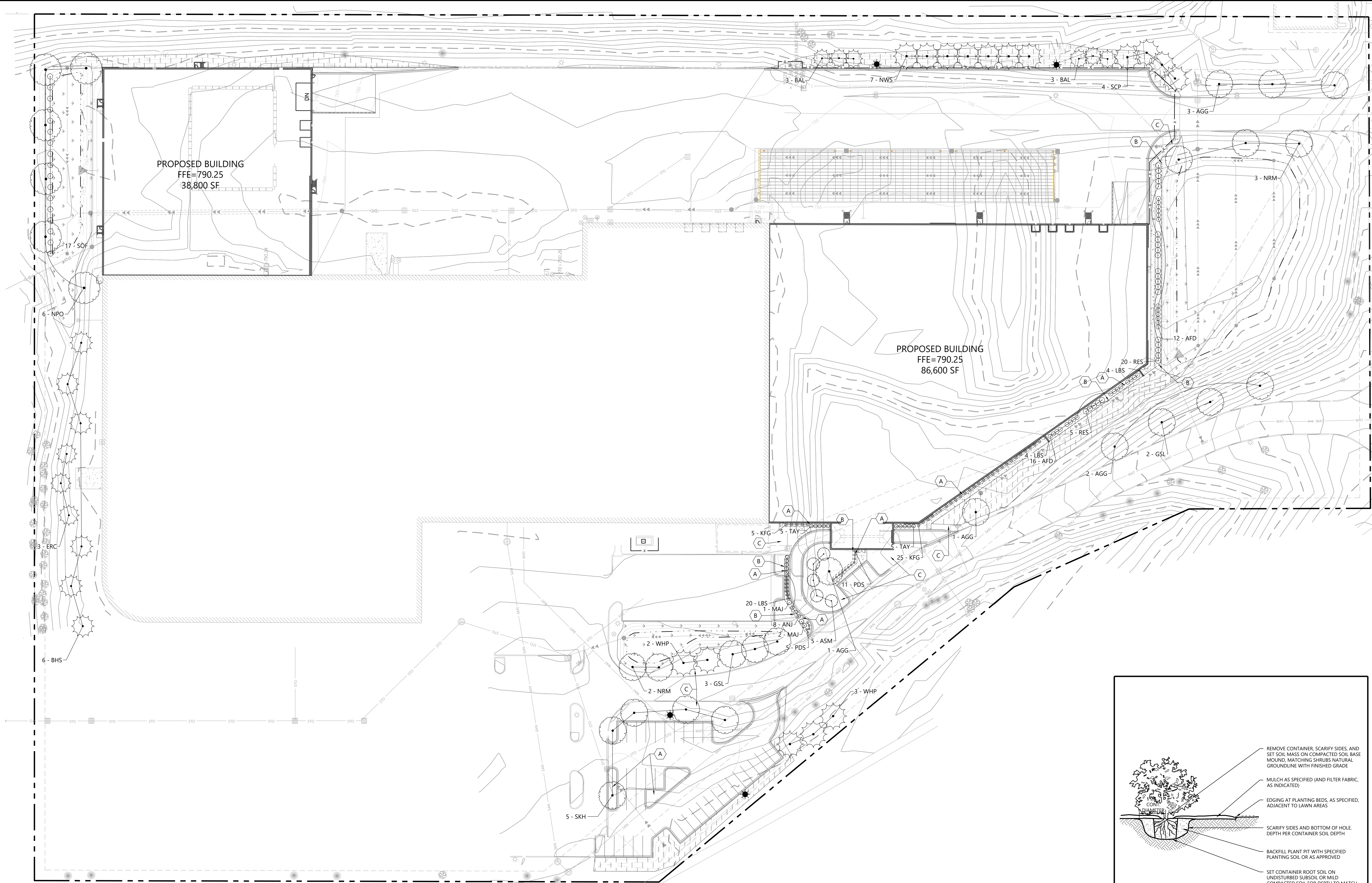
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DATE: 01/13/2026

PROJECT NUMBER: 0058882.00

VAN METER EXPANSION

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Common Ground Alliance

PLANTING NOTES

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL 811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL 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.
- 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.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR 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 FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 387 (SELECT 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 6" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURT AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL COLORED OR APPROVED EQUAL. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPEARS NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE 4" SHARP DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREES TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. 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 AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGNED/BUILT 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.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

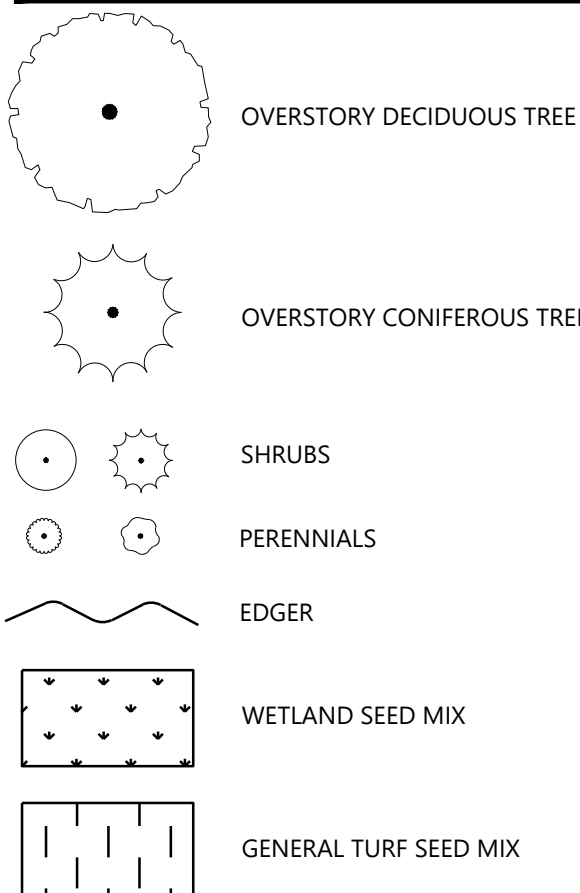
PLANT SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING	MATURE SIZE
CONIFEROUS TREES					
BAL	6	BALSAM FIR / ABIES BALSAMEA	6' HT. B&B	AS SHOWN	H 30'-40' W 15'-20'
ERC	3	EASTERN REDCEDAR / JUNIPERUS VIRGINIANA	6' HT. B&B	AS SHOWN	H 30'-40' W 15'-20'
NWS	7	NORWAY SPRUCE / PICEA ABIES	6' HT. B&B	AS SHOWN	H 50'-60' W 25'-30'
BHS	6	BLACK HILLS WHITE SPRUCE / PICEA GLAUCA 'DENSATA'	6' HT. B&B	AS SHOWN	H 35'-45' W 20'-25'
WHP	5	WHITE PINE / PINUS STROBILUS	6' HT. B&B	AS SHOWN	H 50'-80' W 25'-40'
SCP	4	SCOTCH PINE / PINUS SYLVESTRIS	6' HT. B&B	AS SHOWN	H 30'-60' W 30'-40'
DECIDUOUS TREES					
NRM	5	NORTHWOOD RED MAPLE / ACER RUBRUM 'NORTHWOOD'	2.5" CAL. B&B	AS SHOWN	H 40'-50' W 30'-40'
ASM	5	APOLLO® SUGAR MAPLE / ACER SACCHARUM 'BARRETT COLLE'	2.5" CAL. B&B	AS SHOWN	H 25'-30' W 10'-12'
AGG	7	AUTUMN GOLD GINKGO / GINKGO BILOBA 'AUTUMN GOLD'	2.5" CAL. B&B	AS SHOWN	H 40'-50' W 25'-35'
SKH	6	SKYLINE® HONEY LOCUST / GLEDITSIA TRIACANTHOS 'INERMIS 'SKYCOLE'	2.5" CAL. B&B	AS SHOWN	H 40'-50' W 30'-35'
NPO	6	NORTHERN PIN OAK / QUERCUS ELIPSOIDALIS	2.5" CAL. B&B	AS SHOWN	H 50'-60' W 40'-50'
GSL	5	GREENSPIRE LITTLELEAF LINDEN / TILIA CORDATA 'GREENSPIRE'	2.5" CAL. B&B	AS SHOWN	H 40'-50' W 30'-35'
CONIFEROUS SHRUBS					
MAJ	3	MANEY JUNIPER / JUNIPERUS CHINENSIS 'MANEY'	#5 CONT.	5'-0" O.C.	H 4'-5' W 5'-6'
ANJ	8	ANDORRA JUNIPER / JUNIPERUS HORIZONTALIS 'ANDORRA'	#5 CONT.	4'-0" O.C.	H 3'-4' W 3'-4'
TAY	10	TAUNTON'S ANGLO-JAPANESE YEW / TAXUS X MEDIA 'TAUNTONII'	#5 CONT.	4'-0" O.C.	H 3'-4' W 3'-4'
DECIDUOUS SHRUB					
RES	25	REGENT SERVICEBERRY / AMELANCHIER ALNIFOLIA 'REGENT'	#5 CONT.	5'-0" O.C.	H 4'-6' W 4'-6'
AFD	28	ARCTIC FIRE® RED TWIG DOGWOOD / CORNUS SERICEA 'FARROW'	#5 CONT.	4'-0" O.C.	H 3'-5' W 3'-5'
SOF	17	SHOW OFF® FORSYTHIA / FORSYTHIA X INTERMEDIA 'MINDOR'	#5 CONT.	5'-0" O.C.	H 5'-6' W 5'-6'
GRASSES					
KFG	30	KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	30" O.C.	H 3'-4' W 2'-3'
LBS	28	LITTLE BLUESTEM / SCHIZACHYRIUM SCOPARIUM	#1 CONT.	24" O.C.	H 2'-3' W 18-24"
PDS	16	PRAIRIE DROPSSEED / SPOBOBOLUS HETEROLEPIS	#1 CONT.	3'-0" O.C.	H 2'-3' W 2'-3'

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT O.C. = ON CENTER QTY. = QUANTITY CONT. = CONTAINER

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

LANDSCAPE LEGEND



LANDSCAPE KEYNOTES

- A SHREDDED HARDWOOD MULCH (TYP.)
- B EDGER (TYP.)
- C SOD (TYP.)

SEEDING NOTES

WETLAND SEED MIX
MNDOT W0 - WET DITCH (OR A MIX COMPRISED OF SIMILAR VARIETIES OF GRASSES AND FORBES TO BE APPROVED BY LANDSCAPE ARCHITECT). SEED MIX AVAILABLE FROM TWIN CITIES SEED COMPANIES (twincityseed.com, 1.800.545.TURF)
SEED MIX TO BE APPLIED AT A RATE OF 6 LBS/ACRE
GENERAL TURF SEED MIX
MNDOT SB - SOUTHERN BOULEVARD (OR A MIX COMPRISED OF SIMILAR VARIETIES OF GRASSES AND FORBES TO BE APPROVED BY LANDSCAPE ARCHITECT). SEED MIX AVAILABLE FROM TWIN CITIES SEED COMPANIES (twincityseed.com, 1.800.545.TURF)
SEED MIX TO BE APPLIED AT A RATE OF 160 LBS/ACRE

SEED MIX TO BE APPLIED DURING RECOMMENDED PLANTING SEASON, AND USING AN APPROVED METHOD, AS FOUND IN THE MN-DOT SEEDING MANUAL.

LANDSCAPE SUMMARY

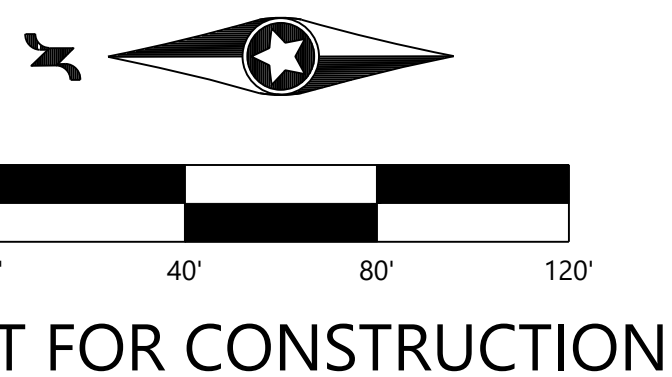
REQUIRED LANDSCAPING:
THE NUMBER OF TREES & SHRUBS REQUIRED SHALL BE CALCULATED BY MULTIPLYING THE DISTURBED SITE AREA (AREA IMPACTED BY DEVELOPMENT INCLUDING STRUCTURES, GRADING, PARKING, AND DRIVE LANES) IN SQUARE FEET BY THE COEFFICIENTS IN THE FOLLOWING TABLE FOR EACH LANDSCAPE MATERIAL. DEVELOPMENT ON EXISTING SITES INCLUDING ADDITIONS AND REDEVELOPMENT SHALL BE CALCULATED USING ONLY THE SQUARE FOOTAGE OF ANY NEWLY DISTURBED AREAS.

DECIDUOUS OVERSTORY COEFFICIENT:	0.0001392
CONIFEROUS COEFFICIENT:	0.00013
SHRUB COEFFICIENT:	0.00039

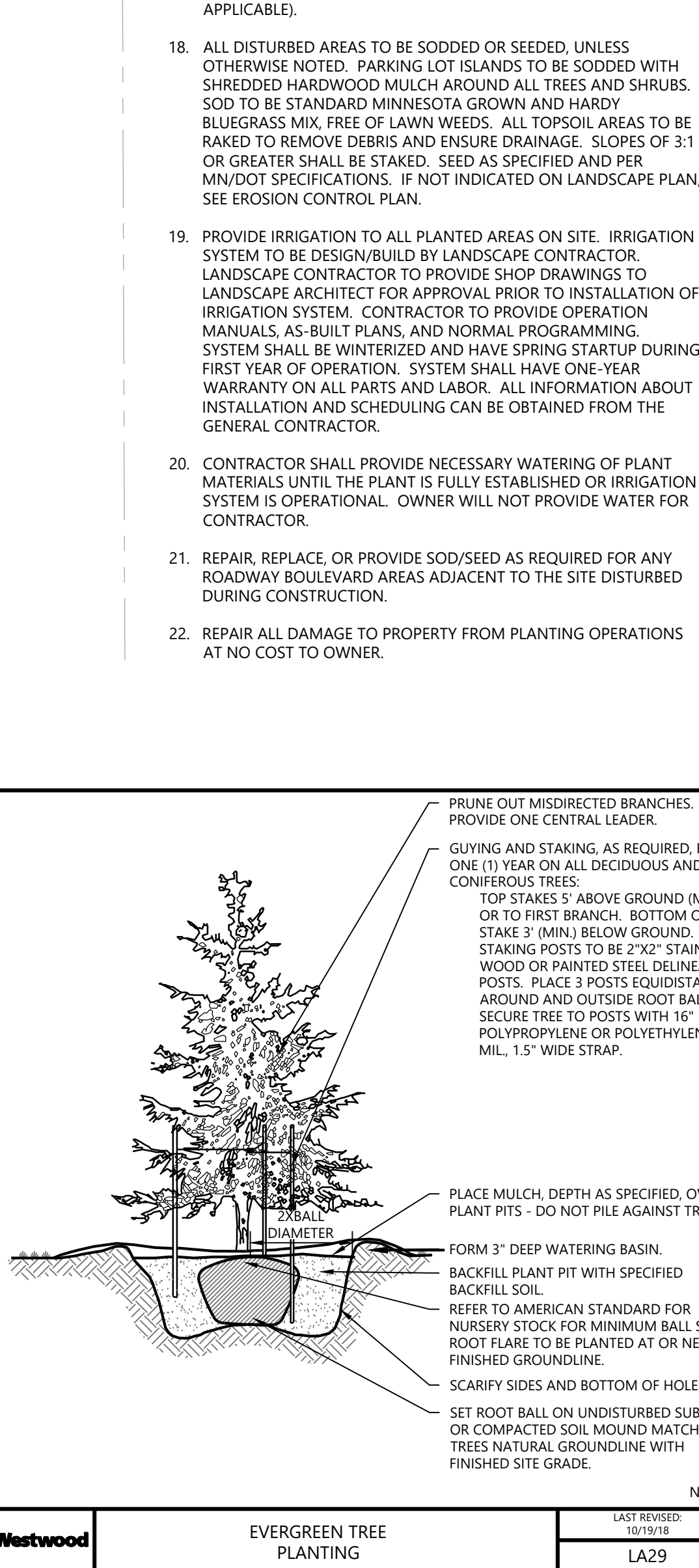
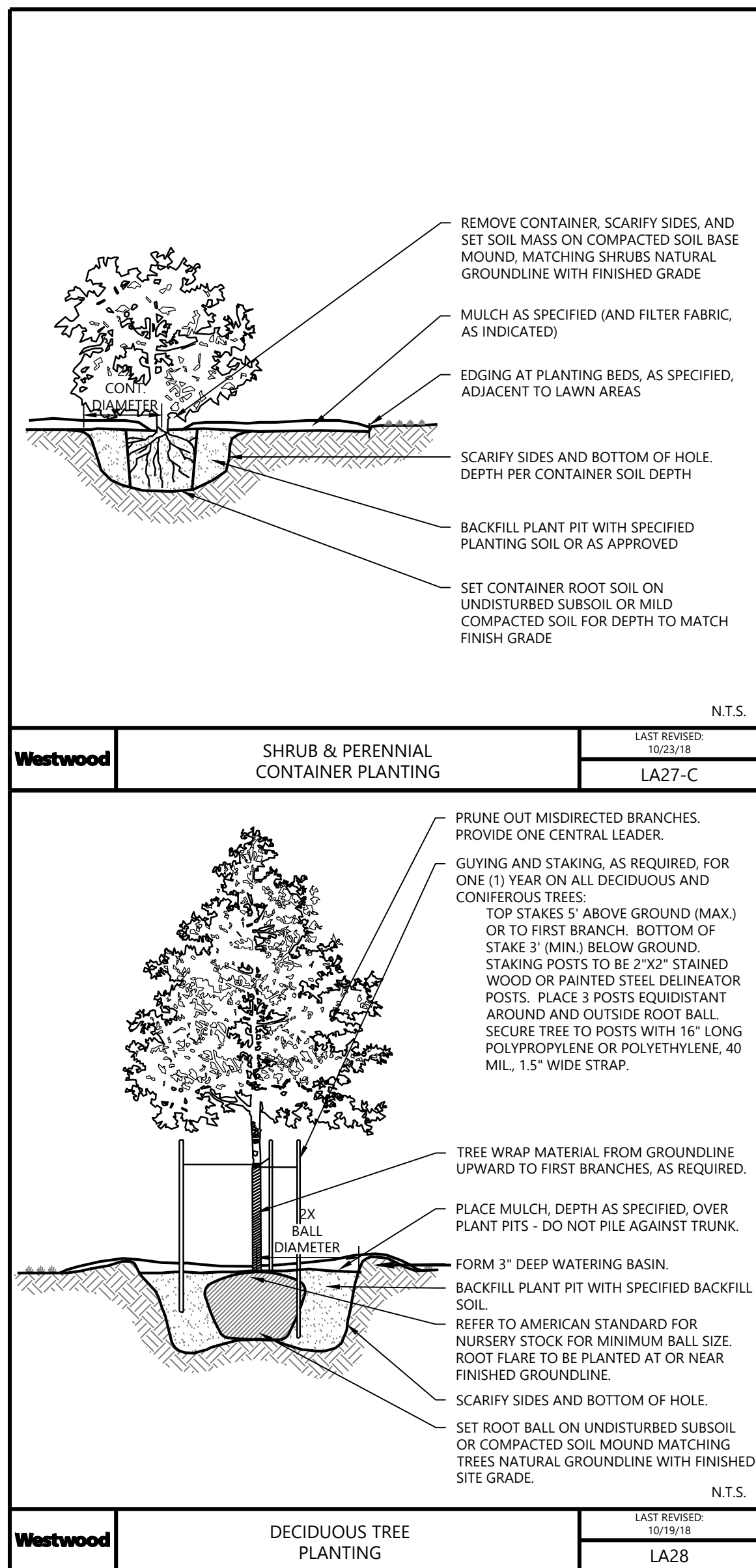
REQUIRED TREES:
DISTURBED AREA (MINUS STORMWATER AREAS): 232,399.43 SF
DECIDUOUS TREES REQUIRED: 32 (232399.43*0.0001392= 32.35= 32)
CONIFEROUS TREES REQUIRED: 31 (232399.43*0.00013= 30.21= 31)
SHRUBS REQUIRED: 91 (232399.43*0.00039= 90.65= 91)

DECIDUOUS TREES PROVIDED: 33
CONIFEROUS TREES PROVIDED: 31
SHRUBS PROVIDED: 91

CITY REQUIREMENTS MET



NOT FOR CONSTRUCTION



DESIGNED:	11/03/2025
CHECKED:	11/03/25
DRAWN:	11/03/25
APPROVED:	11/03/25
DATE:	11/03/25

PREPARED FOR:
VAN METER INC.
850 32ND AVENUE SW
CEDAR RAPIDS, IOWA 52404

1. I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED LANDSCAPE ARCHITECT OF THE STATE OF MINNESOTA.
JEFF WESTWOOD
DATE: 07/13/2026 LICENSE NO. 44018

VAN METER EXPANSION
COTTAGE GROVE, MN

Westwood
Professional Services, Inc.
13200 Albemarle Drive, Suite #200
Minneapolis, MN 55438
(888) 991-5150
www.westwoodpro.com

LANDSCAPE PLAN

SHEET NUMBER:

L200

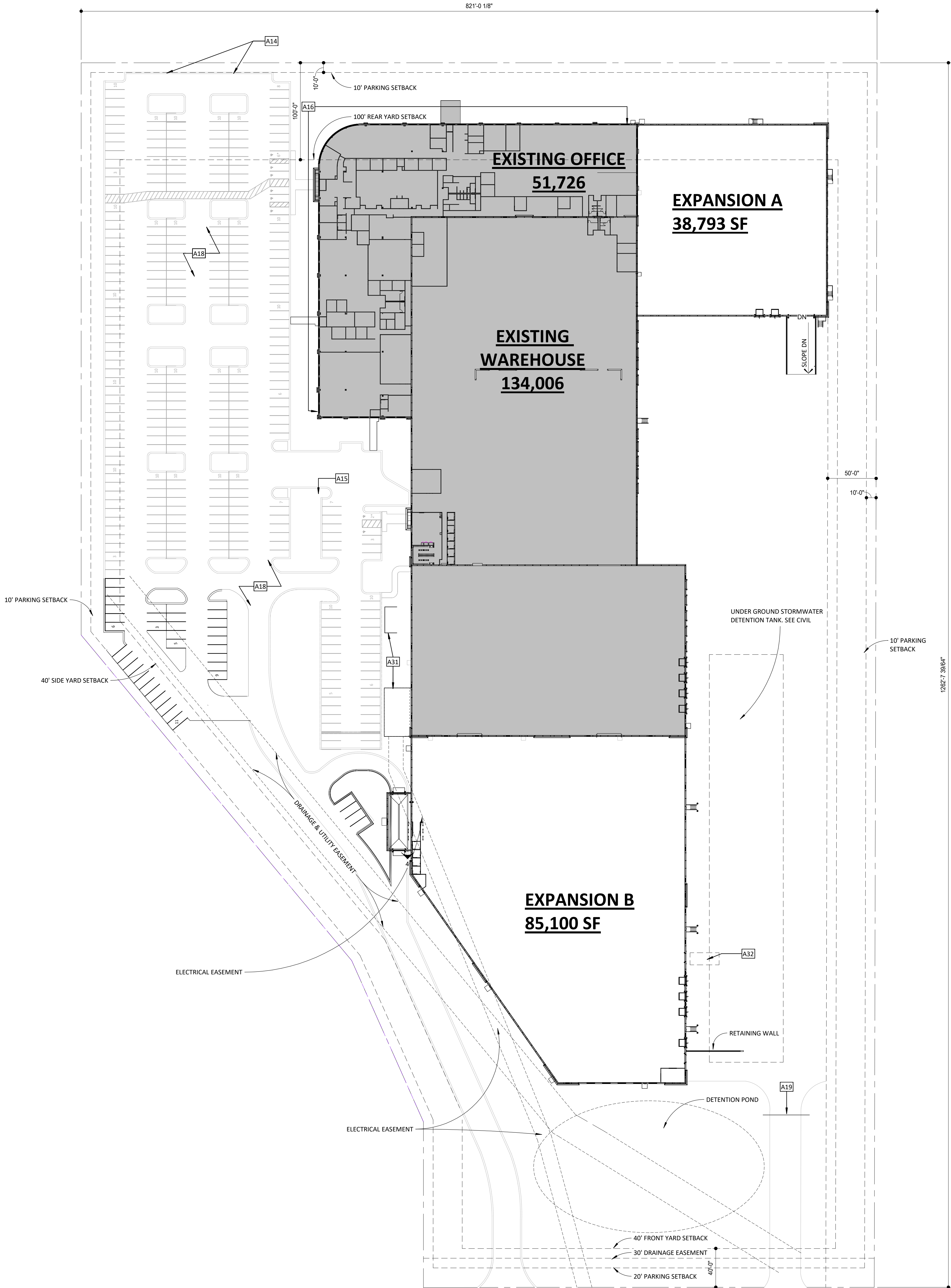
DATE: 01/13/2026

PROJECT NUMBER: 0058882.00

SITE KEY

EXISTING BUILDING

NEW BUILDING EXPANSION



SITE PLAN GENERAL NOTES

- A. SITE INFORMATION HAS BEEN TAKEN FROM A SITE SURVEY PREPARED BY (surveyor and address) DATED (date). GENERAL CONTRACTOR IS TO VERIFY ALL SITE INFORMATION BEFORE STARTING CONSTRUCTION, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- B. REFER TO THE GENERAL NOTES FOR OTHER APPLICABLE INFORMATION.

SITE DATA

ZONING DISTRICT: I-1		
ZONING REQUIREMENTS	REQUIRED	PROVIDED
BUILDING SETBACKS		
FRONT	40'	40'
REAR	100'	100'
SIDE	40'	40'
PARKING SETBACKS		
FRONT	20'	20'
REAR	10'	10'
SIDE	10'	10'
SITE AREA		875,161 SF (20.1 ACRES)
PROPOSED BUILDING AREA		309,624 SF
MAXIMUM BUILDING AREA (FLOOR AREA RATIO = __%)		__ SF
MAXIMUM BUILDING COVERAGE (__%)		309,924 SF (54%)
MAXIMUM IMPERVIOUS SURFACE (85%)	743,886 SF MAX	555,423 SF (63%)
PROVIDED PARKING SPACES (EXISTING)		
TOTAL OFFICE (1 SPACE PER 250 SF)	207 SPACES	51,726 NSF
TOTAL WAREHOUSE (1 SPACE PER 2,000 SF)	67 SPACES	134,006 NSF
TOTAL SPACES REQUIRED:	274 SPACES	185,732 NSF
TOTAL SPACES PROVIDED:	302 SPACES	185,732 NSF
TOTAL EXTRA SPACES:	28 SPACES	
PROVIDED PARKING SPACES (NEW)		
TOTAL OFFICE (1 SPACE PER 250 SF)	0 SPACES	0 NSF
TOTAL WAREHOUSE (1 SPACE PER 2,000 SF)	62 SPACES	123,893 NSF
ADDED COMPANY VEHICLES (1 SPACE PER VEHICLE)	0 SPACES	0 VEHICLES
TOTAL SPACES REQUIRED:	336 SPACES	309,624 NSF
TOTAL SPACES PROVIDED:	302 SPACES	309,624 NSF
TOTAL SPACES ADDED:	38 SPACES	
ACCESSIBLE SPACES REQUIRED:	8 TOTAL	
ACCESSIBLE SPACES PROVIDED:	8 TOTAL	
ADDITIONAL SPACES NEEDED:	0 SPACES	

FLOOR PLAN KEY NOTES

A14	REPAIR EMPLOYEE PARKING LOT DRAINS.
A15	REMOVE WINDMILL AND WINDMILL FOUNDATION.
A16	REMOVE DETERIORATED SEALANT AND RESEAL ALL WINDOWS WITH APPROVED SEALANT SYSTEM.
A18	REPAIR AND SEAL CRACKS IN ASPHALT. CONFIRM LOCATIONS WITH OWNER.
A19	INSTALL POWERED YARD GATE AT WAREHOUSE DOCK DRIVEWAY.
A31	10'-0" HIGH VINYL FENCE. SEE CIVIL.
A32	STATIONARY TRASH COMPACTOR. ARCHITECTURE



NOT FOR CONSTRUCTION

ARCHITECTURAL
SITE PLAN

ISSUES & REVISIONS	DATE
PLAN COMMN	11-12-2025

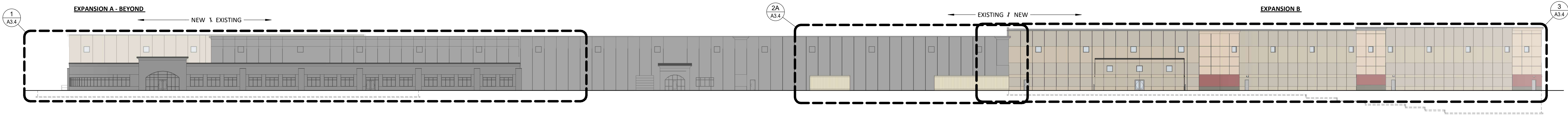
COMMISSION NO:	81552-24199
DRAWN BY:	LL
CHECKED BY:	DP, RT

SHEET

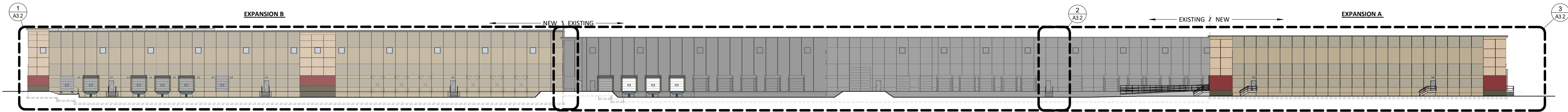
A1.1

EXTERIOR MATERIAL FINISH SCHEDULE					
MATERIAL ID	MATERIAL	MANUFACTURER	FINISH	COLOR	LOCATION
PCAST - 1	PRECAST CONCRETE WALL PANELS	FABCON PRECAST	EXPOSED AGGREGATE	INTEGRALLY COLORED – MATCH EXISTING PRECAST PANEL COLOR	SEE ELEVATIONS
PCAST - 2	PRECAST CONCRETE WALL PANELS	FABCON PRECAST	UNIFORM RIBS	INTEGRALLY COLORED – MATCH EXISTING PRECAST PANEL COLOR	SEE ELEVATIONS
STCO-1	STUCCO FINISH OVER PRECAST PANELS	TBD	SAND FINISH	MATCH EXISTING	SEE ELEVATIONS
BR-1	BRICK VENEER	TBD	TBD	MATCH EXISTING	SEE ELEVATIONS
BLK-1	SPLIT FACE CONCRETE BLOCK VENEER	TBD	TBD	MATCH EXISTING	SEE ELEVATIONS
FLASH - 1	PREFINISHED CAP FLASHING	PAC CLAD	PREFINISHED	MATCH EXISTING METAL COPING COLOR AND FINISH	SEE ELEVATIONS
ASF-1	ALUM STOREFRONT 2"x4 1/2"	OLDCASTLE	PREFIN ANODIZED	MATCH EXISTING	SEE ELEVATIONS
ACW-1	ALUM CURTAIN WALL 2 1/2" X 6"	OLDCASTLE	PREFINF ANODIZED	MATCH EXISTING	SEE ELEVATIONS
WP-1	WALL PACK LIGHTING	TBD	PREFIN POWDER COATED	MATCH EXISTING	SEE ELEVATIONS

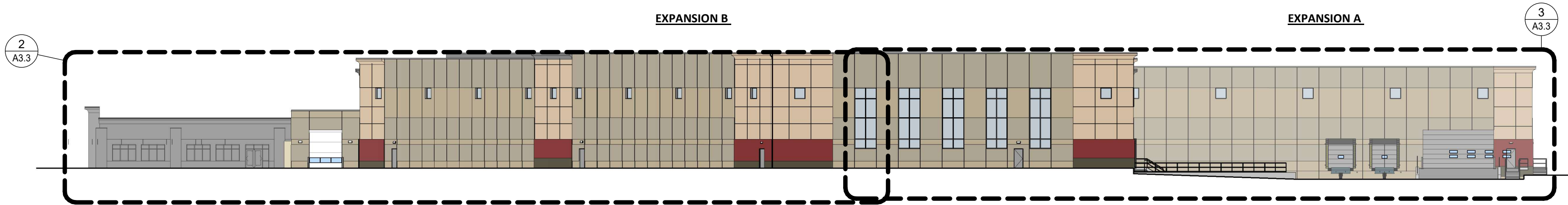
NOTE:
THE "BASIS OF DESIGN" MATERIALS FOR THE PROJECT ARE LISTED ON THE SCHEDULE ABOVE. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL INFORMATION AND OTHER APPROVE D SUBSTITUTIONS.



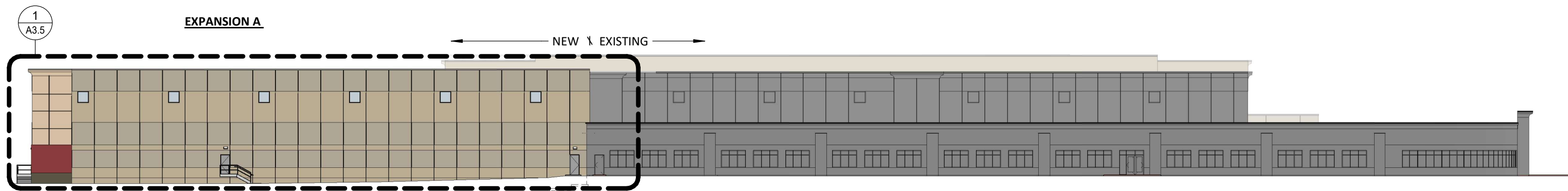
4 OVERALL WEST BUILDING ELEVATION
1/32" = 1'-0"



3 OVERALL EAST BUILDING ELEVATION
1/32" = 1'-0"



2 OVERALL SOUTH BUILDING ELEVATION
1/32" = 1'-0"

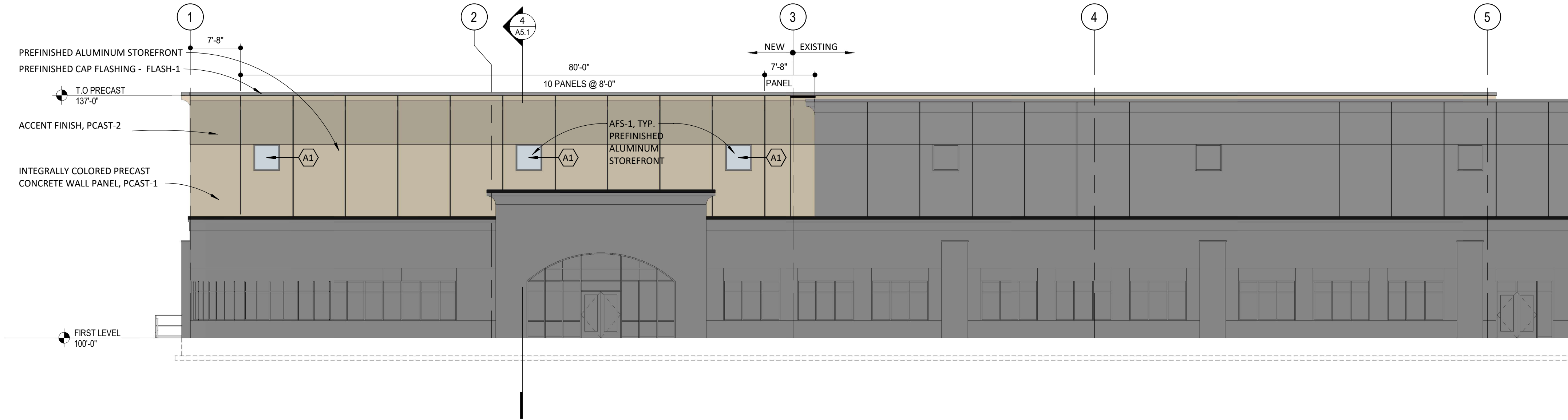


1 OVERALL NORTH BUILDING ELEVATION
1/32" = 1'-0"

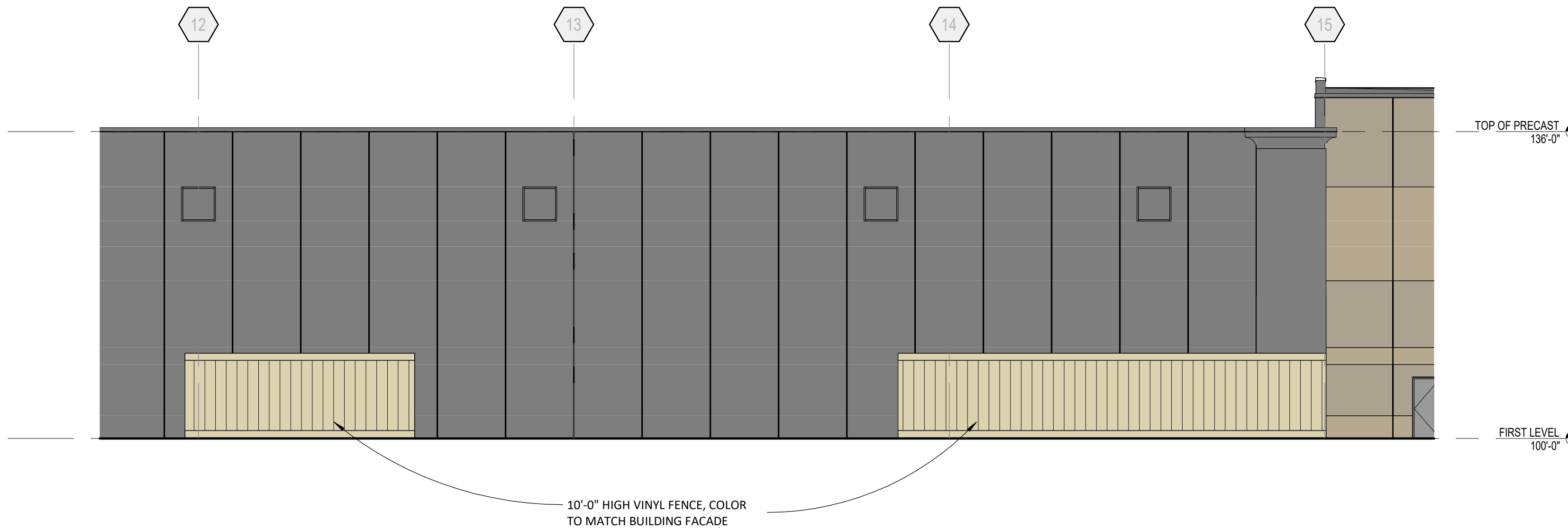
NOT FOR CONSTRUCTION

EXTERIOR MATERIAL FINISH SCHEDULE					
MATERIAL ID	MATERIAL	MANUFACTURER	FINISH	COLOR	LOCATION
PCAST - 1	PRECAST CONCRETE WALL PANELS	FABCON PRECAST	EXPOSED AGGREGATE	INTEGRALLY COLORED - MATCH EXISTING PRECAST PANEL COLOR	SEE ELEVATIONS
PCAST - 2	PRECAST CONCRETE WALL PANELS	FABCON PRECAST	UNIFORM RIBS	INTEGRALLY COLORED - MATCH EXISTING PRECAST PANEL COLOR	SEE ELEVATIONS
STCO-1	STUCCO FINISH OVER PRECAST PANELS	TBD	SAND FINISH	MATCH EXISTING	SEE ELEVATIONS
BR-1	BRICK VENEER	TBD	TBD	MATCH EXISTING	SEE ELEVATIONS
BLK-1	SPLIT FACE CONCRETE BLOCK VENEER	TBD	TBD	MATCH EXISTING	SEE ELEVATIONS
FLASH - 1	PREFINISHED CAP FLASHING	PAC CLAD	PREFINISHED	MATCH EXISTING METAL COPING COLOR AND FINISH	SEE ELEVATIONS
ASF-1	ALUM STOREFRONT 2"X4 1/2"	OLDCASTLE	PREFIN ANODIZED	MATCH EXISTING	SEE ELEVATIONS
ACW-1	ALUM CURTAIN WALL 2 3/2" X 6"	OLDCASTLE	PREFINF ANODIZED	MATCH EXISTING	SEE ELEVATIONS
WP-1	WALL PACK LIGHTING	TBD	PREFIN POWDER COATED	MATCH EXISTING	SEE ELEVATIONS

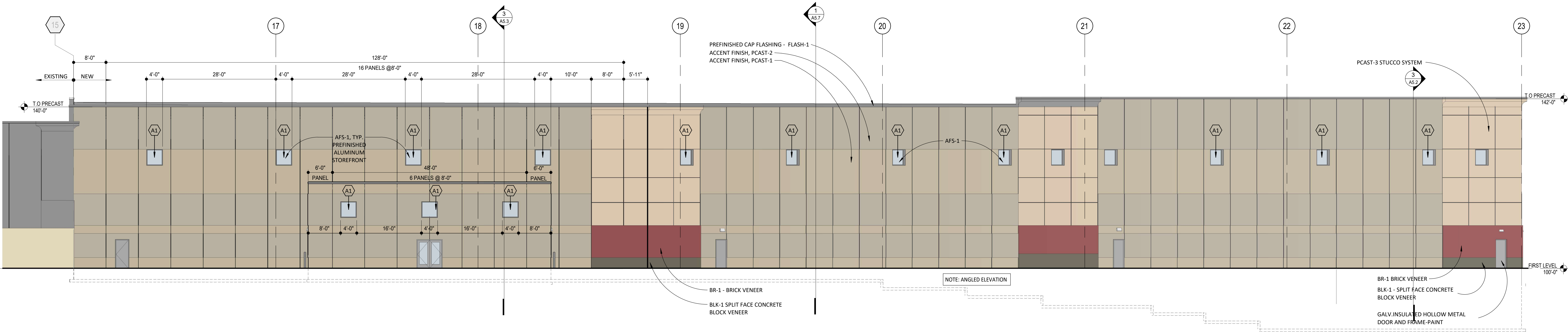
NOTE:
THE "BASIS OF DESIGN" MATERIALS FOR THE PROJECT ARE LISTED ON THE SCHEDULE ABOVE. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL INFORMATION AND OTHER APPROVE D SUBSTITUTIONS.



1
A3.4
PARTIAL WEST BUILDING ELEVATION - EXPANSION A BEYOND
3/32" = 1'-0"



2A
A3.4
PARTIAL WEST BUILDING ELEVATION - EXISITNG BUILDING
3/32" = 1'-0"



3
A3.4
PARTIAL WEST BUILDING ELEVATION - EXPANSION B
3/32" = 1'-0"

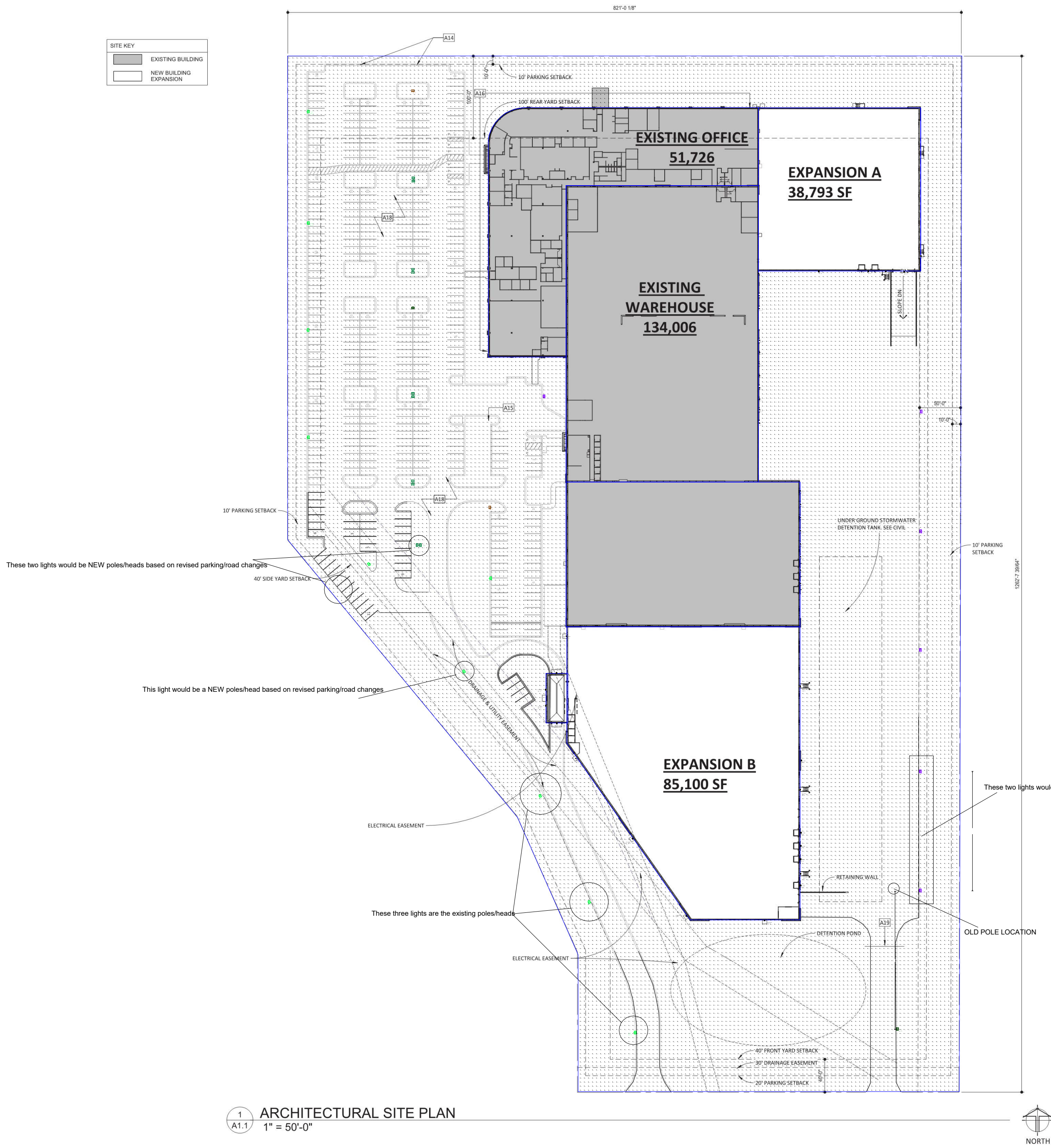
NOT FOR CONSTRUCTION

PARTIAL
ENLARGED WEST
EXTERIOR
ELEVATIONS

ISSUES & REVISIONS	DATE
PLAN COMM	11-12-2025

COMMISSION NO:	81552-24199
DRAWN BY:	MP
CHECKED BY:	DP, RT
SHEET	

A3.4



SITE PLAN GENERAL NOTES

- A. SITE INFORMATION HAS BEEN TAKEN FROM A SITE SURVEY PREPARED BY [REDACTED] (DATE [REDACTED]). GENERAL CONTRACTOR IS TO VERIFY ALL SITE INFORMATION BEFORE STARTING CONSTRUCTION, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- B. REFER TO THE GENERAL NOTES FOR OTHER APPLICABLE INFORMATION.

SITE DATA

ZONING DISTRICT: A-1	REQUIRED	PROVIDED
BUILDING SETBACKS		
FRONT	40'	40'
REAR	100'	100'
SIDE	40'	40'
PARKING SETBACKS		
FRONT	20'	20'
REAR	10'	10'
SIDE	10'	10'
SITE AREA		875,181 SF (20.1 ACRES)
PROPOSED BUILDING AREA		309,624 SF
MAXIMUM BUILDING AREA (FLOOR AREA RATIO = 35%)		306,904 SF
MAXIMUM BUILDING COVERAGE (L = 35%)		309,624 SF (35%)
MAXIMUM IMPERVIOUS SURFACE (80%)	743,886 SF MAX	555,423 SF (63%)
PROVIDED PARKING SPACES (EXISTING)		
TOTAL OFFICE (1 SPACE PER 250 SF)	207 SPACES	51,726 NSF
TOTAL WAREHOUSE (1 SPACE PER 2,000 SF)	67 SPACES	134,006 NSF
TOTAL SPACES REQUIRED:	274 SPACES	185,732 NSF
TOTAL SPACES PROVIDED:	303 SPACES	185,732 NSF
TOTAL EXTRA SPACES:	28 SPACES	
PROVIDED PARKING SPACES (NEW)		
TOTAL OFFICE (1 SPACE PER 250 SF)	0 SPACES	0 NSF
TOTAL WAREHOUSE (1 SPACE PER 2,000 SF)	63 SPACES	123,893 NSF
ADDED COMPANY VEHICLES (1 SPACE PER VEHICLE)	0 SPACES	0 VEHICLES
TOTAL SPACES REQUIRED:	336 SPACES	309,624 NSF
TOTAL SPACES PROVIDED:	303 SPACES	309,624 NSF
TOTAL SPACES ADDED:	33 SPACES	
ACCESSIBLE SPACES REQUIRED:	8 TOTAL	
ACCESSIBLE SPACES PROVIDED:	0 SPACES	
ADDITIONAL SPACES NEEDED:		



POPE DESIGN GROUP
767 N. EUSTIS STREET, SUITE 190
ST. PAUL, MINNESOTA 55114
651.642.9200
WWW.POPEDESIGN.COM



VAN METER
FACILITY
EXPANSION
7450 95TH ST S, COTTAGE
GROVE, MN 55016

NOT FOR CONSTRUCTION

ARCHITECTURAL
SITE PLAN

ISSUES & REVISIONS DATE
80% PROGRESS SET 10-31-2025

COMMISSION NO.: 81552-24199
DRAWN BY: LL
CHECKED BY: DP, RT

SHEET

A1.1

TRUE SCALE

Author: [REDACTED] 24199 Van Meter Facility Expansion/REVISION 04/19/24 Van Meter Facility Expansion/REVISION 04/19/24
12/23/2025 10:28:23 AM



Van Meter Inc
Cottage Grove MN
6517698080



Drawn By: Charles R. Dix - LC

Date: 12/2/2025

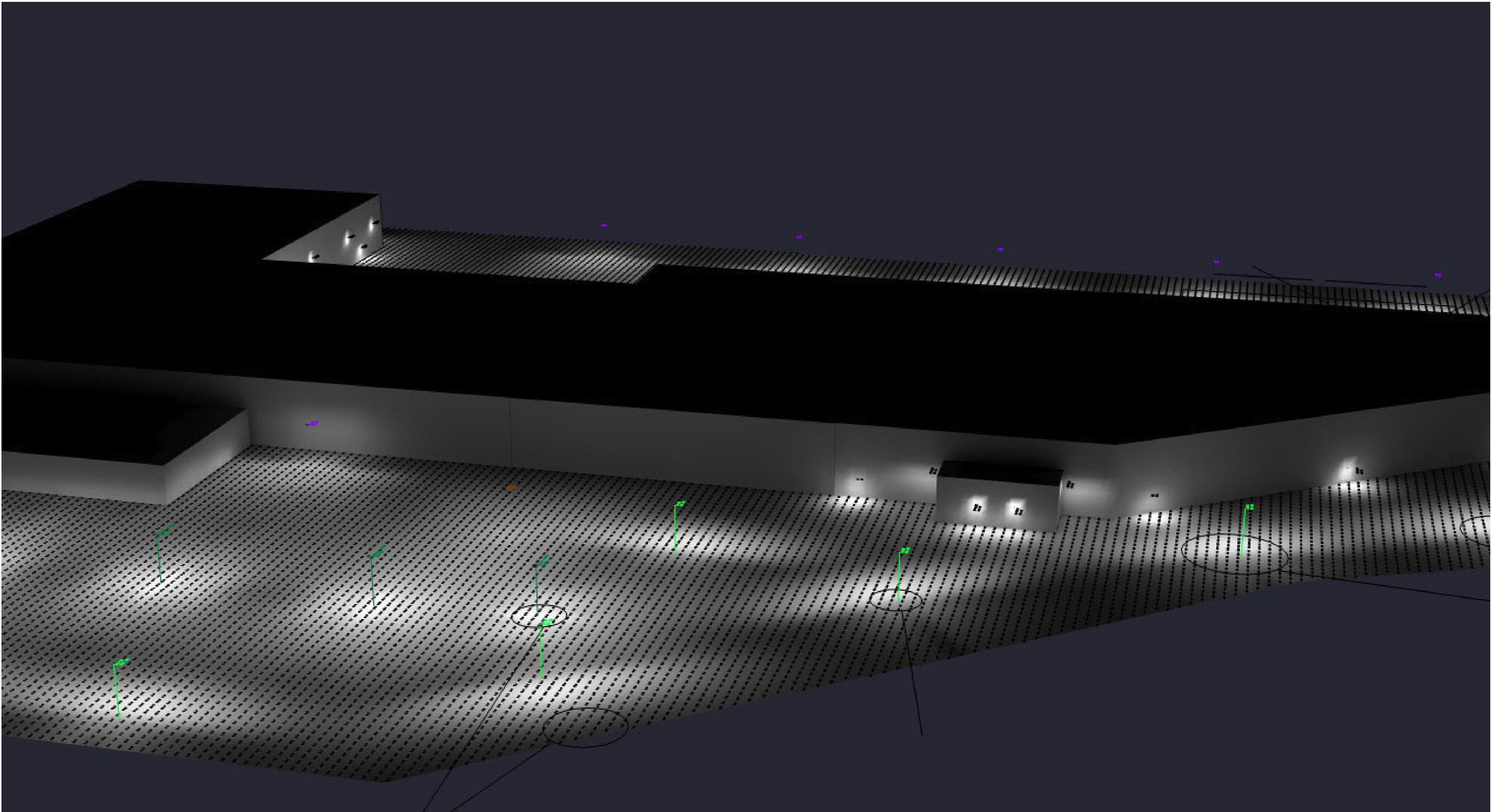
SCALE

Van Meter Cottage Grove

Expansion Project Photometrics

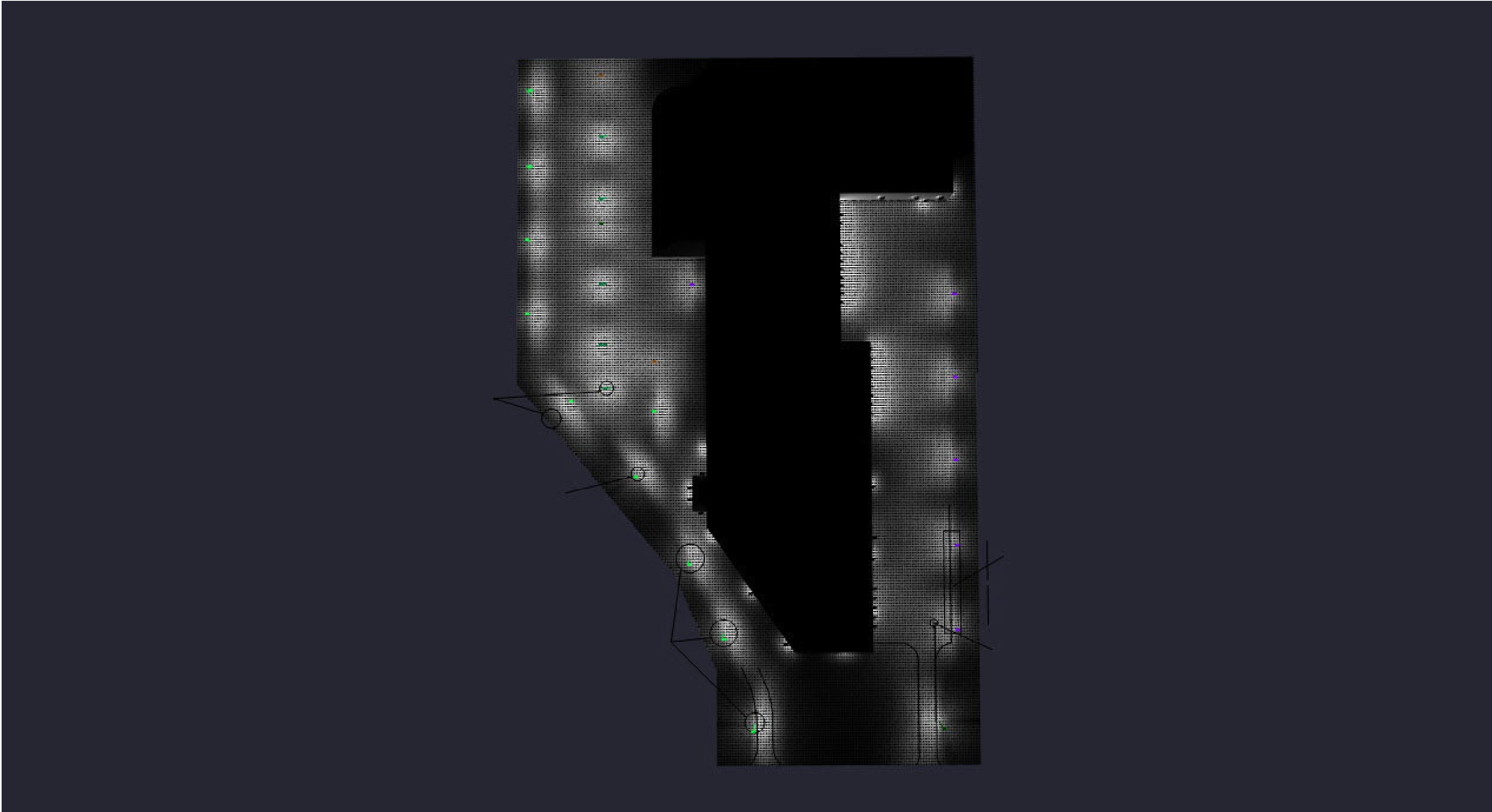
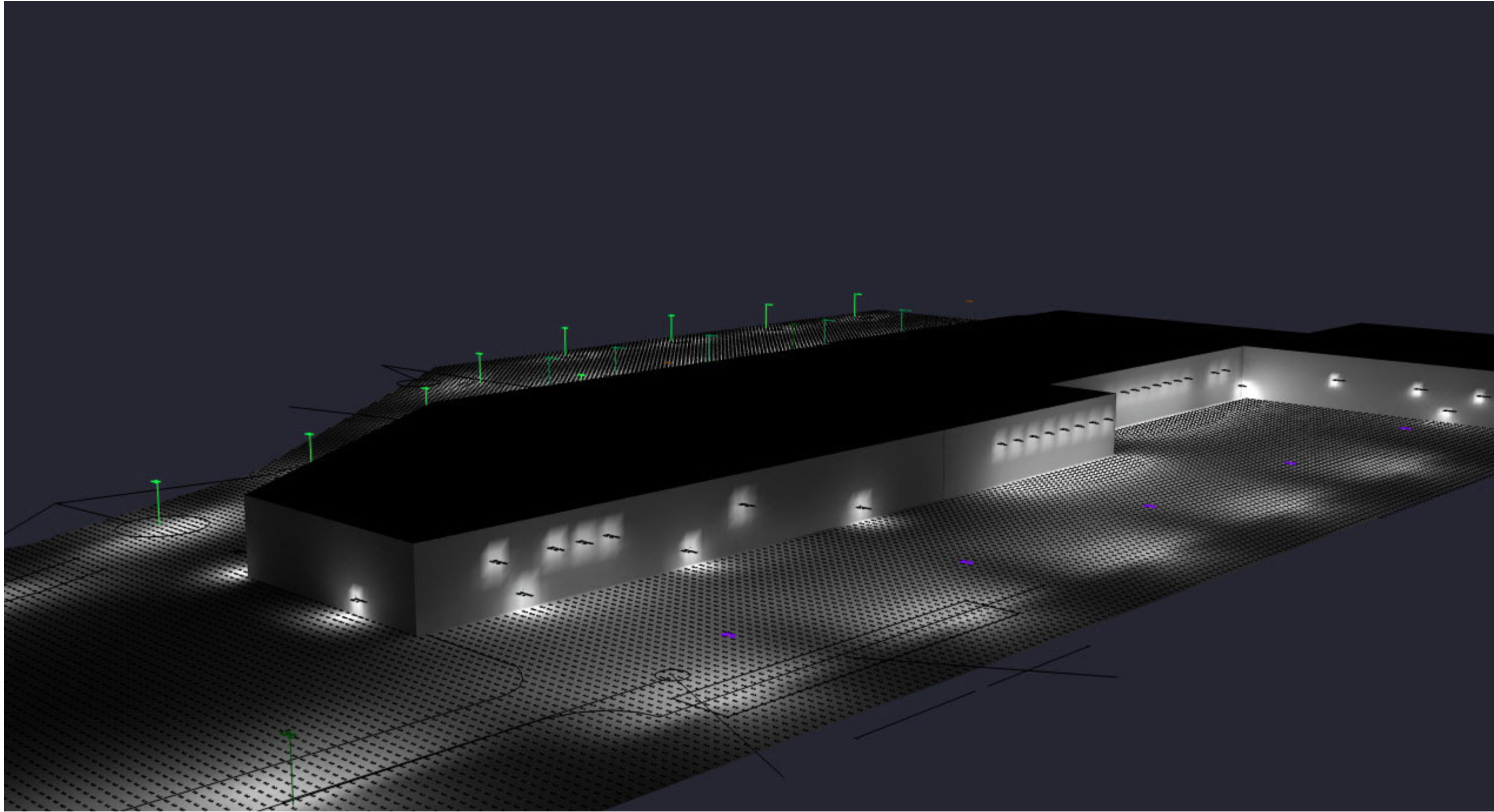
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	10	AXCS4A	Single	AXCS4A	WP-DOORS	1.000	5520	43.7	437
	10	GWC-SA1A-740-U-T4FT	Single	GWC-SA1A-740-U-T4FT	WP-2 NEW	1.000	5008	34	340
	2	SWP1-PS60-FCCT-U-a-b-c 30K-277V	Single	SWP1-PS60-FCCT-U-a-b-c at 3000K	WP-SMALL	1.000	7714	60	120
	19	SWP1-PS120-FCCT-U-a-b-c 30K-277V	Single	EIKO SWP1-PS120-FCCT-U-a-b-c at 3000K wall pack thin profile	WP2	1.000	15994	116.62	2215.78
	2	GLEON-SA6A-740-U-T3R_1	Single	GLEON-SA6A-740-U-T3R	AL-T3	1.000	28497	193	386
	5	GLEON-SA6A-740-U-T3R	Back-Back	GLEON-SA6A-740-U-T3R	AL-T3 - TWIN	1.000	28497	193	1930
	6	GLEON-SA6A-740-U-T4FT	Single	GLEON-SA6A-740-U-T4FT	AL-T4	1.000	28040	193	1158
	2	GLEON-SA6A-740-U-5MQ	Single	GLEON-SA6A-740-U-5MQ	AL-T5	1.000	29281	193	386
	10	GLEON-SA6A-740-U-T2R	Single	GLEON-SA6A-740-U-T2R	AL-T2	1.000	29038	193	1930

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GROUNDS-PROPERTY LINE_Planar	Illuminance	Fc	2.03	68.6	0.0	N.A.	N.A.



Drawn By: Charles R. Dix - LC				
Date: 12/2/2025				
				SCALE

Van Meter Cottage Grove	
Expansion Project Photometrics	



Stormwater Management Plan for
Van Meter
Cottage Grove, MN

Prepared for:
Van Meter, Inc.
850 32nd Avenue SW
Cedar Rapids, IA 52404

Prepared by:
Westwood Professional Services
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
(952) 937-5150

Project Number: 0058882.00
Submittal Date: 11/11/2025
Revised 01/14/2026

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Volume Control.....	2
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PROPOSED CONDITIONS	3
RATE CONTROL	4
VOLUME CONTROL	5
WATER QUALITY	6
CONCLUSIONS.....	7

EXHIBITS

- Exhibit 1: Existing Drainage Map
- Exhibit 2: Proposed Drainage Map
- Exhibit 3: Soil Borings
- Exhibit 4: 2007 and 1015 Drainage Areas
- Exhibit 5: Existing HydroCAD Report
- Exhibit 6: Proposed HydroCAD Report
- Exhibit 7: Stage Storage Tables
- Exhibit 8: P8 Report
- Exhibit 9: Pipe Sizing Spreadsheet

INTRODUCTION

This drainage study summarizes the stormwater analysis for the proposed Van Meter Addition project located at 7450 95th Street in Cottage Grove, Minnesota. The proposed project will consist of 2 building additions to the existing building with associated truck dock areas and utility infrastructure. The original site development, including future expansion of the building and paving, was included as part of the Hamlet Park Pond Improvement Project in 2007. Previous building additions were constructed in 2015.

An existing drainage map is shown in Exhibit 1. The proposed drainage map is shown on Exhibit 2. For reference, drainage area maps for the original development and 2015 additions are included as Exhibit 4. The site was modeled in HydroCAD to analyze the existing conditions and proposed conditions, as shown in Exhibits 5 and 6. The rainfall distributions and depths that were used in the HydroCAD analysis are from NOAA Atlas 14.

REGULATIONS

The project site is under the regulatory authority of the City of Cottage Grove, South Washington Watershed District, and the MPCA.

Rate Control

Peak flow rates after development shall not exceed pre-development peak flow rates for the critical 2, 10, and 100-year storm events.

Volume Control

The City requires a uniform volume control equal to 1" of runoff from the sum of new and fully reconstructed impervious surfaces. Site soils are primarily soil group D with pervious areas having a curve number of 80. Soil Borings are included in Exhibit 3.

The site is located within the 10-year composite groundwater capture zone, where infiltration is prohibited. In addition, the soil borings indicate high bedrock which also prohibits infiltration. An Alternative Sequencing procedure will be applied to achieve compliance through the use of filtration practices.

Water Quality

The City requires that new development projects include BMPs that at a minimum achieve post-development reductions in TP and TSS by 50% and 80%, respectively. South Washington Watershed rules also call for TP loading rate of 0.22 lbs/acre/year or existing loading rates, whichever is less.

EXISTING CONDITIONS

The existing site consists of an existing building and paved parking and truck dock areas. The majority of the site drainage is collected via storm sewer and discharges to the existing Hamlet Park Pond on the north side of the site. The south portion of the site drains to two shallow basins that overflow to the existing channel east of the site.

The 2007 Hamlet Park Pond Improvement Project was designed to include 460,300 SF (10.567 Ac) impervious area from the site. The 2015 building additions brought the total site impervious area up to 440,645 SF (10.116 Ac) per the Drainage Report done for that project.

PROPOSED CONDITIONS

The proposed site consists of two building additions on the northeast and south of the existing building, along with associated paving and utility infrastructure. Proposed conditions cover is presented in Table 1 below.

Table 1: Proposed Conditions Cover

Cover	Area [ac]
Impervious	14.614
Pervious	5.503
Total	21.117

The disturbed area for the proposed project is 6.76 acres.

The proposed development exceeds the original design impervious area discharging to Hamlet Park Pond. Additional stormwater management is proposed to meet current water quality requirements and provide rate control for the additional impervious area. In addition, two of the existing BMPs constructed with the 2015 improvements are proposed to be disturbed by the proposed project, and the proposed BMPs were also sized to provide water quality treatment of the impervious area previously treated for water quality by the existing BMPs.

The north basin will be reconstructed north of the building addition. Both the north building addition and the 2015 building addition will discharge to the north basin.

The underground chamber system will be constructed in the loading dock area east of the proposed south addition. The east half of the south addition and the 2015 south building addition will discharge to the underground system before connecting to the existing storm sewer discharging north to Hamlet Park Pond, consistent with the original design.

The south basin is an existing low area south of the proposed building addition. The draitile will be relocated to the proposed basin edge, similar to the existing condition. Drainage to the south basin will be reduced to the west half of the south addition. The south basin will continue to discharge to the channel east of the site.

The west basin will be constructed in an existing green space area to treat discharge from the existing parking lot area previously treated by the south basin per the 2015 design. The swales that conveyed this drainage to the south basin are impacted by the proposed south addition. Instead, a new curb cut will direct the discharge to the west to the basin and then connect via storm sewer to the north. This area was originally designed to discharge north.

Since the site is located within the 10-year groundwater capture zone, lined filtration basins and underground chamber system are proposed using the Alternative Sequencing procedure.

RATE CONTROL

The proposed project peak flow rates shall not exceed the existing rates. The existing discharge rates are based on the existing site conditions. However, this does exclude the 2015 BMPs constructed for water quality as they were not included in the design for rate control calculations. Instead, the Hamlet Park Pond was designed to provide rate control for 460,300 SF (10.567 ac) of phase 1 and future impervious area (see Figure 4). The proposed rate control is for the 4.047 acres of additional impervious area above the 2007 approved area. The table below shows a summary of the runoff rates from the 20.117-acre parcel. Complete calculations can be found in Exhibits 5 and 6.

Table 2: Peak Discharge Rates

Storm Event	Existing Discharge Rate North [cfs]	Existing Discharge Rate East [cfs]	Total Existing Discharge Rate [cfs]	Proposed Discharge Rate North [cfs]	Proposed Discharge Rate East [cfs]	Total Proposed Discharge Rate [cfs]
2-year	25.94	12.50	38.43	28.89	3.14	30.50
10-year	41.01	22.92	63.92	58.43	6.03	62.89
100-year	77.61	49.39	127.00	114.81	13.41	126.99

It is acknowledged that rate control is not met for each discharge point. However, the total discharge rate control is met and both areas combine in the channel to the east of the site. The intent was to restore drainage patterns closer to what was approved in 2007. As noted above, the entire site was originally designed to discharge north to Hamlet Park Pond. The 2015 design discharged a portion of the site to the channel east of the site. Discharge from Hamlet Park Pond discharges to the same channel, so the total discharge rate is ultimately what discharges

south through the channel, but with additional runoff routed through Hamlet Park Pond than the existing condition and more consistent with the 2007 design.

The building FFE and low floor openings are at elevation 790.25. The standard for basins is the low adjacent grade elevation for all new structures must be a minimum of 3 feet above the 100-year high water level and 2 feet above the emergency overflow elevation of any immediately adjacent new stormwater basin. The table below summarizes the EOF and freeboard provided.

Table 3: Freeboard

BMP	100-yr HWL	EOF Elevation	Low Adjacent Building Grade
North	786.05	786.50	789.10
UG System	784.21	786.78	786.25
South	785.33	787.87	790.25
West	786.71	787.00	790.25

The freeboard standards are not met for the UG System. The adjacent grade at the loading dock is only 2' above the 100-year HWL. In addition, the EOF is above the adjacent grade at the loading docks. However, the proposed EOF is lower than the existing EOF for the loading dock area, so we are improving from the existing condition.

Much of the proposed impervious area is building roof which does not require pretreatment. For the new pavement area draining to underground chamber system, pretreatment will be provided by the Isolator Row of the StormTech system in addition to sump structures.

VOLUME CONTROL

The City of Cottage Grove requires volume control equal to 1" of runoff from the sum of new and fully reconstructed impervious surfaces sum of new and fully reconstructed impervious surfaces. In addition, the existing impervious areas that were treated by the existing BMPs impacted by the proposed project are included. The following table is a summary of the proposed areas for volume control.

Table 4: Volume Control Area Summary

New Impervious Area	4.498 acres
Reconstructed Impervious Area	0.362 acres
Existing Impervious Area treated by impacted BMPs	2.519 acres
Total to be treated	7.379 acres

As previously discussed, an Alternative Sequencing procedure will be applied to achieve compliance where infiltration is not allowed within the 10-yr Groundwater Recapture Zone. Biofiltration and filtration with liner and underdrain are proposed to meet the volume control requirement. The table below shows the required and provided filtration volumes. The Other impervious area in the table is the proposed parking and will call drive lane in the west portion of the site that connect to existing storm sewer draining north and the reconstructed pavement in the loading dock areas draining to existing storm sewer inlets. Site constraints limit the ability to provide volume control for these areas without further site impacts, but the total proposed filtration volume exceeds the total required volume.

Table 5: Volume Abstraction Requirement

Basin	Impervious Area [ac]	Required Vol [CF]	Provided Filtration Vol. [CF]
North	1.712	6,213	8,031
UG System	3.870	14,047	14,113
South	0.793	2,880	18,768
West	0.227	824	2,351
Other	0.777	2,822	
Total	7.379	26,786	43,263

HydroCAD Stage-storage tables for the basins can be found in Exhibit 7.

WATER QUALITY

The City of Cottage Grove requires that new development projects include BMPs that at a minimum achieve post-development reductions in TP and TSS by 50% and 80%, respectively. In addition, South Washington rules call for TP loading rate of 0.22 lbs/acre/year or existing loading rates, whichever is less. A P8 model with the required watershed adjustments was used for the analysis. The P8 input and output spreadsheets can be found in Exhibit 8.

Table 6: P8 modeling results

	TSS Inflow [lbs/yr]	TSS Trapped [lbs/yr]	TSS Load Reduction	TP Inflow [lbs/yr]	TP Trapped [lbs/yr]	TP Load Reduction
Total	3,627	3,301	91.0%	11.65	7.12	61.2%

The allowable TP loading rate for the proposed project area is 1.79 lbs/year (8.15 acres x 0.22 lbs/acre/year). This is less than the existing loading rate of 1.95 lbs/yr. The P8 model shows a TP loading of 4.51 lbs/year (135.27 lb/30 years) for the proposed condition.

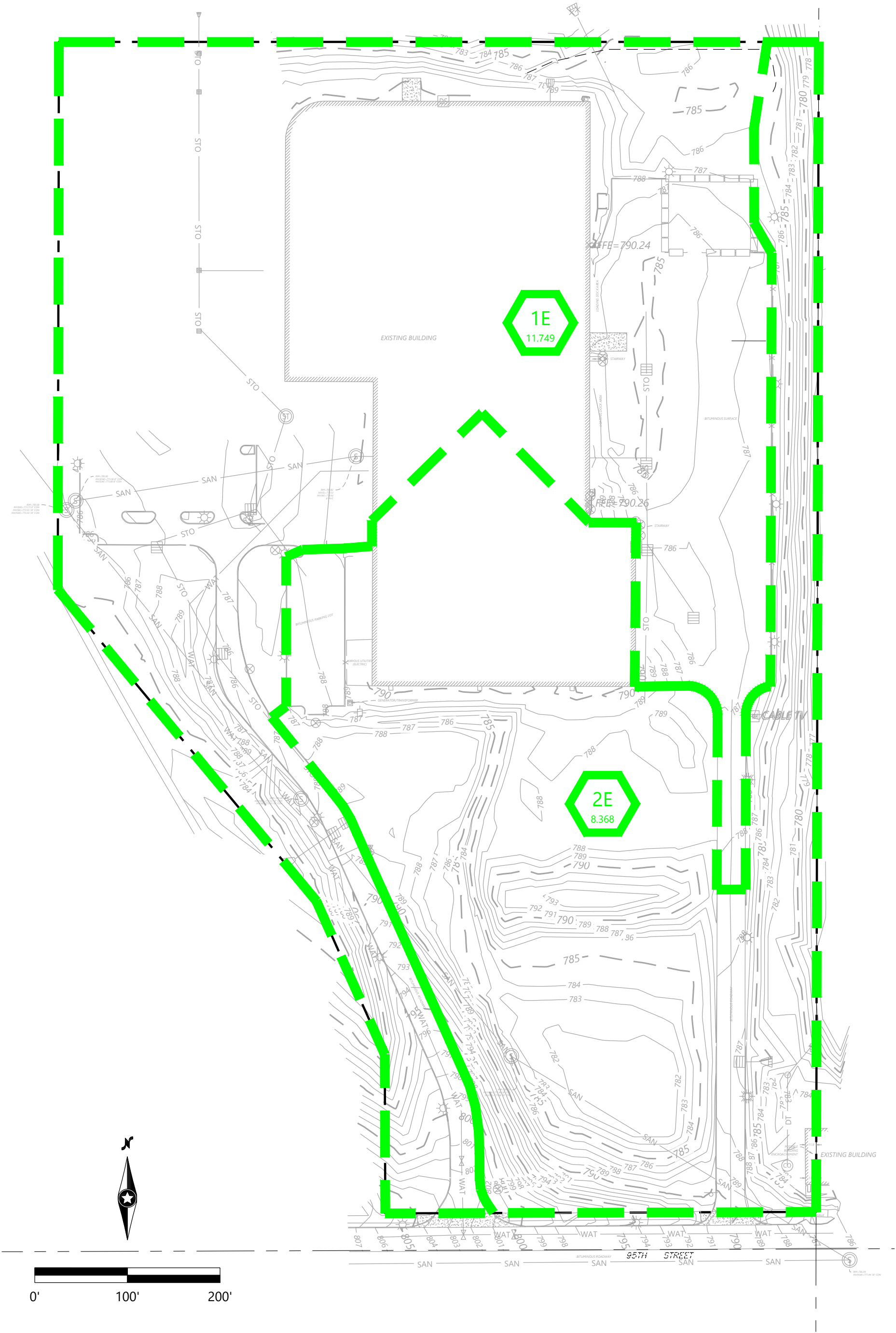
It is proposed to purchase off-site mitigation credits for the excess 2.72 lbs/year of phosphorous loading, depending on whether or not credits were previously purchased with the 2015 project. Note these calculations include drainage areas 2, 3, and 4, which include some existing impervious areas in addition to the new impervious areas.

CONCLUSIONS

The proposed development has been designed to meet the requirements of the City of Cottage Grove and South Washington Watershed District for rate control, volume control and water quality with the proposed biofiltration basins and underground chamber system.

EXHIBIT 1

N:\0058882.00\DWG\0058882.00C-DRAN.DWG



DESIGNED: _____
CHECKED: _____
DRAWN: _____
FIELD CREW: _____
FIELD WORK DATE: _____

VAN METER EXPANSION
COTTAGE GROVE, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**EXISTING DRAINAGE
MAP**

PROJECT NUMBER: 0058882.00

SHEET NUMBER:

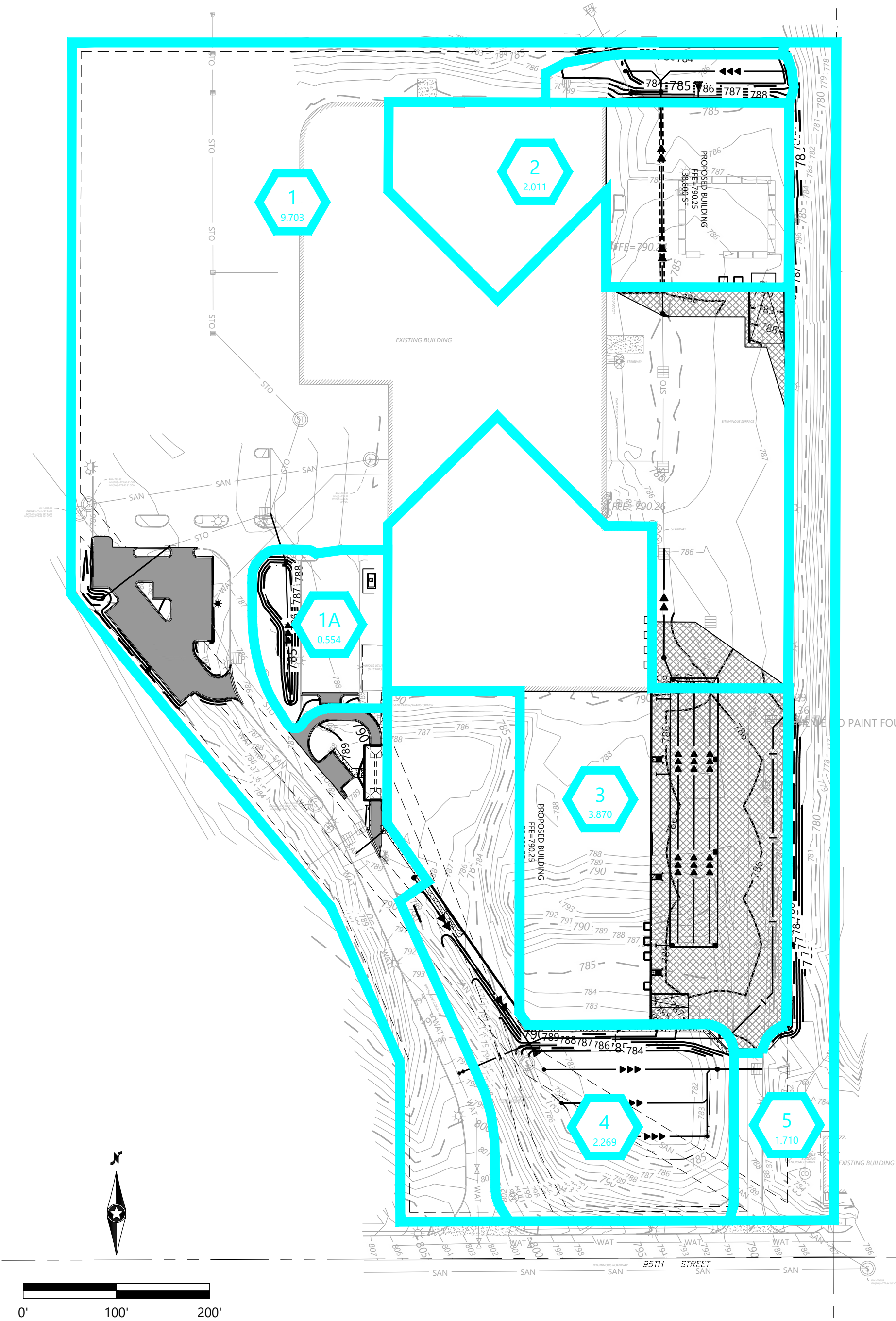
1 OF 2

DATE: 01/13/2026

VAN METER EXPANSION

EXHIBIT 2

N:\0058882.00\DWG\0058882.00C-DRAN.DWG



DESIGNED: _____
CHECKED: _____
DRAWN: _____
FIELD CREW: _____
FIELD WORK DATE: _____

VAN METER EXPANSION
COTTAGE GROVE, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**PROPOSED DRAINAGE
MAP**

PROJECT NUMBER: 0058882.00

SHEET NUMBER:

2

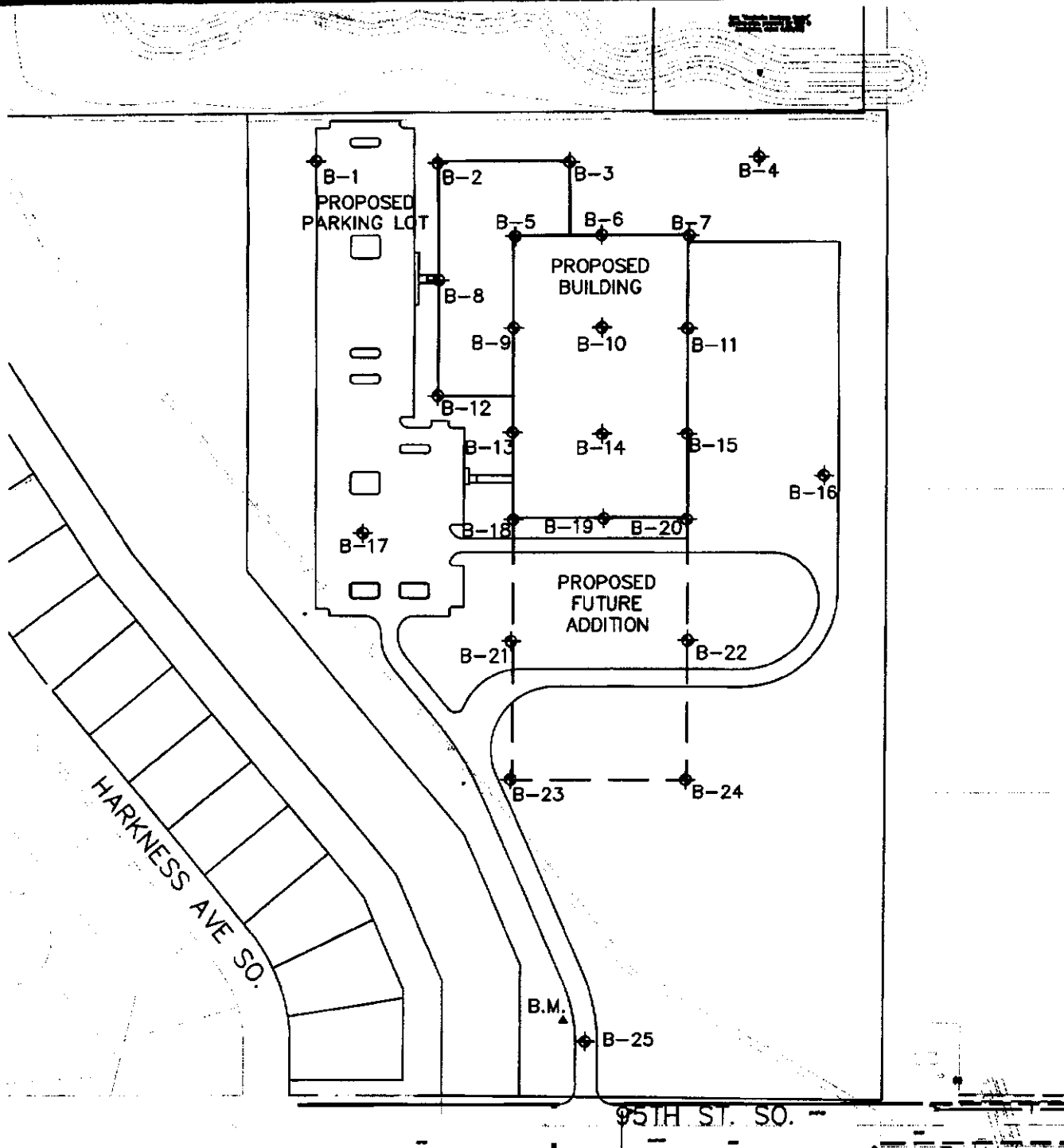
OF

2

DATE: 01/13/2026

VAN METER EXPANSION

EXHIBIT 3



LEGEND

◆ = APPROXIMATE SOIL BORING LOCATION

▲ = BENCHMARK: STAKED HUB, ELEVATION = 789.13 FEET NGVD



**AMERICAN
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550 Cleveland Avenue North
St. Paul, Minnesota 55114

CONSULTANTS
• GEOTECHNICAL
• ENVIRONMENTAL
• MATERIALS

Phone: 651-659-9001
Fax: 651-659-1379
Website: www.amengtest.com



NO
SCALE

FIGURE 1: BORING LOCATIONS

**Werner Electric
Cottage Grove, Minnesota**

DRAWN BY: VJL

CHECKED BY: JPB

DATE: 09/5/07

AET JOB NO. 01-03658



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SUBSURFACE BORING LOG

AET JOB NO: **01-03658**

LOG OF BORING NO. **B-1 (p. 1 of 1)**

PROJECT: **Werner Electric; Cottage Grove, MN**

DEPTH IN FEET	SURFACE ELEVATION: <u>785.8</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS					
							WC	DEN	LL	PL	%-#200	
1	FILL, mostly sandy lean clay, slightly organic, black to dark brown	FILL	5	M	SS	10	22					
2	FILL, mixture of silty sand and gravel, possible cobbles at 21", brown											
3	DOLOSTONE, light brown Weathering: Highly to moderately weathered Hardness: Soft to moderately hard Obstructed to SS and HSA at 3.4' END OF BORING	SHAKOPEE FORMATION										

DEPTH:	DRILLING METHOD	WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-2'	3.25" HSA								
BORING COMPLETED: 8/29/07									
DR: EW LG: TK Rig: 66C									



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SUBSURFACE BORING LOG

AET JOB NO: **01-03658**

LOG OF BORING NO. **B-2 (p. 1 of 1)**

PROJECT: **Werner Electric; Cottage Grove, MN**

DEPTH IN FEET	SURFACE ELEVATION: <u>786.7</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	FILL, mostly silty sand, slightly organic, dark brown	FILL	19	M	SS	12					
2	FILL, mixture of gravelly silty sand, a little clayey sand, possible cobbles, brown and dark brown		115	M	SS	6					
3											
4	SILTY SAND, a little gravel, light brown and brown	COARSE ALLUVIUM									
5	DOLOSTONE, light brown	SHAKOPEE FORMATION	59	M	SS	12					
6	Weathering: Very to moderately weathered Hardness: Soft to moderately hard		160/6.3	M	SS	2					
	Obstructed to SS and HSA at 6.7' END OF BORING										

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-6 1/2'	3.25" HSA								
BORING COMPLETED: 8/29/07									
DR: EW LG: TK Rig: 66C									



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SUBSURFACE BORING LOG

AET JOB NO: **01-03658**

LOG OF BORING NO. **B-3 (p. 1 of 1)**

PROJECT: **Werner Electric; Cottage Grove, MN**

DEPTH IN FEET	SURFACE ELEVATION: 786.6 MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	FILL, mostly silty sand, slightly organic, dark brown	FILL	19	M	SS	14					
2	FILL, mixture of gravel and silty sand, brown and light brown										
3	FILL, mostly sand with silt and gravel, possible cobbles at 2'			19	M	SS	10	10			
4	FILL, mostly gravelly clayey sand, dark brown										
	DOLOSTONE, light brown Weathering: Moderately weathered Hardness: Moderately hard Obstructed to SS and HSA at 4.9' END OF BORING	SHAKOPEE FORMATION	100/0.4	M	SS	1					

DEPTH:	DRILLING METHOD	WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-4'	3.25" HSA								
BORING COMPLETED: 8/29/07									
DR: EW LG: TK Rig: 66C									



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SUBSURFACE BORING LOG

AET JOB NO: **01-03658**

LOG OF BORING NO. **B-4 (p. 1 of 1)**

PROJECT: **Werner Electric; Cottage Grove, MN**

DEPTH IN FEET	SURFACE ELEVATION: 786.5 MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	FILL, mostly clayey sand, surface roots, slightly organic, dark brown to black	FILL	8	M	SS	10	21 6				
2	FILL, mostly clayey sand with gravel, brown										
3	FILL, mostly gravelly clayey sand, possible cobbles, pieces of dolostone, brown and dark brown			16	M	SS	12	9			
4	DOLOSTONE, light brown Weathering: Highly to very weathered Hardness: Soft	SHAKOPEE FORMATION	68	M	SS	12					
5	Auger Refusal at 4.5' END OF BORING										

DEPTH:	DRILLING METHOD	WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-4 1/2'	3.25" HSA								
BORING COMPLETED: 8/29/07									
DR: EW LG: TK Rig: 66C									



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SUBSURFACE BORING LOG

AET JOB NO: 01-03658		LOG OF BORING NO. B-5 (p. 1 of 1)									
PROJECT: Werner Electric; Cottage Grove, MN											
DEPTH IN FEET	SURFACE ELEVATION: 787.0 MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	FILL, mixture of clayey sand and gravelly clayey sand, slightly organic, black, brown and light brown	FILL	21	M	SS	12	28				
2	FILL, mixture of sand with silt, clayey sand and lean clay with sand, possible cobbles, a little gravel, brown		29	M	SS	10	7				
3	FILL, mostly gravelly sandy lean clay, trace roots, dark brown										
4	FILL, mostly sand with silt, a little lean clay with sand, a little gravel, pieces of dolostone, trace roots, light brown and brown		62	M	SS	12					
5											
6											
	DOLOSTONE, light brown Weathering: Very weathered Hardness: Moderately hard Obstructed to HSA to 6.5', Obstructed to SS at 6.7' END OF BORING	SHAKOPEE FORMATION	100%	M	SS	3					

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-6½'	3.25" HSA								
BORING COMPLETED: 8/29/07									
DR: EW LG: TK Rig: 66C									



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SUBSURFACE BORING LOG

AET JOB NO: **01-03658**

LOG OF BORING NO. **B-6 (p. 1 of 1)**

PROJECT: **Werner Electric; Cottage Grove, MN**

DEPTH IN FEET	SURFACE ELEVATION: <u>786.8</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	FILL, mostly clayey sand, a little gravel, surface roots, slightly organic, dark brown	FILL	12	M	SS	10	29				
2	FILL, mixture of sand with silt and clayey sand, with gravel, brown						11				
3	FILL, mostly clayey sand with gravel, brown, a little black		24	M	SS	10	12				
4	GRAVEL WITH SAND AND SILT, brown, moist, very dense (GP-GM) (possible fill)	COARSE ALLUVIUM OR FILL									
5	SILTY SAND, a little gravel, fine grained, trace roots, light brown, moist, very dense (SM) (possible fill)		62	M	SS	10					
6	DOLOSTONE, light brown, Weathering: Moderately weathered, Hardness: Hard Obstructed to SS and HSA at 6.1' END OF BORING	SHAKOPEE FORMATION	100.0	M	SS	1					

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-4 1/2'	3.25" HSA								
BORING COMPLETED: 8/29/07									
DR: EW LG: TK Rig: 66C									



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SUBSURFACE BORING LOG

AET JOB NO: 01-03658		LOG OF BORING NO. B-7 (p. 1 of 1)									
PROJECT: Werner Electric; Cottage Grove, MN											
DEPTH IN FEET	SURFACE ELEVATION: 786.9 MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	FILL, mostly clayey sand, slightly organic, dark brown	FILL	15	M/W	SS	12	17 9				
2	FILL, mostly clayey sand with gravel, grayish brown and brown										
3	FILL, mostly gravelly sand with silt, brown		22	M	SS	12	8				
4	FILL, mixture of sand with silt and clayey sand, possible cobbles, trace roots, brown and black										
5	GRAVELLY SAND WITH SILT, medium to fine grained, brown, moist, very dense (SP-SM)	COARSE ALLUVIUM	56	M	SS	10	9				
6	GRAVEL WITH SAND, light brown, moist, very dense (GP)										
7	SAND WITH SILT, a little gravel, light brown, a little gray, moist, very dense, laminations of lean clay (SP-SM)		1000.4	M	SS	3					
Obstructed to SS and HSA at 7.9' END OF BORING											

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-7'	3.25" HSA								
BORING COMPLETED: 8/29/07									
DR: EW LG: TK Rig: 66C									



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SUBSURFACE BORING LOG

AET JOB NO: <u>01-03658</u>		LOG OF BORING NO. <u>B-8 (p. 1 of 1)</u>										
PROJECT: <u>Werner Electric; Cottage Grove, MN</u>												
DEPTH IN FEET	SURFACE ELEVATION: <u>787.5</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS					
							WC	DEN	LL	PL	%-#200	
1	FILL, mostly clayey sand, a little gravel, slightly organic, dark brown and black	FILL	20	M	SS	16	19					
2	FILL, mixture of clayey sand and sand with silt, with gravel, possible cobbles, brown and grayish brown						11					
3			36	M	SS	10	16					
4	GRAVEL WITH SAND AND SILT, light brown, moist, very dense [(GP)/(GP-GM)] Obstructed to SS and HSA at 4.3' END OF BORING	COARSE ALLUVIUM	100/0	M	SS	4						
DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS						NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG				
0-4' 3.25" HSA		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL					WATER LEVEL
BORING COMPLETED: 8/30/07												
DR: EW LG: TK Rig: 66C												

SUBSURFACE BORING LOG

AET JOB NO: 01-03658		LOG OF BORING NO. B-9 (p. 1 of 1)										
PROJECT: Werner Electric; Cottage Grove, MN												
DEPTH IN FEET	SURFACE ELEVATION: 787.1 MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS					
							WC	DEN	LL	PL	% #200	
1	FILL, mostly clayey sand with gravel, slightly organic, black	FILL	31	M	SS	12	24					
2	FILL, mixture of clayey sand and sand with silt, with gravel, trace roots, brown and light brown											
3			39	M	SS	16	8					
4	GRAVELLY SILTY SAND, fine to medium grained, light brown, moist, very dense (SM)	COARSE ALLUVIUM	100%	M	SS	5						
Obstructed to SS and HSA at 4.8' END OF BORING												

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS						NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG	
0-4' 3.25" HSA		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL		WATER LEVEL
BORING COMPLETED: 8/30/07									
DR: EW LG: TK Rtg: 66C									



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SUBSURFACE BORING LOG

AET JOB NO: **01-03658**

LOG OF BORING NO. **B-10 (p. 1 of 1)**

PROJECT: **Werner Electric; Cottage Grove, MN**

DEPTH IN FEET	SURFACE ELEVATION: 788.2 MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	% #200
1	FILL, mostly clayey sand, a little gravel, slightly organic, dark brown and black	FILL	12	M	SS	8	14				
2	FILL, mixture of sand with silt and clayey sand, with gravel, possible cobbles, brown		30	M	SS	10	11				
3											
4	GRAVEL WITH SAND AND SILT, medium to fine grained, light brown, a little dark brown, moist, very dense, laminations of silty sand (GP)	COARSE ALLUVIUM	72	M	SS	10					
5											
6	VERY WEATHERED DOLOSTONE, light brown, Textural Classification: Gravel with sand and silt, moist, very dense [(GP)/(GP-GM)] Obstructed to SS and HSA at 6.5' END OF BORING	SHAKOPEE FORMATION	100/0.5	M	SS	5					

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-6'	3.25" HSA								
BORING COMPLETED: 8/30/07									
DR: EW LG: TK Rig: 66C									



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SUBSURFACE BORING LOG

AET JOB NO: **01-03658**

LOG OF BORING NO. **B-12 (p. 1 of 1)**

PROJECT: **Werner Electric; Cottage Grove, MN**

DEPTH IN FEET	SURFACE ELEVATION: <u>788.9</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	FILL, mostly clayey sand, a little gravel, slightly organic, dark brown and black	FILL	9	M	SS	18	27				
2	FILL, mixture of sand with silt and clayey sand, with gravel, pieces of dolostone, trace roots, brown and black										
3	FILL, mixture of sand and sand with silt, with gravel, possible cobbles, brown		36	M	SS	13					
4	GRAVEL WITH SAND, light brown, a little brown, moist, dense, laminations of silty sand (GP)	COARSE ALLUVIUM									
	DOLOSTONE, light brown Weathering: Moderately weathered Hardness: Hard Obstructed to SS and HSA at 4.6' END OF BORING	SHAKOPEE FORMATION	300.1	M	SS	2					

DEPTH:	DRILLING METHOD	WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-4'	3.25" HSA								
BORING COMPLETED: 8/30/07									
DR: EW LG: TK Rig: 66C									

SUBSURFACE BORING LOG

AET JOB NO: 01-03658

LOG OF BORING NO. **B-14 (p. 1 of 1)**

PROJECT: Werner Electric; Cottage Grove, MN

[illegible]



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SUBSURFACE BORING LOG

AET JOB NO: **01-03658**

LOG OF BORING NO. **B-15 (p. 1 of 1)**

PROJECT: **Werner Electric; Cottage Grove, MN**

DEPTH IN FEET	SURFACE ELEVATION: 788.5 MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	FILL, mostly sandy lean clay, a little gravel, slightly organic, dark brown and black	FILL	9	M	SS	12	22				
2	FILL, mixture of clayey sand and sand with silt, with gravel, possible cobbles at 3', brown and grayish brown		23	M	SS	12	8				
3											
4											
5			26	M	SS						
6											
7	HIGHLY WEATHERED DOLOSTONE, light brown, Textural Classification: Gravel with sand and silt, light brown, moist, very dense	SHAKOPEE FORMATION	88	M	SS	10					
8	Obstructed to HSA at 6.5' END OF BORING										

DEPTH:	DRILLING METHOD	WATER LEVEL MEASUREMENTS						NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG	
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL		WATER LEVEL
0-6½'	3.25" HSA								
BORING COMPLETED: 8/30/07									
DR: EW LG: TK Rig: 66C									



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SUBSURFACE BORING LOG

AET JOB NO: 01-03658						LOG OF BORING NO. B-16 (p. 1 of 1)					
PROJECT: Werner Electric; Cottage Grove, MN											
DEPTH IN FEET	SURFACE ELEVATION: <u>787.1</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	% #200
1	FILL, mostly sandy lean clay, a little gravel, slightly organic, dark brown and black	FILL	9	M	SS	20	20				
2	FILL, mostly sand with silt, a little gravel, brown						6				
3	FILL, mixture of gravelly sand with silt and clayey sand, brown		45	M	SS	12					
4											
5			51	M	SS	10					
6											
7	SILT WITH SAND, light brown and brown, moist, dense (ML) HIGHLY WEATHERED DOLOSTONE, light brown, Textural Classification: Silty sand with gravel, fine grained, very dense (SM) Obstructed to SS and HSA at 7.7' END OF BORING	FINE ALLUVIUM SHAKOPEE FORMATION	64	M	SS	10	17				

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
0-6.2'	3.25" HSA	DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
BORING COMPLETED: 8/30/07									
DR: EW LG: TK Rig: 66C									



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SUBSURFACE BORING LOG

AET JOB NO: **01-03658**

LOG OF BORING NO. **B-17 (p. 1 of 1)**

PROJECT: **Werner Electric; Cottage Grove, MN**

DEPTH IN FEET	SURFACE ELEVATION: <u>789.3</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	FILL, mostly clayey sand, a little gravel, slightly organic, dark brown and black	FILL	9	M	SS	15	32				
2	FILL, mostly silty sand with gravel, brown										
3	FILL, mostly sand with silt and gravel, possible cobbles, brown		24	M	SS	12					
4	FILL, mostly silty sand with gravel, brown and dark brown										
5	GRAVEL WITH SAND, light brown, moist, very dense (GP)	COARSE ALLUVIUM	50/0.3	M	SS						
	GRAVELLY SAND WITH SILT, fine to medium grained, light brown and brown, moist, very dense, lenses and laminations of silty sand (SP-SM)										
	Obstructed to SS and HSA at 5.3'										
	END OF BORING										

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-4 1/2'	3.25" HSA								
BORING COMPLETED: 8/30/07									
DR: EW LG: TK Rig: 66C									



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SUBSURFACE BORING LOG

AET JOB NO: 01-03658					LOG OF BORING NO. B-18 (p. 1 of 1)						
PROJECT: Werner Electric; Cottage Grove, MN											
DEPTH IN FEET	SURFACE ELEVATION: <u>789.4</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	% #200
1	FILL, mostly sandy lean clay, a little gravel, slightly organic, dark brown and black FILL, mixture of sand with silt, silty sand and clayey sand, with gravel, brown and grayish brown	FILL	12	M		12	24				
2			28	M		10					
3											
4											
5			51	M		16					
6	GRAVELLY SAND WITH SILT, possible cobbles, medium to fine grained, light brown, moist, dense (SP-SM)	COARSE ALLUVIUM	50/0.3	M		4					
	VERY WEATHERED DOLOSTONE, light brown, Textural Classification: Gravelly silty sand, medium to fine grained, moist, very dense (SM) Obstructed to HSA at 6.2', Obstructed to SS at 6.6' END OF BORING	SHAKOPEE FORMATION									

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-6.2'	3.25" HSA								
BORING COMPLETED: 8/30/07									
DR: EW LG: TK Rig: 66C									



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SUBSURFACE BORING LOG

AET JOB NO: **01-03658**

LOG OF BORING NO. **B-19 (p. 1 of 1)**

PROJECT: **Werner Electric; Cottage Grove, MN**

DEPTH IN FEET	SURFACE ELEVATION: <u>789.3</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS					
							WC	DEN	LL	PL	%-#200	
1	FILL, mostly sandy lean clay, a little gravel, slightly organic, dark brown and black	FILL	6	M	SS	18	28					
2	FILL, mixture of clayey sand, silty sand and sand with silt, with gravel, possible cobbles, brown and dark brown		6	M	SS	10	10					
3												
4												
5			89	M	SS	6						
6												
	GRAVEL WITH SAND WITH SILT, light brown, moist, very dense [(GP)/(GP-GM)] Obstructed to SS and HSA at 6.8' END OF BORING	COARSE ALLUVIUM	50/6.3	M	SS	1						

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-6 1/2'	3.25" HSA								
BORING COMPLETED: 8/30/07									
DR: EW LG: TK Rig: 66C									



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SUBSURFACE BORING LOG

AET JOB NO: 01-03658				LOG OF BORING NO. B-20 (p. 1 of 1)			
PROJECT: Werner Electric; Cottage Grove, MN							

DEPTH IN FEET	SURFACE ELEVATION: <u>789.0</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	FILL, mostly sandy lean clay, a little gravel, slightly organic, dark brown and black FILL, mixture of sand with silt and clayey sand, with gravel, brown and dark brown	FILL	12	M	SS	12	12				
2			70	M	SS	6	7				
3											
4											
5			50/0.3	M	SS	6	5				
6											
7											
8	REDEPOSITED SANDSTONE, light brown and brown mottled, Textural Classification: Sand with silt, a little gravel, moist, very dense, laminations of silty sand (SP-SM) (possible fill)	COARSE ALLUVIUM OR FILL	54	M	SS	6					
9			50/0.3	M	SS						
Obstructed to HSA at 9.4', Obstructed to SS at 9.7' END OF BORING											

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-9.4'	3.25" HSA								
BORING COMPLETED: 8/30/07									
DR: EW LG: TK Rig: 66C									

SUBSURFACE BORING LOG

AET JOB NO: 01-03658		LOG OF BORING NO. B-21 (p. 1 of 1)									
PROJECT: Werner Electric; Cottage Grove, MN											
DEPTH IN FEET	SURFACE ELEVATION: 789.5 MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	FILL, mixture of silty sand and clayey sand, a little gravel, slightly organic, dark brown	FILL	20	M	SS	16	23				
2	FILL, mostly gravelly silty sand, possible cobbles at 2', brown		50/0.3	M	SS	6					
3											
4	FILL, mostly silty sand with gravel, brown		24	M	SS	10					
5											
6											
7			50/0.1	M	SS	6					
DOLOSTONE, light brown, Weathering: Very weathered, Hardness: Moderately hard Obstructed to SS at 7.6' END OF BORING		SHAKOPEE FORMATION									

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS						NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG	
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL		WATER LEVEL
0-7'	3.25" HSA								
BORING COMPLETED: 8/31/07									
DR: EW LG: TK Rig: 66C									



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SUBSURFACE BORING LOG

AET JOB NO: **01-03658**

LOG OF BORING NO. **B-22 (p. 1 of 1)**

PROJECT: **Werner Electric; Cottage Grove, MN**

DEPTH IN FEET	SURFACE ELEVATION: <u>788.6</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	FILL, mixture of silty sand and clayey sand, a little gravel, slightly organic, black to dark brown	FILL	10	M	SS	12	25				
2	FILL, mixture of silty sand with gravel, possible cobbles at 3', and gravelly silty sand, brown		32	M	SS	3					
3											
4											
5											
6			51	M	SS	12					
7	FILL, mixture of sand with silt and silty sand, with gravel, brown and light brown		50	M	SS	12					
8			50/0.2	M	SS	8					
	DOLOSTONE, light brown, Weathering: Highly weathered, Hardness: Soft Obstructed to SS at 8.4' END OF BORING	SHAKOPEE FORMATION									

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-7.7'	3.25" HSA								
BORING COMPLETED: 8/31/07									
DR: EW LG: TK Rig: 66C									



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SUBSURFACE BORING LOG

AET JOB NO: **01-03658**

LOG OF BORING NO. **B-23 (p. 1 of 1)**

PROJECT: **Werner Electric; Cottage Grove, MN**

DEPTH IN FEET	SURFACE ELEVATION: <u>783.9</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	%-#200
1	FILL, mixture of silty sand and clayey sand, a little gravel, slightly organic, black to dark brown	FILL	24	M	SS	10	28				
2	FILL, mostly gravel with sand and silt, possible cobbles at 4", brown	FILL OR COARSE ALLUVIUM									
3	DOLOSTONE, light brown Weathering: Highly weathered to very weathered Hardness: Soft	SHAKOPEE FORMATION	46	M	SS	6					
4	Obstructed to SS at 4' END OF BORING		50.0-2	M	SS	2					

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-3.8'	3.25" HSA								
BORING COMPLETED: 8/31/07									
DR: EW LG: TK Rig: 66C									

SUBSURFACE BORING LOG

AET JOB NO: 01-03658

LOG OF BORING NO. B-24 (p. 1 of 1)

PROJECT: Werner Electric; Cottage Grove, MN

[illegible]



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SUBSURFACE BORING LOG

AET JOB NO: **01-03658**

LOG OF BORING NO. **B-25 (p. 1 of 1)**

PROJECT: **Werner Electric; Cottage Grove, MN**

DEPTH IN FEET	SURFACE ELEVATION: <u>794.3</u> MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS				
							WC	DEN	LL	PL	1/2-#200
1	SILTY SAND, slightly organic, black to dark brown, moist, very loose (SM)	TOPSOIL	2	M	SS	10					
2											
3	SILTY SAND, fine to medium grained, dark brown to brown, moist, trace roots, very loose to loose (SM)	COARSE ALLUVIUM	3	M	SS	12					
4											
5			9	M	SS	10					
6											
7	SAND, a little gravel, fine to medium grained, brown, moist, loose to very loose (SP)		9	M	SS	10					
8											
9											
10			4	M	SS	10					
11											
12	SAND, a little gravel, fine to medium grained, brown, moist, medium dense (SP)		14	M	SS	12					
13											
14	SAND WITH SILT, a little gravel, fine to medium grained, brown, moist, very dense (SP-SM)		50/0.4	M	SS	8					
15	SILTY SAND WITH GRAVEL, brown, moist, very dense (SM) Obstructed to SS at 15.4' END OF BORING										

DEPTH: DRILLING METHOD		WATER LEVEL MEASUREMENTS							NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL	
0-14'	3.25" HSA								
BORING COMPLETED: 8/31/07									
DR: EW LG: TK Rig: 66C									

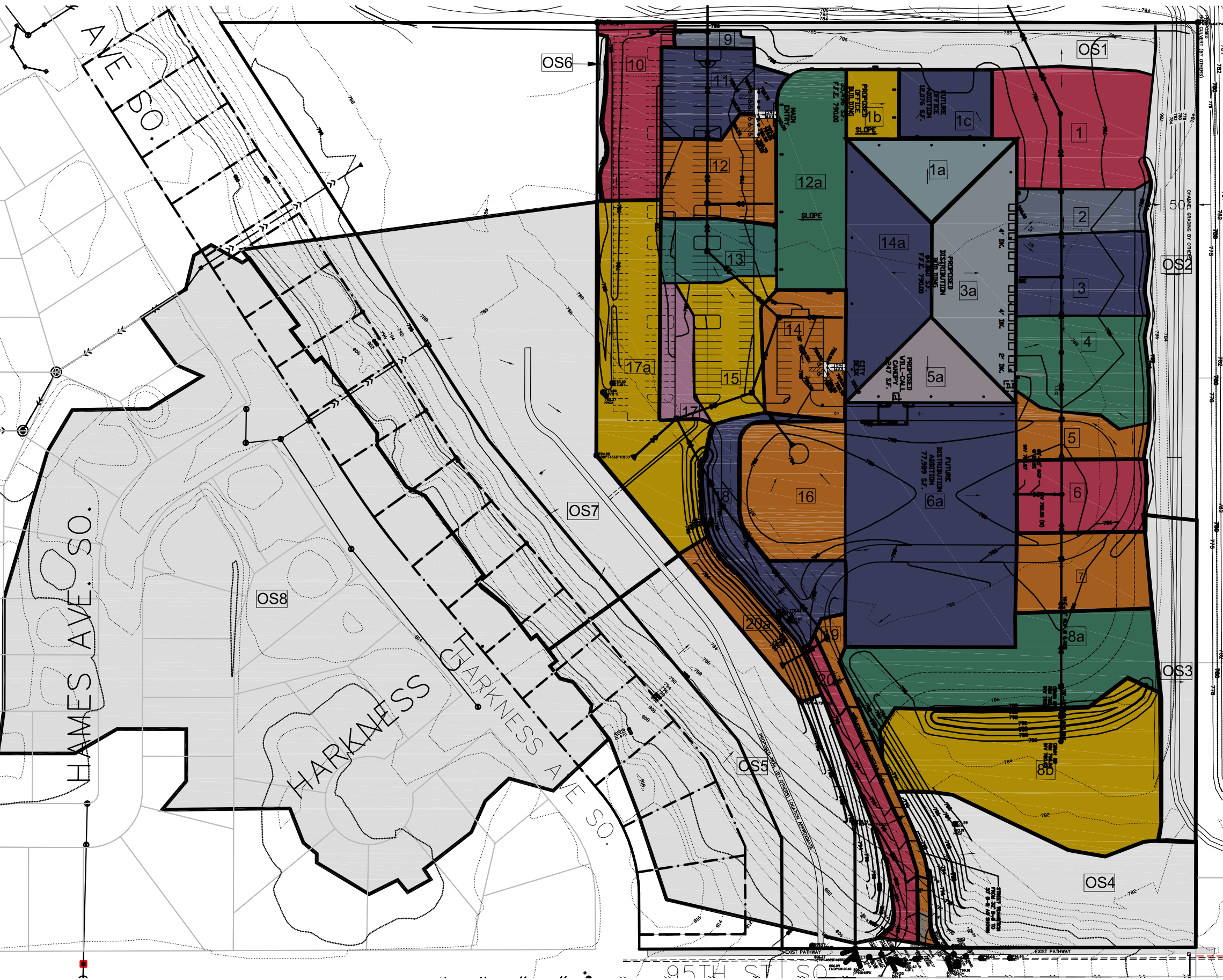
06/04

EXHIBIT 4

WERNER ELECTRIC

Future Drainage Areas

Date: October 12, 2007



OFFSITE AREA 1
GRASS: 36,745 sq. ft.

OFFSITE AREA 2
GRASS: 45,372 sq. ft.

OFFSITE AREA 3
GRASS: 24,093 sq. ft.

OFFSITE AREA 4
GRASS: 59,790 sq. ft.

OFFSITE AREA 5
GRASS: 128,042 sq. ft.
ROOF: 6,875 sq. ft.

PROPOSED AREA 8b
GRASS: 62,140 sq. ft.

PROPOSED AREA 8a
GRASS: 25,204 sq. ft.
BITUMINOUS: 19,202 sq. ft.

PROPOSED AREA 7
BITUMINOUS: 19,408 sq. ft.

PROPOSED AREA 6
BITUMINOUS: 17,558 sq. ft.

PROPOSED AREA 6A
ROOF: 77,989 sq. ft.

PROPOSED AREA 5
BITUMINOUS: 11,349 sq. ft.

PROPOSED AREA 4
BITUMINOUS: 24,210 sq. ft.

PROPOSED AREA 3
BITUMINOUS: 20,153 sq. ft.

PROPOSED AREA 2
BITUMINOUS: 10,003 sq. ft.
GRASS: 818 sq. ft.

PROPOSED AREA 1
GRASS: 32,787 sq. ft.

PROPOSED AREA 5A
ROOF: 13,523 sq. ft.

PROPOSED AREA 3A
ROOF: 28,060 sq. ft.

PROPOSED AREA 1A
ROOF: 13,326 sq. ft.

PROPOSED AREA 1B
ROOF: 6,854 sq. ft.

PROPOSED AREA 1C
ROOF: 12,076 sq. ft.

OFFSITE AREA 6
GRASS: 2,153 sq. ft.

OFFSITE AREA 7
GRASS: 171,539 sq. ft.
ROOF: 10,625 sq. ft.

OFFSITE AREA 8
GRASS: 259,445 sq. ft.
ROOF: 70,020 sq. ft.
BITUMINOUS: 61,152 sq. ft.

PROPOSED AREA 9
BITUMINOUS: 2,405 sq. ft.

PROPOSED AREA 10
GRASS: 5,261 sq. ft.
BITUMINOUS: 14,570 sq. ft.

PROPOSED AREA 11
GRASS: 3,347 sq. ft.
BITUMINOUS: 13,525 sq. ft.

PROPOSED AREA 12
GRASS: 4,980 sq. ft.
BITUMINOUS: 14,501 sq. ft.

PROPOSED AREA 12A
ROOF: 28,642 sq. ft.

PROPOSED AREA 13
GRASS: 3,059 sq. ft.
BITUMINOUS: 9,919 sq. ft.

PROPOSED AREA 14
GRASS: 9,817 sq. ft.
BITUMINOUS: 9,588 sq. ft.

PROPOSED AREA 12A
ROOF: 29,151 sq. ft.

PROPOSED AREA 15
GRASS: 3,745 sq. ft.
BITUMINOUS: 14,897 sq. ft.

PROPOSED AREA 16
GRASS: 25,506 sq. ft.

PROPOSED AREA 17
GRASS: 526 sq. ft.
BITUMINOUS: 7,975 sq. ft.

PROPOSED AREA 17A
GRASS: 26,951 sq. ft.
BITUMINOUS: 17,622 sq. ft.

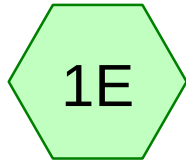
PROPOSED AREA 18
GRASS: 12,898 sq. ft.
BITUMINOUS: 9,432 sq. ft.

PROPOSED AREA 19
GRASS: 946 sq. ft.
BITUMINOUS: 7,386 sq. ft.

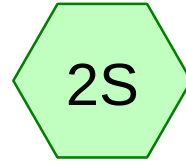
PROPOSED AREA 20
GRASS: 6,536 sq. ft.
BITUMINOUS: 6,974 sq. ft.

PROPOSED AREA 20A
GRASS: 11,306 sq. ft.

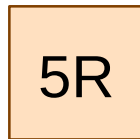
EXHIBIT 5



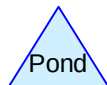
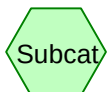
Existing North



Existing East



Total Existing



Routing Diagram for 25-12-19 Van Meter

Prepared by Westwood Professional Services, Printed 1/14/2026
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25-12-19 Van Meter*MSE 24-hr 3 2-Year Rainfall=2.80"*

Prepared by Westwood Professional Services

Printed 1/14/2026

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Page 2

Time span=1.00-72.00 hrs, dt=0.01 hrs, 7101 points

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1E: Existing NorthRunoff Area=11.749 ac 71.51% Impervious Runoff Depth=2.15"
Tc=20.0 min CN=80/98 Runoff=25.94 cfs 2.106 af**Subcatchment 2S: Existing East**Runoff Area=8.368 ac 20.48% Impervious Runoff Depth=1.40"
Tc=20.0 min CN=80/98 Runoff=12.50 cfs 0.978 af**Reach 5R: Total Existing**Inflow=38.43 cfs 3.084 af
Outflow=38.43 cfs 3.084 af**Total Runoff Area = 20.117 ac Runoff Volume = 3.084 af Average Runoff Depth = 1.84"**
49.71% Pervious = 10.001 ac 50.29% Impervious = 10.116 ac

25-12-19 Van Meter

Prepared by Westwood Professional Services

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MSE 24-hr 3 2-Year Rainfall=2.80"

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Page 3

Summary for Subcatchment 1E: Existing North

Runoff = 25.94 cfs @ 12.29 hrs, Volume= 2.106 af, Depth= 2.15"

Routed to Reach 5R : Total Existing

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.80"

Area (ac)	CN	Description
3.347	80	>75% Grass cover, Good, HSG D
8.402	98	Paved parking, HSG D
11.749	93	Weighted Average
3.347	80	28.49% Pervious Area
8.402	98	71.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					Direct Entry,

Summary for Subcatchment 2S: Existing East

Runoff = 12.50 cfs @ 12.29 hrs, Volume= 0.978 af, Depth= 1.40"

Routed to Reach 5R : Total Existing

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 2-Year Rainfall=2.80"

Area (ac)	CN	Description
1.714	98	Paved parking, HSG D
6.654	80	>75% Grass cover, Good, HSG D
8.368	84	Weighted Average
6.654	80	79.52% Pervious Area
1.714	98	20.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					Direct Entry,

Summary for Reach 5R: Total Existing

Inflow Area = 20.117 ac, 50.29% Impervious, Inflow Depth = 1.84" for 2-Year event

Inflow = 38.43 cfs @ 12.29 hrs, Volume= 3.084 af

Outflow = 38.43 cfs @ 12.29 hrs, Volume= 3.084 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs

25-12-19 Van Meter*MSE 24-hr 3 10-Year Rainfall=4.16"*

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Time span=1.00-72.00 hrs, dt=0.01 hrs, 7101 points

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1E: Existing NorthRunoff Area=11.749 ac 71.51% Impervious Runoff Depth=3.43"
Tc=20.0 min CN=80/98 Runoff=41.01 cfs 3.355 af**Subcatchment 2S: Existing East**Runoff Area=8.368 ac 20.48% Impervious Runoff Depth=2.53"
Tc=20.0 min CN=80/98 Runoff=22.92 cfs 1.766 af**Reach 5R: Total Existing**Inflow=63.92 cfs 5.121 af
Outflow=63.92 cfs 5.121 af**Total Runoff Area = 20.117 ac Runoff Volume = 5.121 af Average Runoff Depth = 3.05"**
49.71% Pervious = 10.001 ac 50.29% Impervious = 10.116 ac

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Summary for Subcatchment 1E: Existing North

Runoff = 41.01 cfs @ 12.29 hrs, Volume= 3.355 af, Depth= 3.43"
 Routed to Reach 5R : Total Existing

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 10-Year Rainfall=4.16"

Area (ac)	CN	Description
3.347	80	>75% Grass cover, Good, HSG D
8.402	98	Paved parking, HSG D
11.749	93	Weighted Average
3.347	80	28.49% Pervious Area
8.402	98	71.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					Direct Entry,

Summary for Subcatchment 2S: Existing East

Runoff = 22.92 cfs @ 12.29 hrs, Volume= 1.766 af, Depth= 2.53"
 Routed to Reach 5R : Total Existing

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 10-Year Rainfall=4.16"

Area (ac)	CN	Description
1.714	98	Paved parking, HSG D
6.654	80	>75% Grass cover, Good, HSG D
8.368	84	Weighted Average
6.654	80	79.52% Pervious Area
1.714	98	20.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					Direct Entry,

Summary for Reach 5R: Total Existing

Inflow Area = 20.117 ac, 50.29% Impervious, Inflow Depth = 3.05" for 10-Year event
 Inflow = 63.92 cfs @ 12.29 hrs, Volume= 5.121 af
 Outflow = 63.92 cfs @ 12.29 hrs, Volume= 5.121 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs

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Time span=1.00-72.00 hrs, dt=0.01 hrs, 7101 points

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1E: Existing NorthRunoff Area=11.749 ac 71.51% Impervious Runoff Depth=6.56"
Tc=20.0 min CN=80/98 Runoff=77.61 cfs 6.426 af**Subcatchment 2S: Existing East**Runoff Area=8.368 ac 20.48% Impervious Runoff Depth=5.49"
Tc=20.0 min CN=80/98 Runoff=49.39 cfs 3.831 af**Reach 5R: Total Existing**Inflow=127.00 cfs 10.258 af
Outflow=127.00 cfs 10.258 af**Total Runoff Area = 20.117 ac Runoff Volume = 10.258 af Average Runoff Depth = 6.12"**
49.71% Pervious = 10.001 ac 50.29% Impervious = 10.116 ac

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MSE 24-hr 3 100-Year Rainfall=7.40"

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Summary for Subcatchment 1E: Existing North

Runoff = 77.61 cfs @ 12.29 hrs, Volume= 6.426 af, Depth= 6.56"
 Routed to Reach 5R : Total Existing

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 100-Year Rainfall=7.40"

Area (ac)	CN	Description
3.347	80	>75% Grass cover, Good, HSG D
8.402	98	Paved parking, HSG D
11.749	93	Weighted Average
3.347	80	28.49% Pervious Area
8.402	98	71.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					Direct Entry,

Summary for Subcatchment 2S: Existing East

Runoff = 49.39 cfs @ 12.29 hrs, Volume= 3.831 af, Depth= 5.49"
 Routed to Reach 5R : Total Existing

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 100-Year Rainfall=7.40"

Area (ac)	CN	Description
1.714	98	Paved parking, HSG D
6.654	80	>75% Grass cover, Good, HSG D
8.368	84	Weighted Average
6.654	80	79.52% Pervious Area
1.714	98	20.48% Impervious Area

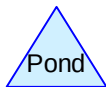
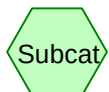
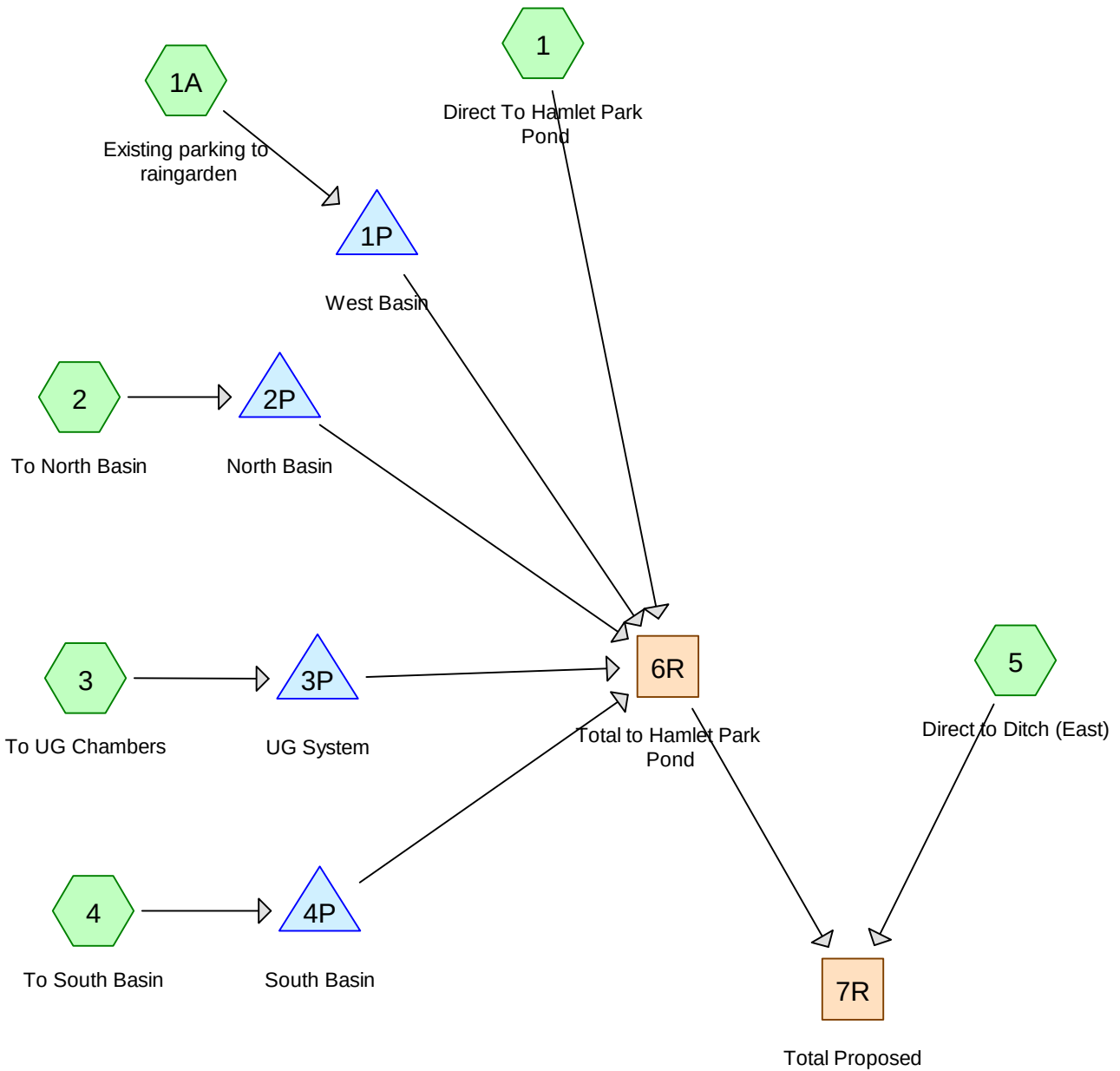
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					Direct Entry,

Summary for Reach 5R: Total Existing

Inflow Area = 20.117 ac, 50.29% Impervious, Inflow Depth = 6.12" for 100-Year event
 Inflow = 127.00 cfs @ 12.29 hrs, Volume= 10.258 af
 Outflow = 127.00 cfs @ 12.29 hrs, Volume= 10.258 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs

EXHIBIT 6



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MSE 24-hr 3 2-Year Rainfall=2.80"

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Time span=1.00-72.00 hrs, dt=0.01 hrs, 7101 points
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1: Direct To Hamlet Park Pond	Runoff Area=9.703 ac 81.24% Impervious Runoff Depth=2.29" Tc=20.0 min CN=80/98 Runoff=22.74 cfs 1.855 af
Subcatchment 1A: Existing parking to	Runoff Area=0.554 ac 40.97% Impervious Runoff Depth=1.70" Tc=7.0 min CN=80/98 Runoff=1.54 cfs 0.079 af
Subcatchment 2: To North Basin	Runoff Area=2.011 ac 85.13% Impervious Runoff Depth=2.35" Tc=10.0 min CN=80/98 Runoff=6.55 cfs 0.394 af
Subcatchment 3: To UG Chambers	Runoff Area=3.870 ac 100.00% Impervious Runoff Depth=2.57" Tc=10.0 min CN=0/98 Runoff=13.65 cfs 0.829 af
Subcatchment 4: To South Basin	Runoff Area=2.269 ac 34.95% Impervious Runoff Depth=1.61" Flow Length=10' Tc=0.0 min CN=80/98 Runoff=7.39 cfs 0.305 af
Subcatchment 5: Direct to Ditch (East)	Runoff Area=1.710 ac 7.54% Impervious Runoff Depth=1.21" Tc=10.0 min CN=80/98 Runoff=3.14 cfs 0.173 af
Reach 6R: Total to Hamlet Park Pond	Inflow=28.89 cfs 3.462 af Outflow=28.89 cfs 3.462 af
Reach 7R: Total Proposed	Inflow=30.50 cfs 3.634 af Outflow=30.50 cfs 3.634 af
Pond 1P: West Basin	Peak Elev=785.97' Storage=2,265 cf Inflow=1.54 cfs 0.079 af Outflow=0.03 cfs 0.079 af
Pond 2P: North Basin	Peak Elev=785.63' Storage=8,963 cf Inflow=6.55 cfs 0.394 af Outflow=2.10 cfs 0.394 af
Pond 3P: UG System	Peak Elev=783.00' Storage=0.397 af Inflow=13.65 cfs 0.829 af Outflow=5.11 cfs 0.829 af
Pond 4P: South Basin	Peak Elev=784.42' Storage=7,515 cf Inflow=7.39 cfs 0.305 af Outflow=0.21 cfs 0.305 af
Total Runoff Area = 20.117 ac Runoff Volume = 3.634 af Average Runoff Depth = 2.17" 27.35% Pervious = 5.503 ac 72.65% Impervious = 14.614 ac	

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MSE 24-hr 3 2-Year Rainfall=2.80"

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Summary for Subcatchment 1: Direct To Hamlet Park Pond

Runoff = 22.74 cfs @ 12.29 hrs, Volume= 1.855 af, Depth= 2.29"
 Routed to Reach 6R : Total to Hamlet Park Pond

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 2-Year Rainfall=2.80"

Area (ac)	CN	Description
7.883	98	Paved parking, HSG D
1.820	80	>75% Grass cover, Good, HSG D
9.703	95	Weighted Average
1.820	80	18.76% Pervious Area
7.883	98	81.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					Direct Entry,

Summary for Subcatchment 1A: Existing parking to raingarden

Runoff = 1.54 cfs @ 12.14 hrs, Volume= 0.079 af, Depth= 1.70"
 Routed to Pond 1P : West Basin

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 2-Year Rainfall=2.80"

Area (ac)	CN	Description
0.227	98	Paved parking, HSG D
0.327	80	>75% Grass cover, Good, HSG D
0.554	87	Weighted Average
0.327	80	59.03% Pervious Area
0.227	98	40.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Summary for Subcatchment 2: To North Basin

Runoff = 6.55 cfs @ 12.17 hrs, Volume= 0.394 af, Depth= 2.35"
 Routed to Pond 2P : North Basin

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 2-Year Rainfall=2.80"

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Area (ac)	CN	Description
1.712	98	Roofs, HSG D
0.299	80	>75% Grass cover, Good, HSG D
2.011	95	Weighted Average
0.299	80	14.87% Pervious Area
1.712	98	85.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Summary for Subcatchment 3: To UG Chambers

Runoff = 13.65 cfs @ 12.17 hrs, Volume= 0.829 af, Depth= 2.57"
 Routed to Pond 3P : UG System

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 2-Year Rainfall=2.80"

Area (ac)	CN	Description
3.870	98	Paved parking, HSG D
3.870	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Summary for Subcatchment 4: To South Basin

Runoff = 7.39 cfs @ 12.09 hrs, Volume= 0.305 af, Depth= 1.61"
 Routed to Pond 4P : South Basin

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 2-Year Rainfall=2.80"

Area (ac)	CN	Description
0.793	98	Roofs, HSG D
1.476	80	>75% Grass cover, Good, HSG D
2.269	86	Weighted Average
1.476	80	65.05% Pervious Area
0.793	98	34.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.0	10				Direct Entry,

Summary for Subcatchment 5: Direct to Ditch (East)

Runoff = 3.14 cfs @ 12.18 hrs, Volume= 0.173 af, Depth= 1.21"
 Routed to Reach 7R : Total Proposed

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 2-Year Rainfall=2.80"

Area (ac)	CN	Description
0.129	98	Paved parking, HSG D
1.581	80	>75% Grass cover, Good, HSG D
1.710	81	Weighted Average
1.581	80	92.46% Pervious Area
0.129	98	7.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Summary for Reach 6R: Total to Hamlet Park Pond

Inflow Area = 18.407 ac, 78.69% Impervious, Inflow Depth = 2.26" for 2-Year event
 Inflow = 28.89 cfs @ 12.33 hrs, Volume= 3.462 af
 Outflow = 28.89 cfs @ 12.33 hrs, Volume= 3.462 af, Atten= 0%, Lag= 0.0 min
 Routed to Reach 7R : Total Proposed

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs

Summary for Reach 7R: Total Proposed

Inflow Area = 20.117 ac, 72.65% Impervious, Inflow Depth = 2.17" for 2-Year event
 Inflow = 30.50 cfs @ 12.32 hrs, Volume= 3.634 af
 Outflow = 30.50 cfs @ 12.32 hrs, Volume= 3.634 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs

Summary for Pond 1P: West Basin

Inflow Area = 0.554 ac, 40.97% Impervious, Inflow Depth = 1.70" for 2-Year event
 Inflow = 1.54 cfs @ 12.14 hrs, Volume= 0.079 af
 Outflow = 0.03 cfs @ 15.11 hrs, Volume= 0.079 af, Atten= 98%, Lag= 177.9 min
 Primary = 0.03 cfs @ 15.11 hrs, Volume= 0.079 af
 Routed to Reach 6R : Total to Hamlet Park Pond

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 785.97' @ 15.11 hrs Surf.Area= 2,807 sf Storage= 2,265 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 698.8 min (1,478.8 - 780.0)

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Volume	Invert	Avail.Storage	Storage Description
#1	785.00'	5,703 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
785.00	1,864	0	0
786.00	2,837	2,351	2,351
787.00	3,868	3,353	5,703

Device	Routing	Invert	Outlet Devices
#1	Primary	782.50'	12.0" Round Culvert L= 56.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 782.50' / 782.22' S= 0.0050 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 0.79 sf
#2	Device 1	786.00'	27.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	785.00'	0.500 in/hr Filtration over Surface area

Primary OutFlow Max=0.03 cfs @ 15.11 hrs HW=785.97' TW=0.00' (Dynamic Tailwater)

1=Culvert (Passes 0.03 cfs of 6.04 cfs potential flow)

2=Orifice/Grate (Controls 0.00 cfs)

3=Filtration (Exfiltration Controls 0.03 cfs)

Summary for Pond 2P: North Basin

Inflow Area = 2.011 ac, 85.13% Impervious, Inflow Depth = 2.35" for 2-Year event
 Inflow = 6.55 cfs @ 12.17 hrs, Volume= 0.394 af
 Outflow = 2.10 cfs @ 12.40 hrs, Volume= 0.394 af, Atten= 68%, Lag= 13.6 min
 Primary = 2.10 cfs @ 12.40 hrs, Volume= 0.394 af
 Routed to Reach 6R : Total to Hamlet Park Pond

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs

Peak Elev= 785.63' @ 12.40 hrs Surf.Area= 7,112 sf Storage= 8,963 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)

Center-of-Mass det. time= 752.2 min (1,514.6 - 762.4)

Volume	Invert	Avail.Storage	Storage Description
#1	784.00'	16,151 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
784.00	4,366	0	0
785.00	5,538	4,952	4,952
786.00	8,020	6,779	11,731
786.50	9,658	4,420	16,151

Device	Routing	Invert	Outlet Devices
#1	Primary	778.04'	36.0" Round Culvert L= 32.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 778.04' / 777.85' S= 0.0059 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 7.07 sf

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MSE 24-hr 3 2-Year Rainfall=2.80"

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#2 Device 1 785.50' **48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
 #3 Device 1 784.00' **0.500 in/hr Filtration over Surface area**

Primary OutFlow Max=2.10 cfs @ 12.40 hrs HW=785.63' TW=0.00' (Dynamic Tailwater)↑ **1=Culvert** (Passes 2.10 cfs of 84.02 cfs potential flow)↑ **2=Orifice/Grate** (Weir Controls 2.02 cfs @ 1.20 fps)↑ **3=Filtration** (Exfiltration Controls 0.08 cfs)**Summary for Pond 3P: UG System**

Inflow Area = 3.870 ac, 100.00% Impervious, Inflow Depth = 2.57" for 2-Year event
 Inflow = 13.65 cfs @ 12.17 hrs, Volume= 0.829 af
 Outflow = 5.11 cfs @ 12.36 hrs, Volume= 0.829 af, Atten= 63%, Lag= 11.4 min
 Primary = 5.11 cfs @ 12.36 hrs, Volume= 0.829 af
 Routed to Reach 6R : Total to Hamlet Park Pond

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 783.00' @ 12.36 hrs Surf.Area= 0.363 ac Storage= 0.397 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 476.2 min (1,234.0 - 757.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	781.17'	0.252 af	54.83'W x 288.00'L x 2.33'H Field A 0.846 af Overall - 0.217 af Embedded = 0.629 af x 40.0% Voids
#2A	781.67'	0.217 af	ADS_StormTech SC-310 +Cap x 640 Inside #1 Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap 640 Chambers in 16 Rows
#3	781.17'	0.002 af	6.00'D x 3.83'H Vertical Cone/Cylinder
		0.471 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	780.17'	30.0" Round Culvert L= 25.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 780.17' / 780.00' S= 0.0068 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 4.91 sf
#2	Device 1	782.60'	6.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#3	Device 1	781.17'	0.500 in/hr Filtration over Surface area

Primary OutFlow Max=5.11 cfs @ 12.36 hrs HW=783.00' TW=0.00' (Dynamic Tailwater)↑ **1=Culvert** (Passes 5.11 cfs of 26.00 cfs potential flow)↑ **2=Sharp-Crested Rectangular Weir** (Weir Controls 4.92 cfs @ 2.07 fps)↑ **3=Filtration** (Exfiltration Controls 0.18 cfs)

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Summary for Pond 4P: South Basin

Inflow Area = 2.269 ac, 34.95% Impervious, Inflow Depth = 1.61" for 2-Year event
 Inflow = 7.39 cfs @ 12.09 hrs, Volume= 0.305 af
 Outflow = 0.21 cfs @ 13.51 hrs, Volume= 0.305 af, Atten= 97%, Lag= 85.0 min
 Primary = 0.21 cfs @ 13.51 hrs, Volume= 0.305 af
 Routed to Reach 6R : Total to Hamlet Park Pond

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 784.42' @ 13.51 hrs Surf.Area= 18,512 sf Storage= 7,515 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 324.0 min (1,101.6 - 777.5)

Volume	Invert	Avail.Storage	Storage Description
#1	784.00'	66,436 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
784.00	17,135	0	0
785.00	20,401	18,768	18,768
786.00	23,841	22,121	40,889
787.00	27,252	25,547	66,436

Device	Routing	Invert	Outlet Devices
#1	Primary	782.00'	8.0" Round Culvert L= 48.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 782.00' / 781.85' S= 0.0031 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Device 1	785.00'	27.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	784.00'	0.500 in/hr Filtration over Surface area above 782.01' Excluded Surface area = 0 sf

Primary OutFlow Max=0.21 cfs @ 13.51 hrs HW=784.42' TW=0.00' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 0.21 cfs of 2.22 cfs potential flow)

↑ **2=Orifice/Grate** (Controls 0.00 cfs)

↑ **3=Filtration** (Exfiltration Controls 0.21 cfs)

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Time span=1.00-72.00 hrs, dt=0.01 hrs, 7101 points
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1: Direct To Hamlet Park Pond	Runoff Area=9.703 ac 81.24% Impervious Runoff Depth=3.60" Tc=20.0 min CN=80/98 Runoff=35.26 cfs 2.908 af
Subcatchment 1A: Existing parking to	Runoff Area=0.554 ac 40.97% Impervious Runoff Depth=2.89" Tc=7.0 min CN=80/98 Runoff=2.61 cfs 0.134 af
Subcatchment 2: To North Basin	Runoff Area=2.011 ac 85.13% Impervious Runoff Depth=3.66" Tc=10.0 min CN=80/98 Runoff=10.06 cfs 0.614 af
Subcatchment 3: To UG Chambers	Runoff Area=3.870 ac 100.00% Impervious Runoff Depth=3.92" Tc=10.0 min CN=0/98 Runoff=20.46 cfs 1.266 af
Subcatchment 4: To South Basin	Runoff Area=2.269 ac 34.95% Impervious Runoff Depth=2.79" Flow Length=10' Tc=0.0 min CN=80/98 Runoff=12.55 cfs 0.527 af
Subcatchment 5: Direct to Ditch (East)	Runoff Area=1.710 ac 7.54% Impervious Runoff Depth=2.31" Tc=10.0 min CN=80/98 Runoff=6.03 cfs 0.329 af
Reach 6R: Total to Hamlet Park Pond	Inflow=58.43 cfs 5.448 af Outflow=58.43 cfs 5.448 af
Reach 7R: Total Proposed	Inflow=62.89 cfs 5.777 af Outflow=62.89 cfs 5.777 af
Pond 1P: West Basin	Peak Elev=786.24' Storage=3,060 cf Inflow=2.61 cfs 0.134 af Outflow=0.41 cfs 0.134 af
Pond 2P: North Basin	Peak Elev=785.83' Storage=10,419 cf Inflow=10.06 cfs 0.614 af Outflow=7.95 cfs 0.614 af
Pond 3P: UG System	Peak Elev=783.48' Storage=0.466 af Inflow=20.46 cfs 1.266 af Outflow=15.90 cfs 1.266 af
Pond 4P: South Basin	Peak Elev=784.81' Storage=14,937 cf Inflow=12.55 cfs 0.527 af Outflow=0.23 cfs 0.527 af

Total Runoff Area = 20.117 ac Runoff Volume = 5.777 af Average Runoff Depth = 3.45"
27.35% Pervious = 5.503 ac 72.65% Impervious = 14.614 ac

25-12-19 Van Meter

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MSE 24-hr 3 10-Year Rainfall=4.16"

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Summary for Subcatchment 1: Direct To Hamlet Park Pond

Runoff = 35.26 cfs @ 12.29 hrs, Volume= 2.908 af, Depth= 3.60"
 Routed to Reach 6R : Total to Hamlet Park Pond

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 10-Year Rainfall=4.16"

Area (ac)	CN	Description
7.883	98	Paved parking, HSG D
1.820	80	>75% Grass cover, Good, HSG D
9.703	95	Weighted Average
1.820	80	18.76% Pervious Area
7.883	98	81.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					Direct Entry,

Summary for Subcatchment 1A: Existing parking to raingarden

Runoff = 2.61 cfs @ 12.14 hrs, Volume= 0.134 af, Depth= 2.89"
 Routed to Pond 1P : West Basin

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 10-Year Rainfall=4.16"

Area (ac)	CN	Description
0.227	98	Paved parking, HSG D
0.327	80	>75% Grass cover, Good, HSG D
0.554	87	Weighted Average
0.327	80	59.03% Pervious Area
0.227	98	40.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Summary for Subcatchment 2: To North Basin

Runoff = 10.06 cfs @ 12.17 hrs, Volume= 0.614 af, Depth= 3.66"
 Routed to Pond 2P : North Basin

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 10-Year Rainfall=4.16"

25-12-19 Van Meter

MSE 24-hr 3 10-Year Rainfall=4.16"

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Area (ac)	CN	Description
1.712	98	Roofs, HSG D
0.299	80	>75% Grass cover, Good, HSG D
2.011	95	Weighted Average
0.299	80	14.87% Pervious Area
1.712	98	85.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Summary for Subcatchment 3: To UG Chambers

Runoff = 20.46 cfs @ 12.17 hrs, Volume= 1.266 af, Depth= 3.92"
Routed to Pond 3P : UG System

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.16"

Area (ac)	CN	Description
3.870	98	Paved parking, HSG D
3.870	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Summary for Subcatchment 4: To South Basin

Runoff = 12.55 cfs @ 12.09 hrs, Volume= 0.527 af, Depth= 2.79"
Routed to Pond 4P : South Basin

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 10-Year Rainfall=4.16"

Area (ac)	CN	Description
0.793	98	Roofs, HSG D
1.476	80	>75% Grass cover, Good, HSG D
2.269	86	Weighted Average
1.476	80	65.05% Pervious Area
0.793	98	34.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.0	10				Direct Entry,

Summary for Subcatchment 5: Direct to Ditch (East)

Runoff = 6.03 cfs @ 12.18 hrs, Volume= 0.329 af, Depth= 2.31"
 Routed to Reach 7R : Total Proposed

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 10-Year Rainfall=4.16"

Area (ac)	CN	Description
0.129	98	Paved parking, HSG D
1.581	80	>75% Grass cover, Good, HSG D
1.710	81	Weighted Average
1.581	80	92.46% Pervious Area
0.129	98	7.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Summary for Reach 6R: Total to Hamlet Park Pond

Inflow Area = 18.407 ac, 78.69% Impervious, Inflow Depth = 3.55" for 10-Year event
 Inflow = 58.43 cfs @ 12.26 hrs, Volume= 5.448 af
 Outflow = 58.43 cfs @ 12.26 hrs, Volume= 5.448 af, Atten= 0%, Lag= 0.0 min
 Routed to Reach 7R : Total Proposed

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs

Summary for Reach 7R: Total Proposed

Inflow Area = 20.117 ac, 72.65% Impervious, Inflow Depth = 3.45" for 10-Year event
 Inflow = 62.89 cfs @ 12.25 hrs, Volume= 5.777 af
 Outflow = 62.89 cfs @ 12.25 hrs, Volume= 5.777 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs

Summary for Pond 1P: West Basin

Inflow Area = 0.554 ac, 40.97% Impervious, Inflow Depth = 2.89" for 10-Year event
 Inflow = 2.61 cfs @ 12.14 hrs, Volume= 0.134 af
 Outflow = 0.41 cfs @ 12.52 hrs, Volume= 0.134 af, Atten= 84%, Lag= 22.5 min
 Primary = 0.41 cfs @ 12.52 hrs, Volume= 0.134 af
 Routed to Reach 6R : Total to Hamlet Park Pond

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 786.24' @ 12.52 hrs Surf.Area= 3,084 sf Storage= 3,060 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 530.7 min (1,304.9 - 774.2)

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MSE 24-hr 3 10-Year Rainfall=4.16"

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Volume	Invert	Avail.Storage	Storage Description
#1	785.00'	5,703 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
785.00	1,864	0	0
786.00	2,837	2,351	2,351
787.00	3,868	3,353	5,703

Device	Routing	Invert	Outlet Devices
#1	Primary	782.50'	12.0" Round Culvert L= 56.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 782.50' / 782.22' S= 0.0050 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 0.79 sf
#2	Device 1	786.00'	27.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	785.00'	0.500 in/hr Filtration over Surface area

Primary OutFlow Max=0.41 cfs @ 12.52 hrs HW=786.24' TW=0.00' (Dynamic Tailwater)

- 1=Culvert (Passes 0.41 cfs of 6.33 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.38 cfs @ 1.67 fps)
 3=Filtration (Exfiltration Controls 0.04 cfs)

Summary for Pond 2P: North Basin

Inflow Area = 2.011 ac, 85.13% Impervious, Inflow Depth = 3.66" for 10-Year event
 Inflow = 10.06 cfs @ 12.17 hrs, Volume= 0.614 af
 Outflow = 7.95 cfs @ 12.24 hrs, Volume= 0.614 af, Atten= 21%, Lag= 3.9 min
 Primary = 7.95 cfs @ 12.24 hrs, Volume= 0.614 af
 Routed to Reach 6R : Total to Hamlet Park Pond

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 785.83' @ 12.24 hrs Surf.Area= 7,603 sf Storage= 10,419 cf

Plug-Flow detention time= 516.7 min calculated for 0.614 af (100% of inflow)
 Center-of-Mass det. time= 517.0 min (1,273.5 - 756.5)

Volume	Invert	Avail.Storage	Storage Description
#1	784.00'	16,151 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
784.00	4,366	0	0
785.00	5,538	4,952	4,952
786.00	8,020	6,779	11,731
786.50	9,658	4,420	16,151

Device	Routing	Invert	Outlet Devices
#1	Primary	778.04'	36.0" Round Culvert L= 32.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 778.04' / 777.85' S= 0.0059 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 7.07 sf

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MSE 24-hr 3 10-Year Rainfall=4.16"

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#2 Device 1 785.50' **48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
 #3 Device 1 784.00' **0.500 in/hr Filtration over Surface area**

Primary OutFlow Max=7.94 cfs @ 12.24 hrs HW=785.83' TW=0.00' (Dynamic Tailwater)↑ **1=Culvert** (Passes 7.94 cfs of 85.37 cfs potential flow)↑ **2=Orifice/Grate** (Weir Controls 7.85 cfs @ 1.88 fps)↑ **3=Filtration** (Exfiltration Controls 0.09 cfs)**Summary for Pond 3P: UG System**

Inflow Area = 3.870 ac, 100.00% Impervious, Inflow Depth = 3.92" for 10-Year event
 Inflow = 20.46 cfs @ 12.17 hrs, Volume= 1.266 af
 Outflow = 15.90 cfs @ 12.24 hrs, Volume= 1.266 af, Atten= 22%, Lag= 4.1 min
 Primary = 15.90 cfs @ 12.24 hrs, Volume= 1.266 af
 Routed to Reach 6R : Total to Hamlet Park Pond

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 783.48' @ 12.24 hrs Surf.Area= 0.363 ac Storage= 0.466 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 344.1 min (1,095.6 - 751.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	781.17'	0.252 af	54.83'W x 288.00'L x 2.33'H Field A 0.846 af Overall - 0.217 af Embedded = 0.629 af x 40.0% Voids
#2A	781.67'	0.217 af	ADS_StormTech SC-310 +Cap x 640 Inside #1 Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap 640 Chambers in 16 Rows
#3	781.17'	0.002 af	6.00'D x 3.83'H Vertical Cone/Cylinder
		0.471 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	780.17'	30.0" Round Culvert L= 25.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 780.17' / 780.00' S= 0.0068 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 4.91 sf
#2	Device 1	782.60'	6.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#3	Device 1	781.17'	0.500 in/hr Filtration over Surface area

Primary OutFlow Max=15.89 cfs @ 12.24 hrs HW=783.48' TW=0.00' (Dynamic Tailwater)↑ **1=Culvert** (Passes 15.89 cfs of 30.29 cfs potential flow)↑ **2=Sharp-Crested Rectangular Weir** (Weir Controls 15.70 cfs @ 3.07 fps)↑ **3=Filtration** (Exfiltration Controls 0.18 cfs)

Summary for Pond 4P: South Basin

Inflow Area = 2.269 ac, 34.95% Impervious, Inflow Depth = 2.79" for 10-Year event
 Inflow = 12.55 cfs @ 12.09 hrs, Volume= 0.527 af
 Outflow = 0.23 cfs @ 15.00 hrs, Volume= 0.527 af, Atten= 98%, Lag= 174.5 min
 Primary = 0.23 cfs @ 15.00 hrs, Volume= 0.527 af
 Routed to Reach 6R : Total to Hamlet Park Pond

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 784.81' @ 15.00 hrs Surf.Area= 19,778 sf Storage= 14,937 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 619.4 min (1,390.8 - 771.4)

Volume	Invert	Avail.Storage	Storage Description
#1	784.00'	66,436 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
784.00	17,135	0	0
785.00	20,401	18,768	18,768
786.00	23,841	22,121	40,889
787.00	27,252	25,547	66,436

Device	Routing	Invert	Outlet Devices
#1	Primary	782.00'	8.0" Round Culvert L= 48.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 782.00' / 781.85' S= 0.0031 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Device 1	785.00'	27.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	784.00'	0.500 in/hr Filtration over Surface area above 782.01' Excluded Surface area = 0 sf

Primary OutFlow Max=0.23 cfs @ 15.00 hrs HW=784.81' TW=0.00' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 0.23 cfs of 2.44 cfs potential flow)

↑ **2=Orifice/Grate** (Controls 0.00 cfs)

↑ **3=Filtration** (Exfiltration Controls 0.23 cfs)

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MSE 24-hr 3 100-Year Rainfall=7.40"

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Time span=1.00-72.00 hrs, dt=0.01 hrs, 7101 points
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv.
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1: Direct To Hamlet Park Pond	Runoff Area=9.703 ac 81.24% Impervious Runoff Depth=6.77" Tc=20.0 min CN=80/98 Runoff=65.40 cfs 5.472 af
Subcatchment 1A: Existing parking to	Runoff Area=0.554 ac 40.97% Impervious Runoff Depth=5.92" Tc=7.0 min CN=80/98 Runoff=5.27 cfs 0.273 af
Subcatchment 2: To North Basin	Runoff Area=2.011 ac 85.13% Impervious Runoff Depth=6.85" Tc=10.0 min CN=80/98 Runoff=18.49 cfs 1.148 af
Subcatchment 3: To UG Chambers	Runoff Area=3.870 ac 100.00% Impervious Runoff Depth=7.16" Tc=10.0 min CN=0/98 Runoff=36.60 cfs 2.309 af
Subcatchment 4: To South Basin	Runoff Area=2.269 ac 34.95% Impervious Runoff Depth=5.80" Flow Length=10' Tc=0.0 min CN=80/98 Runoff=25.19 cfs 1.096 af
Subcatchment 5: Direct to Ditch (East)	Runoff Area=1.710 ac 7.54% Impervious Runoff Depth=5.22" Tc=10.0 min CN=80/98 Runoff=13.41 cfs 0.744 af
Reach 6R: Total to Hamlet Park Pond	Inflow=114.81 cfs 10.299 af Outflow=114.81 cfs 10.299 af
Reach 7R: Total Proposed	Inflow=126.99 cfs 11.043 af Outflow=126.99 cfs 11.043 af
Pond 1P: West Basin	Peak Elev=786.71' Storage=4,625 cf Inflow=5.27 cfs 0.273 af Outflow=3.13 cfs 0.273 af
Pond 2P: North Basin	Peak Elev=786.05' Storage=12,116 cf Inflow=18.49 cfs 1.148 af Outflow=16.75 cfs 1.148 af
Pond 3P: UG System	Peak Elev=784.21' Storage=0.470 af Inflow=36.60 cfs 2.309 af Outflow=38.28 cfs 2.309 af
Pond 4P: South Basin	Peak Elev=785.33' Storage=25,580 cf Inflow=25.19 cfs 1.096 af Outflow=2.70 cfs 1.096 af
Total Runoff Area = 20.117 ac Runoff Volume = 11.043 af Average Runoff Depth = 6.59" 27.35% Pervious = 5.503 ac 72.65% Impervious = 14.614 ac	

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MSE 24-hr 3 100-Year Rainfall=7.40"

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Summary for Subcatchment 1: Direct To Hamlet Park Pond

Runoff = 65.40 cfs @ 12.29 hrs, Volume= 5.472 af, Depth= 6.77"
 Routed to Reach 6R : Total to Hamlet Park Pond

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 100-Year Rainfall=7.40"

Area (ac)	CN	Description
7.883	98	Paved parking, HSG D
1.820	80	>75% Grass cover, Good, HSG D
9.703	95	Weighted Average
1.820	80	18.76% Pervious Area
7.883	98	81.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					Direct Entry,

Summary for Subcatchment 1A: Existing parking to raingarden

Runoff = 5.27 cfs @ 12.14 hrs, Volume= 0.273 af, Depth= 5.92"
 Routed to Pond 1P : West Basin

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 100-Year Rainfall=7.40"

Area (ac)	CN	Description
0.227	98	Paved parking, HSG D
0.327	80	>75% Grass cover, Good, HSG D
0.554	87	Weighted Average
0.327	80	59.03% Pervious Area
0.227	98	40.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Summary for Subcatchment 2: To North Basin

Runoff = 18.49 cfs @ 12.17 hrs, Volume= 1.148 af, Depth= 6.85"
 Routed to Pond 2P : North Basin

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 100-Year Rainfall=7.40"

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MSE 24-hr 3 100-Year Rainfall=7.40"

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Area (ac)	CN	Description
1.712	98	Roofs, HSG D
0.299	80	>75% Grass cover, Good, HSG D
2.011	95	Weighted Average
0.299	80	14.87% Pervious Area
1.712	98	85.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Summary for Subcatchment 3: To UG Chambers

Runoff = 36.60 cfs @ 12.17 hrs, Volume= 2.309 af, Depth= 7.16"
 Routed to Pond 3P : UG System

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 100-Year Rainfall=7.40"

Area (ac)	CN	Description
3.870	98	Paved parking, HSG D
3.870	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Summary for Subcatchment 4: To South Basin

Runoff = 25.19 cfs @ 12.09 hrs, Volume= 1.096 af, Depth= 5.80"
 Routed to Pond 4P : South Basin

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 100-Year Rainfall=7.40"

Area (ac)	CN	Description
0.793	98	Roofs, HSG D
1.476	80	>75% Grass cover, Good, HSG D
2.269	86	Weighted Average
1.476	80	65.05% Pervious Area
0.793	98	34.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.0	10				Direct Entry,

Summary for Subcatchment 5: Direct to Ditch (East)

Runoff = 13.41 cfs @ 12.17 hrs, Volume= 0.744 af, Depth= 5.22"
 Routed to Reach 7R : Total Proposed

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 100-Year Rainfall=7.40"

Area (ac)	CN	Description
0.129	98	Paved parking, HSG D
1.581	80	>75% Grass cover, Good, HSG D
1.710	81	Weighted Average
1.581	80	92.46% Pervious Area
0.129	98	7.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Summary for Reach 6R: Total to Hamlet Park Pond

Inflow Area = 18.407 ac, 78.69% Impervious, Inflow Depth = 6.71" for 100-Year event
 Inflow = 114.81 cfs @ 12.22 hrs, Volume= 10.299 af
 Outflow = 114.81 cfs @ 12.22 hrs, Volume= 10.299 af, Atten= 0%, Lag= 0.0 min
 Routed to Reach 7R : Total Proposed

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs

Summary for Reach 7R: Total Proposed

Inflow Area = 20.117 ac, 72.65% Impervious, Inflow Depth = 6.59" for 100-Year event
 Inflow = 126.99 cfs @ 12.20 hrs, Volume= 11.043 af
 Outflow = 126.99 cfs @ 12.20 hrs, Volume= 11.043 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs

Summary for Pond 1P: West Basin

Inflow Area = 0.554 ac, 40.97% Impervious, Inflow Depth = 5.92" for 100-Year event
 Inflow = 5.27 cfs @ 12.14 hrs, Volume= 0.273 af
 Outflow = 3.13 cfs @ 12.22 hrs, Volume= 0.273 af, Atten= 41%, Lag= 4.8 min
 Primary = 3.13 cfs @ 12.22 hrs, Volume= 0.273 af
 Routed to Reach 6R : Total to Hamlet Park Pond

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 786.71' @ 12.22 hrs Surf.Area= 3,569 sf Storage= 4,625 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 299.8 min (1,065.3 - 765.5)

25-12-19 Van Meter

MSE 24-hr 3 100-Year Rainfall=7.40"

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Volume	Invert	Avail.Storage	Storage Description
#1	785.00'	5,703 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
785.00	1,864	0	0
786.00	2,837	2,351	2,351
787.00	3,868	3,353	5,703

Device	Routing	Invert	Outlet Devices
#1	Primary	782.50'	12.0" Round Culvert L= 56.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 782.50' / 782.22' S= 0.0050 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 0.79 sf
#2	Device 1	786.00'	27.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	785.00'	0.500 in/hr Filtration over Surface area

Primary OutFlow Max=3.13 cfs @ 12.22 hrs HW=786.71' TW=0.00' (Dynamic Tailwater)

- 1=Culvert (Passes 3.13 cfs of 6.80 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 3.09 cfs @ 2.87 fps)
 3=Filtration (Exfiltration Controls 0.04 cfs)

Summary for Pond 2P: North Basin

Inflow Area = 2.011 ac, 85.13% Impervious, Inflow Depth = 6.85" for 100-Year event
 Inflow = 18.49 cfs @ 12.17 hrs, Volume= 1.148 af
 Outflow = 16.75 cfs @ 12.21 hrs, Volume= 1.148 af, Atten= 9%, Lag= 2.4 min
 Primary = 16.75 cfs @ 12.21 hrs, Volume= 1.148 af
 Routed to Reach 6R : Total to Hamlet Park Pond

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 786.05' @ 12.21 hrs Surf.Area= 8,176 sf Storage= 12,116 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 303.2 min (1,052.6 - 749.4)

Volume	Invert	Avail.Storage	Storage Description
#1	784.00'	16,151 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
784.00	4,366	0	0
785.00	5,538	4,952	4,952
786.00	8,020	6,779	11,731
786.50	9,658	4,420	16,151

Device	Routing	Invert	Outlet Devices
#1	Primary	778.04'	36.0" Round Culvert L= 32.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 778.04' / 777.85' S= 0.0059 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 7.07 sf

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#2 Device 1 785.50' **48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
 #3 Device 1 784.00' **0.500 in/hr Filtration over Surface area**

Primary OutFlow Max=16.74 cfs @ 12.21 hrs HW=786.05' TW=0.00' (Dynamic Tailwater)↑ **1=Culvert** (Passes 16.74 cfs of 86.82 cfs potential flow)↑ **2=Orifice/Grate** (Weir Controls 16.65 cfs @ 2.42 fps)↑ **3=Filtration** (Exfiltration Controls 0.09 cfs)**Summary for Pond 3P: UG System**

Inflow Area = 3.870 ac, 100.00% Impervious, Inflow Depth = 7.16" for 100-Year event
 Inflow = 36.60 cfs @ 12.17 hrs, Volume= 2.309 af
 Outflow = 38.28 cfs @ 12.16 hrs, Volume= 2.309 af, Atten= 0%, Lag= 0.0 min
 Primary = 38.28 cfs @ 12.16 hrs, Volume= 2.309 af
 Routed to Reach 6R : Total to Hamlet Park Pond

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 784.21' @ 12.16 hrs Surf.Area= 0.363 ac Storage= 0.470 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 215.4 min (959.6 - 744.2)

Volume	Invert	Avail.Storage	Storage Description
#1A	781.17'	0.252 af	54.83'W x 288.00'L x 2.33'H Field A 0.846 af Overall - 0.217 af Embedded = 0.629 af x 40.0% Voids
#2A	781.67'	0.217 af	ADS_StormTech SC-310 +Cap x 640 Inside #1 Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap 640 Chambers in 16 Rows
#3	781.17'	0.002 af	6.00'D x 3.83'H Vertical Cone/Cylinder
		0.471 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	780.17'	30.0" Round Culvert L= 25.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 780.17' / 780.00' S= 0.0068 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 4.91 sf
#2	Device 1	782.60'	6.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#3	Device 1	781.17'	0.500 in/hr Filtration over Surface area

Primary OutFlow Max=37.96 cfs @ 12.16 hrs HW=784.21' TW=0.00' (Dynamic Tailwater)↑ **1=Culvert** (Passes 37.96 cfs of 39.45 cfs potential flow)↑ **2=Sharp-Crested Rectangular Weir** (Weir Controls 37.78 cfs @ 4.14 fps)↑ **3=Filtration** (Exfiltration Controls 0.18 cfs)

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Summary for Pond 4P: South Basin

Inflow Area = 2.269 ac, 34.95% Impervious, Inflow Depth = 5.80" for 100-Year event
 Inflow = 25.19 cfs @ 12.09 hrs, Volume= 1.096 af
 Outflow = 2.70 cfs @ 12.49 hrs, Volume= 1.096 af, Atten= 89%, Lag= 24.2 min
 Primary = 2.70 cfs @ 12.49 hrs, Volume= 1.096 af
 Routed to Reach 6R : Total to Hamlet Park Pond

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 785.33' @ 12.49 hrs Surf.Area= 21,519 sf Storage= 25,580 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 525.0 min (1,287.1 - 762.1)

Volume	Invert	Avail.Storage	Storage Description
#1	784.00'	66,436 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
784.00	17,135	0	0
785.00	20,401	18,768	18,768
786.00	23,841	22,121	40,889
787.00	27,252	25,547	66,436

Device	Routing	Invert	Outlet Devices
#1	Primary	782.00'	8.0" Round Culvert L= 48.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 782.00' / 781.85' S= 0.0031 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Device 1	785.00'	27.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	784.00'	0.500 in/hr Filtration over Surface area above 782.01' Excluded Surface area = 0 sf

Primary OutFlow Max=2.70 cfs @ 12.49 hrs HW=785.32' TW=0.00' (Dynamic Tailwater)

- ↑ **1=Culvert** (Barrel Controls 2.70 cfs @ 7.72 fps)
 ↑ **2=Orifice/Grate** (Passes < 4.28 cfs potential flow)
 ↑ **3=Filtration** (Passes < 0.25 cfs potential flow)

EXHIBIT 7

25-11-07 Van Meter*MSE 24-hr 3 100-Year Rainfall=7.20"*

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Stage-Area-Storage for Pond 2P: North Basin

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
784.00	4,366	0
784.05	4,425	220
784.10	4,483	442
784.15	4,542	668
784.20	4,600	897
784.25	4,659	1,128
784.30	4,718	1,363
784.35	4,776	1,600
784.40	4,835	1,840
784.45	4,893	2,083
784.50	4,952	2,330
784.55	5,011	2,579
784.60	5,069	2,831
784.65	5,128	3,085
784.70	5,186	3,343
784.75	5,245	3,604
784.80	5,304	3,868
784.85	5,362	4,134
784.90	5,421	4,404
784.95	5,479	4,677
785.00	5,538	4,952
785.05	5,662	5,232
785.10	5,786	5,518
785.15	5,910	5,811
785.20	6,034	6,109
785.25	6,159	6,414
785.30	6,283	6,725
785.35	6,407	7,042
785.40	6,531	7,366
785.45	6,655	7,695
785.50	6,779	8,031
785.55	6,903	8,373
785.60	7,027	8,722
785.65	7,151	9,076
785.70	7,275	9,437
785.75	7,400	9,804
785.80	7,524	10,177
785.85	7,648	10,556
785.90	7,772	10,941
785.95	7,896	11,333
786.00	8,020	11,731
786.05	8,184	12,136
786.10	8,348	12,549
786.15	8,511	12,971
786.20	8,675	13,401
786.25	8,839	13,838
786.30	9,003	14,284
786.35	9,167	14,739
786.40	9,330	15,201
786.45	9,494	15,672
786.50	9,658	16,151

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MSE 24-hr 3 100-Year Rainfall=7.20"

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Stage-Area-Storage for Pond 3P: UG System

Elevation (feet)	Surface (acres)	Storage (acre-feet)	Elevation (feet)	Surface (acres)	Storage (acre-feet)
781.17	0.363	0.000	783.87	0.363	0.470
781.22	0.363	0.007	783.92	0.363	0.470
781.27	0.363	0.015	783.97	0.363	0.470
781.32	0.363	0.022	784.02	0.363	0.470
781.37	0.363	0.029	784.07	0.363	0.470
781.42	0.363	0.036	784.12	0.363	0.470
781.47	0.363	0.044	784.17	0.363	0.470
781.52	0.363	0.051	784.22	0.363	0.470
781.57	0.363	0.058	784.27	0.363	0.470
781.62	0.363	0.066	784.32	0.363	0.470
781.67	0.363	0.073	784.37	0.363	0.470
781.72	0.363	0.088	784.42	0.363	0.470
781.77	0.363	0.102	784.47	0.363	0.470
781.82	0.363	0.117	784.52	0.363	0.470
781.87	0.363	0.132	784.57	0.363	0.471
781.92	0.363	0.146	784.62	0.363	0.471
781.97	0.363	0.161	784.67	0.363	0.471
782.02	0.363	0.175	784.72	0.363	0.471
782.07	0.363	0.189	784.77	0.363	0.471
782.12	0.363	0.203	784.82	0.363	0.471
782.17	0.363	0.216	784.87	0.363	0.471
782.22	0.363	0.230	784.92	0.363	0.471
782.27	0.363	0.243	784.97	0.363	0.471
782.32	0.363	0.256			
782.37	0.363	0.269			
782.42	0.363	0.281			
782.47	0.363	0.294			
782.52	0.363	0.306			
782.57	0.363	0.317			
782.62	0.363	0.328			
782.67	0.363	0.339			
782.72	0.363	0.350			
782.77	0.363	0.359			
782.82	0.363	0.368			
782.87	0.363	0.376			
782.92	0.363	0.384			
782.97	0.363	0.392			
783.02	0.363	0.399			
783.07	0.363	0.407			
783.12	0.363	0.414			
783.17	0.363	0.421			
783.22	0.363	0.429			
783.27	0.363	0.436			
783.32	0.363	0.443			
783.37	0.363	0.450			
783.42	0.363	0.458			
783.47	0.363	0.465			
783.52	0.363	0.470			
783.57	0.363	0.470			
783.62	0.363	0.470			
783.67	0.363	0.470			
783.72	0.363	0.470			
783.77	0.363	0.470			
783.82	0.363	0.470			

25-12-19 Van Meter

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Stage-Area-Storage for Pond 4P: South Basin

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
784.00	17,135	0	786.70	26,229	58,413
784.05	17,298	861	786.75	26,399	59,729
784.10	17,462	1,730	786.80	26,570	61,053
784.15	17,625	2,607	786.85	26,740	62,386
784.20	17,788	3,492	786.90	26,911	63,727
784.25	17,952	4,386	786.95	27,081	65,077
784.30	18,115	5,287	787.00	27,252	66,436
784.35	18,278	6,197			
784.40	18,441	7,115			
784.45	18,605	8,041			
784.50	18,768	8,976			
784.55	18,931	9,918			
784.60	19,095	10,869			
784.65	19,258	11,828			
784.70	19,421	12,795			
784.75	19,585	13,770			
784.80	19,748	14,753			
784.85	19,911	15,745			
784.90	20,074	16,744			
784.95	20,238	17,752			
785.00	20,401	18,768			
785.05	20,573	19,792			
785.10	20,745	20,825			
785.15	20,917	21,867			
785.20	21,089	22,917			
785.25	21,261	23,976			
785.30	21,433	25,043			
785.35	21,605	26,119			
785.40	21,777	27,204			
785.45	21,949	28,297			
785.50	22,121	29,399			
785.55	22,293	30,509			
785.60	22,465	31,628			
785.65	22,637	32,755			
785.70	22,809	33,892			
785.75	22,981	35,036			
785.80	23,153	36,190			
785.85	23,325	37,352			
785.90	23,497	38,522			
785.95	23,669	39,701			
786.00	23,841	40,889			
786.05	24,012	42,085			
786.10	24,182	43,290			
786.15	24,353	44,504			
786.20	24,523	45,725			
786.25	24,694	46,956			
786.30	24,864	48,195			
786.35	25,035	49,442			
786.40	25,205	50,698			
786.45	25,376	51,963			
786.50	25,547	53,236			
786.55	25,717	54,517			
786.60	25,888	55,808			
786.65	26,058	57,106			

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Stage-Area-Storage for Pond 1P: West Basin

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
785.00	1,864	0	787.70	3,868	5,703
785.05	1,913	94	787.75	3,868	5,703
785.10	1,961	191	787.80	3,868	5,703
785.15	2,010	291	787.85	3,868	5,703
785.20	2,059	392	787.90	3,868	5,703
785.25	2,107	496	787.95	3,868	5,703
785.30	2,156	603	788.00	3,868	5,703
785.35	2,205	712	788.05	3,868	5,703
785.40	2,253	823	788.10	3,868	5,703
785.45	2,302	937	788.15	3,868	5,703
785.50	2,351	1,054	788.20	3,868	5,703
785.55	2,399	1,172	788.25	3,868	5,703
785.60	2,448	1,294			
785.65	2,496	1,417			
785.70	2,545	1,543			
785.75	2,594	1,672			
785.80	2,642	1,803			
785.85	2,691	1,936			
785.90	2,740	2,072			
785.95	2,788	2,210			
786.00	2,837	2,351			
786.05	2,889	2,494			
786.10	2,940	2,639			
786.15	2,992	2,788			
786.20	3,043	2,939			
786.25	3,095	3,092			
786.30	3,146	3,248			
786.35	3,198	3,407			
786.40	3,249	3,568			
786.45	3,301	3,732			
786.50	3,353	3,898			
786.55	3,404	4,067			
786.60	3,456	4,238			
786.65	3,507	4,412			
786.70	3,559	4,589			
786.75	3,610	4,768			
786.80	3,662	4,950			
786.85	3,713	5,134			
786.90	3,765	5,321			
786.95	3,816	5,511			
787.00	3,868	5,703			
787.05	3,868	5,703			
787.10	3,868	5,703			
787.15	3,868	5,703			
787.20	3,868	5,703			
787.25	3,868	5,703			
787.30	3,868	5,703			
787.35	3,868	5,703			
787.40	3,868	5,703			
787.45	3,868	5,703			
787.50	3,868	5,703			
787.55	3,868	5,703			
787.60	3,868	5,703			
787.65	3,868	5,703			

EXHIBIT 8

P8 Urban Catchment Model, Version 3.4

Run Date 11/10/25

Case	25-11-06 Van Meter.p8c	FirstDate	01/01/71	Precip(in)	870.4
Title	Van Meter	LastDate	12/31/00	Rain(in)	756.51
PrecFile	MSP_19700101-20001231.pcp	Events	2196	Snow(in)	113.84
PartFile	nurp50.p8p	TotalHrs	261888	TotalYrs	29.88

Case Title	Van Meter
Case Data File	25-11-06 Van Meter.p8c
Path	N:\0058882.00\docs\Design\Pond\P8\
Case Notes:	Van Meter Proposed Conditions
Storm Data File	MSP_19700101-20001231.pcp
Particle File	nurp50.p8p
Air Temp File File	MSP_19700101-20001231.tmp

Time Steps Per Hour	4
Minimum Inter-Event Time (hrs)	10
Maximum Continuity Error %	2
Rainfall Breakpoint (inches)	0.8
Precipitation Scale Factor	1
Air Temp Offset (deg-F)	0
Loops Thru Storm File	5
Simulation Dates	
Start	1/1/1971
Keep	1/1/1971
Stop	12/31/2000

Max Snowfall Temperature (deg-f)	32.0
SnowMelt Temperature (deg-f)	32.0
Snowmelt Coef (in/degF-Day)	0.06
Soil Freeze Temp (deg-F)	32.0
Snowmelt Abstraction Factor	1.00
Evapo-Trans. Calibration Factor	1.00
Growing Season Start Month	5
Growing Season End Month	10

5-Day Antecedent Rainfall + Runoff (inches)		
CN Antecedent Moisture Condition	AMC-II	AMC-III
Growing Season	1.40	2.10
NonGrowing Season	0.50	1.10

Watershed Data						
Watershed Name	Watershed 2	Watershed 3	Watershed 4			
Runoff to Device	North Basin	derground Sys	South Basin			
Infiltration to Device						

Watershed Area	2.011	3.87	2.269			
SCS Curve Number (Pervious)	80	80	80			
Scale Factor for Pervious Runoff Load	1	1	1			
Indirectly Connected Imperv Fraction	0	0	0			
UnSwept Impervious Fraction	0.85	1	0.35			
UnSwept Depression Storage (inches)	0.1	0.1	0.1			
UnSwept Imperv. Runoff Coefficient	0.9	0.9	0.9			
UnSwept Scale Factor for Particle Loads	1	1	1			
Swept Impervious Fraction	0	0	0			
Swept Depression Storage (inches)	0	0	0			
Swept Imperv. Runoff Coefficient	1	1	1			
Swept Scale Factor for Particle Loads	1	1	1			
Sweeping Frequency	0	0	0			
Sweeping Efficiency	1	1	1			
Sweeping Start Date (MMDD)	101	101	101			
Sweeping Stop Date (MMDD)	1231	1231	1231			

Device Data						
Device Name	North Basin	Underground Sys	South Basin			
Device Type	INF_BASIN	INF_BASIN	INF_BASIN			
Infiltration Outlet						
Normal Outlet						
Spillway Outlet						
Particle Removal Scale Factor	1	1	1			
Bottom Elevation (ft)	784	780.17	782			
Bottom Area (acres)	0.1002	0.3625	0.2562			
Permanent Pool Area (acres)						
Permanent Pool Volume (ac-ft)						
Perm Pool Infil Rate (in/hr)						
Flood Pool Area (acres)	0.1556	0.3625	0.3934			
Flood Pool Volume (ac-ft)	0.1844	0.324	0.645			
Flood Pool Infil Rate (in/hr)	0.5	0.5	0.5			
Infil Basin Void Fraction (%)	100	100	100			
Detention Pond Outlet Parameters						
Outlet Type						
Outlet Orifice Diameter (in)						
Orifice Discharge Coef						
Outlet Weir Length (ft)						
Weir Discharge Coef						
Perforated Riser Height (ft)						
Number of Holes in Riser						
Holes Diameter						
Flood Pool Drain Time (hrs)						
Swale Parameters						
Length of Flow Path (ft)						

Slope of Flow Path %						
Bottom Width (ft)						
Side Slope (ft-v/ft-h)						
Maximum Depth of Flow (ft)						
Mannings n Constant						
Hydraulic Model						
Pipe, Splitter, Aquifer Parameter						
Hydraulic Res. Time (hrs)						

Particle Data					
Particle File	nurp50.p8p				
Particle Class	P0%	P10%	P30%	P50%	P80%
Filtration Efficiency (%)	0	25	100	100	100
Settling Velocity (ft/hr)	0	0.03	0.3	1.5	15
First Order Decay Rate (1/day)	0	0	0	0	0
2nd Order Decay (1/day-ppm)	0	0	0	0	0
Impervious Runoff Conc (ppm)	1	0	0	0	0
Pervious Runoff Conc (ppm)	1	100	100	100	200
Pervious Conc Exponent	0	1	1	1	1
Accum. Rate (lbs-ac-day)	0	1.75	1.75	1.75	3.5
Particle Removal Rate (1/day)	0	0.25	0.25	0.25	0.25
Washoff Coefficient	0	20	20	20	20
Washoff Exponent	0	2	2	2	2
Sweeper Efficiency	0	0	0	5	15

Water Quality Component Data							
Component Name	TSS	TP	TKN	CU	PB	ZN	HC

Water Quality Criteria (ppm)							
Level 1	5	0.025	2	2	0.02	5	0.1
Level 2	10	0.05	1	0.0048	0.014	0.0362	0.5
Level 3	20	0.1	0.5	0.02	0.15	0.38	1

Content Scale Factor	1	1	1	1	1	1	1
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Particle Composition (mg/kg)							
P0%	0	99000	600000	13600	2000	640000	250000
P10%	1000000	3850	15000	340	180	1600	22500
P30%	1000000	3850	15000	340	180	1600	22500
P50%	1000000	3850	15000	340	180	1600	22500
P80%	1000000	0	0	340	180	0	22500

P8 Urban Catchment Model, Version 3.4				Run Date	11/10/25
Case	25-11-06 Van Meter.p8c	FirstDate	01/01/71	Precip(in)	870.4
Title	Van Meter	LastDate	12/31/00	Rain(in)	756.51
PrecFile	MSP_19700101-20001231.pcp	Events	2196	Snow(in)	113.84
PartFile	nurp50.p8p	TotalHrs	261888	TotalYrs	29.88

Mass Balances by Device

Device: OVERALL	Type:	NONE											
	Flow	Loads(lbs)											
Mass Balance Term	acre-ft	P0%	P10%	P30%	P50%	P80%	TSS	TP	TKN	CU	PB	ZN	HC
01 watershed inflows	364.54	990.81	21759.58	21759.58	21759.58	43519.16	108797.91	349.41	1573.66	50.47	21.57	738.56	2695.65
03 infiltrate	343.75	934.31	11868.11	2490.24	554.87	114.02	15027.23	149.91	784.29	17.82	4.57	621.82	571.69
04 exfiltrate	343.75	934.31	8901.08	0.00	0.00	0.00	8901.08	126.77	694.10	15.73	3.47	612.20	433.85
05 filtered	0.00	0.00	2967.03	2490.24	554.87	114.02	6126.15	23.15	90.18	2.08	1.10	9.62	137.84
07 spillway outlet	20.78	56.49	466.78	221.40	67.59	18.78	774.57	8.50	45.23	1.03	0.25	37.36	31.55
08 sedimen + decay	0.00	0.00	9327.24	19043.91	21136.26	43386.19	92893.61	190.60	742.61	31.58	16.72	79.21	2090.11
09 total inflow	364.54	990.81	21759.58	21759.58	21759.58	43519.16	108797.91	349.41	1573.66	50.47	21.57	738.56	2695.65
10 surface outflow	20.78	56.49	466.78	221.40	67.59	18.78	774.57	8.50	45.23	1.03	0.25	37.36	31.55
11 groundw outflow	343.75	934.31	8901.08	0.00	0.00	0.00	8901.08	126.77	694.10	15.73	3.47	612.20	433.85
12 total outflow	364.54	990.81	9367.86	221.40	67.59	18.78	9675.64	135.27	739.34	16.76	3.72	649.57	465.40
13 total trapped	0.00	0.00	12294.27	21534.16	21691.13	43500.20	99019.76	213.75	832.79	33.67	17.82	88.83	2227.94
14 storage increase	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15 mass balance check	0.00	0.00	97.45	4.02	0.86	0.17	102.50	0.39	1.53	0.03	0.02	0.16	2.31
Load Reduction (%)	0.00	0.00	56.50	98.96	99.69	99.96	91.01	61.17	52.92	66.71	82.65	12.03	82.65

Device: North Basin	Type:	INF_BASIN											
	Flow	Loads(lbs)											
Mass Balance Term	acre-ft	P0%	P10%	P30%	P50%	P80%	TSS	TP	TKN	CU	PB	ZN	HC
01 watershed inflows	96.06	261.09	5767.11	5767.11	5767.11	11534.23	28835.57	92.46	416.17	13.35	5.71	194.78	714.07
03 infiltrate	90.67	246.44	3227.74	681.78	152.19	31.35	4093.05	40.04	208.79	4.74	1.23	164.22	153.70
04 exfiltrate	90.67	246.44	2420.80	0.00	0.00	0.00	2420.80	33.72	184.18	4.17	0.93	161.60	116.08
05 filtered	0.00	0.00	806.93	681.78	152.19	31.35	1672.25	6.32	24.61	0.57	0.30	2.63	37.63
07 spillway outlet	5.39	14.65	137.87	79.24	35.29	14.49	266.89	2.42	12.58	0.29	0.08	9.78	9.67
08 sedimen + decay	0.00	0.00	2390.27	5005.86	5579.58	11488.38	24464.09	49.96	194.64	8.32	4.40	20.76	550.44
09 total inflow	96.06	261.09	5767.11	5767.11	5767.11	11534.23	28835.57	92.46	416.17	13.35	5.71	194.78	714.07
10 surface outflow	5.39	14.65	137.87	79.24	35.29	14.49	266.89	2.42	12.58	0.29	0.08	9.78	9.67
11 groundw outflow	90.67	246.44	2420.80	0.00	0.00	0.00	2420.80	33.72	184.18	4.17	0.93	161.60	116.08
12 total outflow	96.06	261.09	2558.67	79.24	35.29	14.49	2687.69	36.14	196.75	4.46	1.01	171.38	125.75
13 total trapped	0.00	0.00	3197.20	5687.64	5731.77	11519.73	26136.34	56.27	219.25	8.89	4.70	23.39	588.07
14 storage increase	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15 mass balance check	0.00	0.00	11.24	0.24	0.05	0.01	11.54	0.04	0.17	0.00	0.00	0.02	0.26
Load Reduction (%)	0.00	0.00	55.44	98.62	99.39	99.87	90.64	60.86	52.68	66.54	82.35	12.01	82.35

Device: Underground System

Type: INF_BASIN
Flow Loads(lbs)

Mass Balance Term

01 watershed inflows

03 infiltrate

04 exfiltrate

05 filtered

07 spillway outlet

08 sedimen + decay

09 total inflow

10 surface outflow

11 groundw outflow

12 total outflow

13 total trapped

14 storage increase

15 mass balance check

Load Reduction (%)

acre-ft

210.81

195.65

195.65

0.00

15.16

0.00

210.81

15.16

195.65

210.81

0.00

0.00

0.00

0.00

P0%

572.99

531.78

531.78

0.00

41.21

0.00

572.99

41.21

531.78

572.99

0.00

0.00

0.00

0.00

P10%

12788.34

7033.48

5275.11

1758.37

285.45

5419.09

12788.34

285.45

5275.11

5560.56

7177.46

0.00

0.00

56.13

P30%

12788.34

1484.75

0.00

1484.75

107.39

11194.88

107.39

0.00

0.00

107.39

12679.62

0.00

0.00

99.15

P50%

12788.34

330.99

0.00

330.99

16.17

12440.89

16.17

0.00

0.00

16.17

12771.88

0.00

0.00

99.87

P80%

25576.67

67.91

0.00

67.91

1.57

25507.13

1.57

0.00

0.00

1.57

25575.04

0.00

0.06

99.99

TSS

63941.69

8917.14

5275.11

3642.02

410.59

54561.98

410.59

5275.11

5685.70

58204.01

0.00

0.00

51.98

91.03

TP

204.43

86.72

72.96

13.76

5.65

111.86

5.65

72.96

78.61

125.62

0.00

0.00

0.20

61.45

TKN

919.27

451.81

398.19

53.61

30.86

435.82

30.86

398.19

429.05

489.43

0.00

0.00

0.78

53.24

CU

29.53

10.26

9.03

1.24

0.70

18.55

0.70

9.03

9.73

19.79

0.00

0.00

0.02

67.01

PB

12.66

2.67

2.01

0.66

0.16

9.82

0.16

2.01

2.17

10.48

0.00

0.00

0.01

82.78

ZN

428.09

354.50

348.78

5.72

27.03

46.49

428.09

27.03

348.78

375.81

52.21

0.00

0.08

12.20

HC

1581.93

333.58

251.63

81.95

19.54

1227.64

19.54

251.63

271.17

1309.59

0.00

1.17

82.78

Device: South Basin

Type: INF_BASIN
Flow Loads(lbs)

Mass Balance Term

01 watershed inflows

03 infiltrate

04 exfiltrate

05 filtered

07 spillway outlet

08 sedimen + decay

09 total inflow

10 surface outflow

11 groundw outflow

12 total outflow

13 total trapped

14 storage increase

15 mass balance check

Load Reduction (%)

acre-ft

57.66

57.43

57.43

0.00

0.23

0.00

57.66

0.23

57.43

57.66

0.00

0.00

0.00

0.00

P0%

156.73

156.10

156.10

0.00

0.63

0.00

156.73

0.63

156.10

156.73

0.00

0.00

0.00

0.00

P10%

3204.13

1606.89

1205.17

401.72

43.46

1517.89

3204.13

43.46

1205.17

1248.63

1919.61

0.00

0.00

59.91

P30%

3204.13

323.72

0.00

323.72

2843.18

3204.13

34.78

0.00

34.78

3166.90

0.00

0.00

98.84

P50%

3204.13

71.68

0.00

71.68

3115.79

3204.13

16.13

0.00

16.13

3187.48

0.00

0.52

99.48

P80%

6408.26

14.75

0.00

14.75

6390.68

6408.26

2.72

0.00

2.72

6405.43

0.00

0.11

99.96

TSS

16020.65

2017.04

1205.17

811.88

97.08

13867.54

16020.65

97.08

1205.17

1302.25

14679.42

P8 Urban Catchment Model, Version 3.4				Run Date	01/14/26
Case	26-01-14 Van Meter Existing.p8c	FirstDate	01/01/71	Precip(in)	870.4
Title	Van Meter	LastDate	12/31/00	Rain(in)	756.51
PrecFile	MSP_19700101-20001231.pcp	Events	2196	Snow(in)	113.84
PartFile	nurp50.p8p	TotalHrs	261888	TotalYrs	29.88

Mass Balances by Device

Device: out	Type:	PIPE											
	Flow	Loads(lbs)											
Mass Balance Term	acre-ft	P0%	P10%	P30%	P50%	P80%	TSS	TP	TKN	CU	PB	ZN	HC
01 watershed inflows	79.59	216.34	3204.39	3204.39	3204.39	6408.78	16021.95	58.43	274.00	8.39	3.32	153.84	414.58
06 normal outlet	79.59	216.34	3204.39	3204.39	3204.39	6408.78	16021.95	58.43	274.00	8.39	3.32	153.84	414.58
09 total inflow	79.59	216.34	3204.39	3204.39	3204.39	6408.78	16021.95	58.43	274.00	8.39	3.32	153.84	414.58
10 surface outflow	79.59	216.34	3204.39	3204.39	3204.39	6408.78	16021.95	58.43	274.00	8.39	3.32	153.84	414.58
12 total outflow	79.59	216.34	3204.39	3204.39	3204.39	6408.78	16021.95	58.43	274.00	8.39	3.32	153.84	414.58
Load Reduction (%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

1.95 lbs/yr

EXHIBIT 9

Location		Tributary Area			Runoff Coefficient			Time of Concentration			Design											Hydraulic Grade Line		Profile						
Upstream Structure	Downstream Structure	Incremental Acreage	Total Acreage	% Impervious	Incremental C	Incremental CA	SUM CA'S	Inlet Time of Concentration (min.)	Time in Pipe (minutes)	Outlet Time of Concentration (min.)	Intensity (inches/hour)	Calculated Q (cfs)	Length of Pipe (feet)	Calculated Diameter of Pipe (inches)	Design Diameter of Pipe (inches)	Calculated Grade of Pipe (%)	Design Grade of Pipe (%)	Hydraulic Grade Line (%)	Temporary Q (cfs)	Temporary V (ft/sec)	Q Without Head (cfs)	Full Velocity in Pipe (ft/sec)	Hydraulic Grade Line Upstream (ft.)	Hydraulic Grade Line Downstream (ft.)	Design Upstream Invert (ft.)	Calculated Downstream Invert (ft.)	Design Downstream Invert (ft.)	Upstream Rim Elevation (ft.)	Head Space at Upstream Manhole (ft.)	Build Above Top of Pipe (Upstream) (ft.)
36	35	0.8	0.8	100%	0.95	0.76	0.76	7	0.0	7.0	5.6	4.23	7	15	15	0.43%	1.44%	0.43%	4.23	3.4	7.75	6.3	786.49	786.39	785.24	785.14	785.14	790.25	3.76	3.76
35	33	0	0.8	100%	0.95	0.00	0.76	7	1.0	8.0	5.2	3.94	227	15	15	0.37%	0.50%	0.37%	3.94	3.2	4.57	3.7	786.39	784.00	785.14	0.00	784.00	789.28	2.89	2.89
28	27	0.58	0.58	100%	0.95	0.55	0.55	7	0.0	7.0	5.6	3.06	17	12	12	0.74%	1.90%	0.74%	3.06	3.9	4.91	6.3	782.99	781.67	781.99	0.00	781.67	790.25	7.26	7.26
23	24	0.58	0.58	100%	0.95	0.55	0.55	7	0.0	7.0	5.6	3.06	16	12	12	0.74%	2.06%	0.74%	3.06	3.9	5.11	6.5	783.00	781.67	782.00	0.00	781.67	790.25	7.25	7.25

VARIANCE APPLICATION – RESPONSE TO ORDINANCE CRITERIA

The Planning Commission and City Council may recommend a variance from the strict application of the zoning ordinance, if they find that your application meets the findings below. Please provide a DETAILED response to all of the following findings:

1. The variance is in harmony with the purposes and intent of this title. Please circle: Yes No

2. The variance is consistent with the comprehensive plan. Please circle: Yes No

3. The proposal puts the property to a reasonable use. Please explain.

Proposal will allow Van Meter to expand their facility to meet current operational requirements while minimizing impacts on adjacent properties.

4. There are unique circumstances to the property not created by the landowner. Please identify these circumstances.

Utility Easements

5. The conditions upon which an application for a variance is based are unique to the parcel of land for which the variance is sought and are not applicable, generally to other property within the same zoning classifications. Please list the conditions that are unique.

The site currently contains numerous utility easements that significantly restrict the owner's ability to expand the facility to meet current operational and space requirements. These existing constraints limit feasible building locations and necessitate the proposed placement and configuration of the addition. Additional detail regarding the site constraints and easement impacts is provided in the attached narrative.

6. The purpose of the variance is not based exclusively upon a financial hardship. Please circle: Yes No

7. The granting of the variance will not be detrimental to the public welfare or injurious to other land or improvements in the neighborhood in which the parcel of land is located. Please circle: Yes No

8. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety. Please identify any potential impact the requested variance may have.

The proposed building addition has been designed to match the architectural aesthetic, materials, and character of the existing facility, ensuring a cohesive appearance across the site. The addition maintains the same north property line setback as the existing building, preserving the established development pattern. Given the consistency in design and the continuity of setbacks, the proposed expansion will not negatively impact adjacent properties or alter the visual character of the surrounding area.

Economic hardship is not regarded by the Courts as a reason for approval. Neighborhood support or opposition, without any basis of facts, is not regarded by the Courts as reason for either approval or denial.

Applicant Name: Van Meter Inc.

Case #: _____



Pope Design Group
767 N Eustis St, Suite 190
St Paul, MN 55114
612-222-9303
Rtejeda@popedesign.com

11/12/2025
City of Cottage Grove
Community Development Department
12800 Ravine Parkway South
Cottage Grove, MN 55016

Subject: Variance Request – Setback Requirement for Van Meter Inc. Expansion Project

Dear Members of the City of Cottage Grove Planning Commission,

Van Meter Inc. respectfully requests a variance from the current setback requirements for their planned facility expansion located at 7450 95th St S, Cottage Grove, MN 55016. The proposed 38,800 SF "Expansion A" addition is currently designed with a 60-foot setback, consistent with the existing building, whereas the City's ordinance requires a 100-foot setback for an I-1 General Industrial property that abuts an R-3 Single-Family Residential district.

This request is driven by several site-specific constraints that prevent compliance with the 100-foot setback requirement:

- **Easement Restrictions:** We are unable to extend "Expansion A" to the easternmost building setback line due to a 50-foot drainage and utility easement that must be maintained.
- **Operational Circulation:** Relocating "Expansion A" further south would impede truck circulation and disrupt essential on-site traffic flow and logistics.
- **Alternative Design Considerations:** Van Meter Inc. has explored the option of enlarging the proposed 85,100 SF "Expansion B" to offset a smaller "Expansion A" addition; however, drainage and utility easement along the southern and western property boundaries limits our ability to expand in those directions.

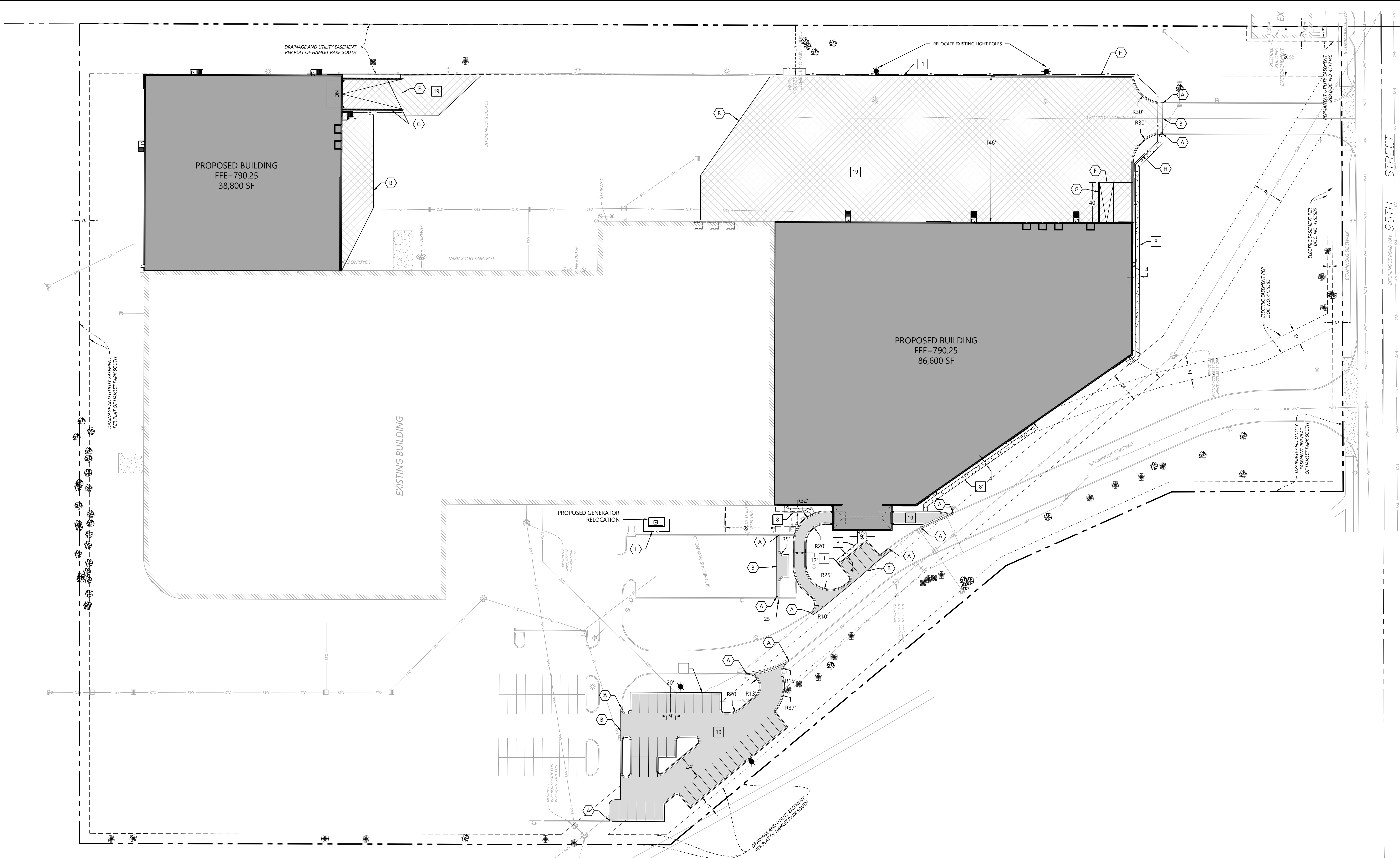
The requested 60-foot setback maintains consistency with the existing building footprint, supports efficient site operations, and accommodates the site's physical limitations while preserving the intent of the zoning ordinance.

We appreciate your consideration of this request and look forward to continuing our partnership with the City of Cottage Grove as Van Meter expands its operations to better serve its customers and the community. Please feel free to contact me at 612-222-9303 or Rtejeda@popedesign.com with any questions or requests for additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Ricky Tejeda".

Ricky Tejeda
Project Manager
Pope Design Group



Call 48 Hours before digging:
811 or call 811.com
Common Ground Alliance

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		HEAVY DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

GENERAL SITE NOTES

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY **WESTWOOD PROFESSIONAL SERVICES**.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE **B612** UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

1 SITE DETAILS (SI-0XX)

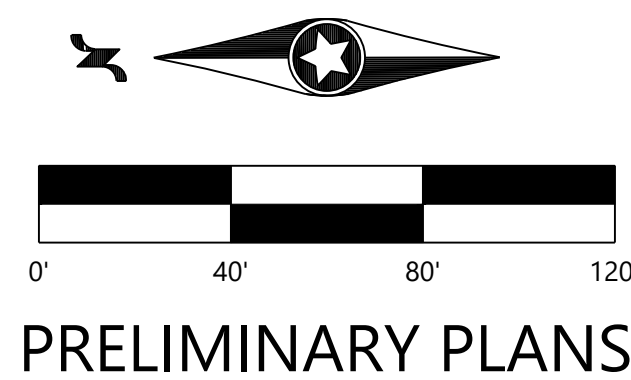
- B612 CURB AND GUTTER
- PRIVATE CONCRETE SIDEWALK
- PAVEMENT SECTIONS
- CURB CUT WITH EROSION CONTROL MAT

A SITE KEYNOTES

- MATCH EXISTING CURB
- MATCH EXISTING CONCRETE PAVEMENT WITH SAWCUT
- TRANSITION CURB
- RAMP
- RAMP RETAINING WALL
- SECURITY FENCE
- SCREEN FENCE

SITE DEVELOPMENT SUMMARY

EXISTING ZONING:	I-1, GENERAL INDUSTRIAL
PROPOSED ZONING:	I-1, GENERAL INDUSTRIAL
PROPERTY AREA:	876,227 SF (20.12 AC)
EXISTING IMPERVIOUS SURFACE:	440,645 SF (50.3%)
PROPOSED IMPERVIOUS SURFACE:	636,587 SF (72.6%)
EXISTING GREEN SPACE:	435,632 SF (49.7%)
PROPOSED GREEN SPACE:	239,690 SF (27.4%)
BUILDING GROSS SIZE:	309,800 SF
EXISTING BUILDING:	184,400 SF
NORTH ADDITION:	38,800 SF
SOUTH ADDITION:	86,600 SF
FLOOR-AREA-RATIO(FAR):	0.25
BUILDING SETBACK PER CODE:	40' = FRONT 40' = SIDE / 40' = SIDE TO ROW 100' = REAR
PARKING SETBACK:	20' = FRONT AND ROW 10' = SIDE AND REAR
PARKING SPACE/DRIVE AISLE:	9' WIDE X 18' LONG, 24' AISLE
PARKING RATIO REQUIREMENT:	CITY OF COTTAGE GROVE 1 SPACE / 250 SF OF BLDG WAREHOUSE: 1 SPACE / 2000 SF OF BLDG
RETAIL/OFFICE (51,800 SF)	207 SPACES
WAREHOUSE (134,000 SF)	67 SPACES
EXTRA SPACES	28 SPACES
TOTAL SPACES REQUIRED:	336 SPACES
EXISTING PARKING:	302 SPACES
PROPOSED PARKING:	38 SPACES
TOTAL PARKING:	340 SPACES



PRELIMINARY PLANS

DESIGNED:	11/03/2025
CHECKED:	11/06/25
DRAWN:	11/12/25
APPROVED:	11/12/25
SCALE:	AS SHOWN
VERTICAL SCALE:	8" = 4'

PREPARED FOR:
VAN METER INC.
850 32ND AVENUE SW
CEDAR RAPIDS, IOWA 52404

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF MINNESOTA.
GRETCHEN A. SCHROEDER
DATE 11/12/2025 LICENSE NO. _____

VAN METER EXPANSION
COTTAGE GROVE, MN

Westwood
Professional Services, Inc.
13200 Whitehurst Drive, Suite #200
Minneapolis, MN 55443
(888) 991-5150
westwoodpro.com

SITE PLAN

SHEET NUMBER:

C200

DATE: 11/12/2025

PROJECT NUMBER: 0058882.00

HAMLET PARK SOUTH

KNOW ALL PERSONS BY THESE PRESENTS: That WAG Farms, Inc., a Minnesota corporation, WER DIS, LLC, a Minnesota company, Glendenning Farms, L.P., a Minnesota limited partnership, Joan Glendenning Kennedy Family Limited Partnership, a Minnesota limited partnership, Cottage Grove Economic Development Authority, a Minnesota public body and corporate and politic, and City of Cottage Grove, a Minnesota municipal corporation, owners of the following described property situated in the City of Cottage Grove, County of Washington, State of Minnesota:

That part of the Northwest Quarter of Section 20, Township 27, Range 21, Washington County, Minnesota, described as follows:

Beginning at the northeast corner of said Northwest Quarter; thence westerly along the north line of said Northwest Quarter to the east line of the West 725.60 feet of said Northwest Quarter; thence southerly along said east line of the West 725.60 feet to the northwest corner of Outlot B, PINEHILL ACRES FIRST ADDITION, according to the recorded plat thereof, Washington County, Minnesota; thence easterly along the northerly line of said Outlot B and the northerly line of Outlot C, of said plat, 250.00 feet to the northeast corner of said Outlot C; thence southerly and southeasterly along the easterly line of said Outlot C to the most easterly corner of said Outlot C, which is also the most northerly corner of Outlot A, PINEHILL ACRES FOURTH ADDITION, according to the recorded plat thereof, Washington County, Minnesota; thence southeasterly and southerly along the easterly line of said Outlot A, and its southerly extension thereof, to the south line of said Northwest Quarter; thence easterly along said south line to the southeast corner of said Northwest Quarter; thence northerly along the east line of said Northwest Quarter to the point of beginning.

Have caused the same to be surveyed and platted as HAMLET PARK SOUTH, and do hereby donate and dedicate to the public for public use forever the street and the drainage and utility easements as shown on the plat.

In witness whereof said WAG Farms, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 23rd day of July, 2008, and in witness whereof said WER DIS, LLC, a Minnesota company has caused these to be signed by its proper officer this 5th day of August, 2008, and in witness whereof said Glendenning Farms, L.P., a Minnesota limited partnership, has caused these presents to be signed by its proper officer this 23rd day of July, 2008, and in witness whereof said Joan Glendenning Kennedy Family Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper officer this 23rd day of July, 2008, and in witness whereof said Cottage Grove Economic Development Authority, a Minnesota public body corporate and politic, has caused these presents to be signed by its proper officers this 14th day of August, 2008, and in witness whereof said City of Cottage Grove, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 14th day of August, 2008.

Signed: WAG FARMS, INC.

William G. Glendenning
William G. Glendenning, President

Signed: WER DIS, LLC.

Kevin R. Powell
Kevin R. Powell, Chief Manager

Signed: GLENDENNING FARMS, L.P.

William A. Glendenning
William A. Glendenning, Its Partner

Signed: JOAN GLENDENNING KENNEDY FAMILY LIMITED PARTNERSHIP

William S. Kennedy
William S. Kennedy, Its General Partner

Signed: COTTAGE GROVE ECONOMIC DEVELOPMENT AUTHORITY

Fred Luden
Fred Luden as President

Signed: CITY OF COTTAGE GROVE, MINNESOTA

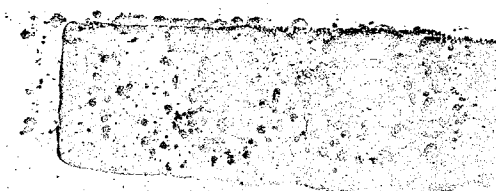
Sandra Shuly
Sandra Shuly as Mayor

Ryan R. Schneider
Ryan R. Schneider as Administrator

Ryan R. Schneider
Ryan R. Schneider as Administrator

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 23rd day of July, 2008, by William G. Glendenning, its President of WAG Farms, Inc., a Minnesota corporation, on behalf of the corporation.



Barbara H. Gibson
(Signature)

Barbara H. Gibson
(Name Printed)

Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-09

STATE OF MINNESOTA
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 5th day of August, 2008, by Kevin R. Powell, its Chief Manager of WER DIS, LLC, a Minnesota corporation, on behalf of the company.



Patricia K. Dillon
(Signature)

Patricia K. Dillon
(Name Printed)

Notary Public, Washington County, Minnesota
My Commission Expires Jan 31, 2010

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 23rd day of July, 2008, by William A. Glendenning, Its Partner of Glendenning Farms, L.P., a Minnesota partnership, on behalf of the partnership.



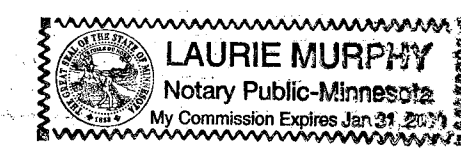
Barbara H. Gibson
(Signature)

Barbara H. Gibson
(Name Printed)

Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-09

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 23rd day of July, 2008, by William S. Kennedy, its General Partner of Joan Glendenning Kennedy Family Limited Partnership, a Minnesota partnership, on behalf of the partnership.



Laurie Murphy
(Signature)

LAURIE MURPHY
(Name Printed)

Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-2010

STATE OF MINNESOTA
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 1st day of August, 2008, by Fred Luden and Ryan R. Schneider the President and Administrator of Cottage Grove Economic Development Authority, a Minnesota public body corporation and politic on behalf of the Authority.



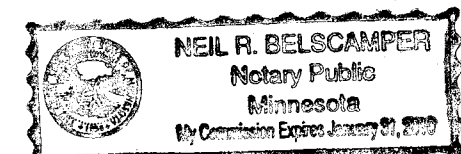
Neil R. Belcamper
(Signature)

Neil R. Belcamper
(Name Printed)

Notary Public, Washington County, Minnesota
My Commission Expires 1/31/2010

STATE OF MINNESOTA
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 1st day of August, 2008, by Sandra Shuly and Ryan R. Schneider the Mayor and Administrator of the City of Cottage Grove, a Minnesota municipal corporation on behalf of the corporation.



Neil R. Belcamper
(Signature)

Neil R. Belcamper
(Name Printed)

Notary Public, Washington County, Minnesota
My Commission Expires 1/31/2010

I hereby certify that I have surveyed and platted or directly supervised the survey and platting of the property described on this plat as HAMLET PARK SOUTH; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in MS 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Daniel J. Roeber
Daniel J. Roeber, Land Surveyor
Minnesota License No. 43133

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing Surveyor's Certificate by Daniel J. Roeber, Minnesota License No. 43133, was acknowledged before me this 30th day of November, 2007.

Patricia J. Wegener
(Signature)

Patricia J. Wegener

Notary Public, Ramsey County, Minnesota
My Commission Expires January 31, 2010

CITY OF COTTAGE GROVE

Approved by the City Council of the City of Cottage Grove, Minnesota, this 17th day of October, 2007, and is in compliance with the provisions of Chapter 505.03, Subdivision 2, Minnesota Statutes.

Signed Sandra Shuly, Mayor

Attest Luon M. Shuly, City Clerk

COUNTY SURVEYOR

Pursuant to Chapter 820, Laws of Minnesota, 1971, this plat has been approved this 18th day of December, 2008.

By: MICHAEL J. WELLING
Washington County Surveyor

By: Mark Simon
Assistant County Surveyor

COUNTY AUDITOR/TREASURER

There are no delinquent taxes, the current taxes due and payable for the year 2008 have been paid and transfer has been entered this 18 day of December, 2008.

By: Maureen D. Bourke
Washington County Auditor/Treasurer

By: Barbara Christensen
Deputy

COUNTY RECORDER
DOCUMENT NUMBER 3718758

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this 18 day of December, 2008 at 3:56 o'clock P.m., and was duly filed in Washington County Records.

By: _____
Washington County Recorder

By: _____
Deputy



RESOLUTION NO. 2012-045

A RESOLUTION GRANTING A VARIANCE TO CITY CODE TITLE 11, CHAPTER 4, SECTION 6(G), TO REDUCE THE WIND TURBINE MINIMUM SETBACK REQUIREMENT FROM 1,320 FEET TO 230 FEET FROM A PUBLIC PARK AND APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION OF A 20-KILOWATT WIND TURBINE AT THE SOUTHWEST CORNER OF WERNER ELECTRIC'S BUILDING LOCATED AT 7450 95TH STREET SOUTH

WHEREAS, Werner Electric has applied for a variance to Title 11, Chapter 4, Section 6(G), Siting of the City's Zoning Ordinance to reduce the 1,320 foot minimum setback requirement for a wind turbine from Hamlet Park's property boundary line and a conditional use permit to allow the installation of a 99-foot tall 20 kilowatt wind turbine with three 15-foot long blades on property legally described as:

That part of the Northwest Quarter of Section 20, Township 27, Range 21, Washington County, Minnesota, described as follows:

Beginning at the Southeast corner of said Northwest Quarter of said Section 20; thence North 00 degrees 07 minutes 30 seconds East, assumed bearing along the East line of said Northwest Quarter, 1303.00 feet; thence North 90 degrees 00 minutes 00 seconds West, 820.05 feet; thence South 00 degrees 07 minutes 30 seconds West, 591.24 feet; thence South 39 degrees 42 minutes 41 seconds East, 436.89 feet; thence South 24 degrees 00 minutes 42 seconds East, 181.43 feet; thence South 00 degrees 11 minutes 40 seconds East, 211.55 feet to the south line of said Northwest Quarter; thence easterly along said south line, 464.81 feet to the point of beginning.

Said description contains ± 20.54 acres or $\pm 894,871$ square feet.

Commonly known as 7450 95th Street South, Cottage Grove, Washington County, State of Minnesota.

WHEREAS, public hearing notices were mailed to property owners within 500 feet of the property and a public hearing notice was published in the South Washington County Bulletin; and

WHEREAS, Werner Electric held an information meeting with surrounding property owners on January 26, 2012; and

WHEREAS, the Parks, Recreation and Natural Resources Commission unanimously supported the proposed wind turbine setback variance at their meeting on February 13, 2012; and

WHEREAS, the Planning Commission held a public hearing on March 26, 2012; and

WHEREAS, a planning staff report, which detailed specific information on the property and the application request, was prepared and presented; and

WHEREAS, the public hearing was open for public testimony and testimony from the applicant and the public was received and entered into the public record; and

WHEREAS, a petition opposing the applicant's wind turbine project contained the signatures of 25 residents representing 21 residential properties was presented to the Planning Commission. Their concerns pertained to potential visual and noise pollution and property values. The petition has been placed on file and is available for public viewing; and

WHEREAS, the Planning Commission reviewed the criteria and findings established by the Zoning Ordinance for granting a variance. A summary of these criteria is as follows: Is the variance in harmony with the purposes and intent of the ordinance? Is the variance consistent with the comprehensive plan? Does the proposal put property to use in a reasonable manner? Are there unique circumstances to the property not created by the landowner? Will the variance, if granted, alter the essential character of the locality? The City may impose conditions and safeguards in granting any variance.

WHEREAS, the Planning Commission on a 7-to-2 vote recommended to the City Council that the variance and conditional use permit applications be granted based in the findings of facts and the conditions of approval listed in the planning staff report; and

WHEREAS, the City Council discussed Werner Electric's planning applications at their meeting on April 4, 2012 and tabled the matter to April 18, 2012. Council requested the applicant provide additional information relative to wind direction and to consider placing the proposed wind turbine in the northeast corner of their site; and

WHEREAS, the City Council tabled the applications at their April 18, 2012 meeting and instructed City staff to prepare alternative findings of facts for the two locations on Werner Electric's property; and

WHEREAS, findings of facts for placing the proposed wind turbine at the southwest corner of Werner Electric's building and the northwest corner of Werner Electric's property were evaluated. City staff was unable to differentiate significant findings between both locations. The southwest corner of Werner Electric's building is apparently the best location for wind direction, has less wind turbulence that may be caused by their building, and is 230 feet from the Hamlet Park boundary line as compared to 127 feet if located in the northeast corner of their site. The northeast corner of their site will apparently have more wind turbulence from their building based on the 2007-2012 data set by Wind Alert and a prevailing wind direction report prepared by Matthew Giovanelli, Midwest Renewable Energy Association, dated April 11, 2012 but will be farther away from the public trail in Hamlet Park that is west of Werner Electric's property.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby grants a variance to reduce the 1,320-foot minimum wind turbine setback requirement from Hamlet Park to 230 feet based upon the findings of facts described below and approving a conditional use permit to allow the installation of a 99-foot tall monopole and 20 kilowatt wind turbine that has three 15-foot long blades at the southwest corner of Werner Electric's building located on property legally described above. Findings of facts for the variance application are:

- A. The Wind Energy Conversion System Ordinance (WECS) defines a small wind turbine as having a total rated capacity less than 50 kW. The wind turbine model proposed by Werner Electric is a 20 kW unit and only one unit is proposed on their site.
- B. The monopole height is 99 feet with a rotor diameter of 30 feet.
- C. The City's Parks, Recreation and Natural Resources Commission reviewed Werner Electric's variance application and supported the placement of the wind turbine to be not less than 230 feet from the Hamlet Park boundary. The City's Economic Development Authority and Planning Commission have also recommended to the City Council approval of the variance and conditional use permit applications as presented by Werner Electric.
- D. The proposed location is closest to their main building without impacting their future plans to expand their facility, parking areas and docking area.
- E. The variance is in harmony with the purposes and intent of the Zoning Ordinance. The property is zoned General Industry and the proposed monopole structure and wind turbine size complies with installation, design and siting regulations required in the Zoning Ordinance. The requested variance setback from the Hamlet Park boundary line will not adversely impact the use of this park amenity.
- F. The variance request is not specifically addressed in the City's Future Vision 2030 Comprehensive Plan, but its industrial characteristics are consistent the industrial land use designation for this property.
- G. The proposal continues a reasonable use on the property.
- H. The unique circumstances to the property were not created by the landowner. The parcel of land is not large enough to comply with 1,320-foot setback requirement for the proposed wind turbine.
- I. The purpose of the variance is not based exclusively upon a financial hardship. The proposed wind turbine is an alternative sustainable energy resource that will reduce their electrical power usage from a private utility company.
- J. The granting of the variance should not be detrimental to the public welfare or injurious to other land in the neighborhood. The proposed wind turbine will not impair an adequate supply of light and air to adjacent property. It will not create congestion in the public streets, become a fire danger, or endanger the public's safety.
- K. Werner Electric provided to the City the 2007-2012 data set by Wind Alert that documents the prevailing wind direction for their site and the report prepared by Matthew Giovanelli, Midwest Renewable Energy Association, dated April 11, 2012. This information indicated that the predominant winds in this area come from the northwest, west, and southeast.

- L. Based on the prevailing wind direction and average wind speed information, placement of the wind turbine at the southwest corner of their building as originally proposed will potentially produce more electricity and will experience less wind turbulence from their building as compared to placing the proposed wind turbine in the northeast corner of Werner Electric's property.

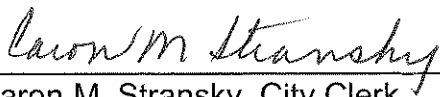
BE IT FURTHER RESOLVED, the approval of this variance and conditional use permit is subject to the following conditions:

1. All applicable permits (i.e., building, electrical, grading, and mechanical) and a commercial plan review packet must be completed, submitted, and approved by the City prior to the commencement of any construction activities. Detailed construction plans must be reviewed and approved by the Building Official and Fire Marshal.
2. Except for the minimum setback variance for the wind turbine, Werner Electric must comply with all other City ordinances and policies.
3. Werner Electric must abide by Title 11-6-17, Noise Control regulations of the City's Zoning Ordinance.
4. Lights, reflectors, flashers, or other illumination attached to the wind turbine or monopole is prohibited unless those devices are required by the Federal Aviation Administration.
5. City Council approval of the conditional use permit is contingent on Council's approval of the variance application.

Passed this 2nd day of May 2012.


Myron Bailey, Mayor

Attest:

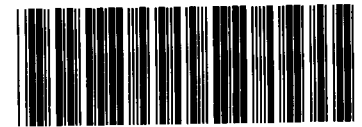

Caron M. Stransky, City Clerk

3890321

Receipt#: 192038

VAR

\$46.00



Certified Filed and/or recorded on:
5/29/2012 3:48 PM

3890321

Office of the County Recorder
Property Records & Taxpayer Services
Washington County, MN

Jennifer Wagenius, County Recorder

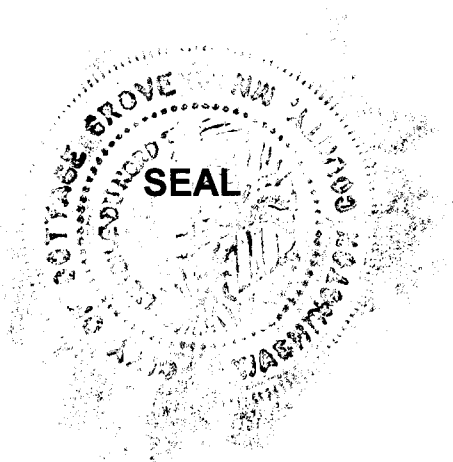
Return to:
CITY OF COTTAGE GROVE
7516 80TH ST S
COTTAGE GROVE MN 55016

STATE OF MINNESOTA)
COUNTY OF WASHINGTON)
CITY OF COTTAGE GROVE)

I, the undersigned, being the duly qualified and acting City Clerk of the City of Cottage Grove, Minnesota, DO HEREBY CERTIFY, that I have carefully compared the attached copies of Resolution No. 2012-045 of the City of Cottage Grove with the original on file in my office and the same is a full, true and complete transcript therefrom.

WITNESS, my hand as such City Clerk and the corporate seal of the City this 22nd day of May, 2012.

Caron M. Stransky
City Clerk





City Council Action Request

7.A.

Meeting Date	1/21/2026				
Department	Finance				
Agenda Category	Action Item				
Title	Approve Disbursements				
Staff Recommendation	Approve disbursements from 01-02-2026 through 01-15-2026 in the amount of \$2,000,055.06.				
Budget Implication	N/A				
Attachments	<table><tr><td>1.</td><td>Expense Approval Report 1-21-2026 Council Meeting</td></tr><tr><td>2.</td><td>Payroll Check Register 1-21-2026 Council Meeting</td></tr></table>	1.	Expense Approval Report 1-21-2026 Council Meeting	2.	Payroll Check Register 1-21-2026 Council Meeting
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