COTTAGE GROVE CITY COUNCIL

February 4, 2026

12800 RAVINE PARKWAY SOUTH
COTTAGE GROVE, MINNESOTA 55016

COUNCIL CHAMBER - 7:00 PM

1 Call to Order

2 Pledge of Allegiance

3 Roll Call

4 Open Forum

5 Adoption of Agenda

6 Presentations

A Swearing-In and Badge Pinning Ceremony
Staff Recommendation: Perform the Swearing-in and Badge Ceremony for Rebecca Dziki, Timothy Gunderson, and Ryan Sheak.

B Proclamation - February 2026 Black History Month
Staff Recommendation: Proclaim February 2026 as Black History Month.

7 Consent Agenda

A City Council Regular Meeting Minutes (2026-01-21)
Staff Recommendation: Approve the January 21, 2026, City Council Regular Meeting Minutes.

B Commissioner Reappointments
Staff Recommendation: Approve the reappointment of the Commissioners detailed in the memo to their designated Commissions.

C Rental License Approvals
Staff Recommendation: Approve the issuance of rental licenses to the addresses listed in the attached table.

D 4th Quarter Donations
Staff Recommendation: Approve Resolution 2026-018, accepting the 4th Quarter Donations.

E 2026 Legislative Agenda
Staff Recommendation: Approve the City of Cottage Grove's 2026 Legislative Agenda.

F USPCA Reunite K9 COP Grant Acceptance
Staff Recommendation: Accept and approve the grant award in the amount of $7,500.00 from the United States Police Canine Association.

G Authorize the Order of Replacement Ambulance
Staff Recommendation: Authorize the purchase of a Ford E-450 Road Rescue Ultramedic from Everest Emergency Vehicles with an estimated cost of $299,627.00 and an estimated delivery of January 2027.

H Washington County SHIP Grant
Staff Recommendation: Authorize the Statewide Health Improvement Partnerships grant agreement for $3,700 to be used for expansion of the existing Meadowgrass Park Community Garden.

I LCCMR Grant for Mississippi Dunes Park
Staff Recommendation: Authorize staff to apply for the Minnesota LCCMR grant for funding to assist in the completion of the Mississippi Dunes Master Plan.

J FEMA - Assistance to Firefighter Grant
Staff Recommendation: Authorize the Fire Department to apply for a FY25 FEMA Assistance to Firefighter Grant in the amount of $380,585.

K Ice Arena Remodel Plans & Specification Agreement
Staff Recommendation: Authorize service agreement with Oertel Architects for Ice Arena Remodeling Project final design services.

L Recycle Surplus Equipment
Staff Recommendation: Staff recommends that the City Council authorize River Oaks to proceed with recycling the equipment listed in the memo.

M 2026 Fuel Pricing
Staff Recommendation: Receive the fuel pricing for 2026 under state contract number 281983.

N Forestry Bucket Truck - Budget Increase and Purchase Authorization
Staff Recommendation: Approve the increased budget amount of the bucket truck from $210,000 to $236,000 & authorize purchase.

O Mississippi Landing 3rd Addition – Final Plat, Development Agreement, and Plans & Specs
Staff Recommendation: 1) Adopt Resolution 2026-024 approving the Mississippi Landing 3rd Addition final plat, which is an approximate 10.82-acre residential development with 66 single-family lots. 2) Approve the Mississippi Landing 3rd Addition Development Agreement with Rachel Development, Inc. and authorize execution of all easements, deeds, and agreements required for the plat and project. 3) Adopt Resolution 2026-025 approving the Mississippi Landing 3rd Addition Development Plans dated January 26, 2026, prepared by Alliant Engineering, and as modified by request of the City Engineer.

P Front Desk Security Upgrade
Staff Recommendation: Adopt Resolution 2026-027 awarding the Front Desk Area Security Upgrade contract to RAK Construction in the amount of $96,955, and authorize the service agreement between RAK Construction and the City of Cottage Grove

Q County 19A/100th Street Realignment – BUILD Grant Application
Staff Recommendation: Adopt Resolution 2026-022 supporting the City's Better Utilizing Investments to Leverage Development (BUILD) grant application for the County 19A/100th Street Realignment Project.

8 Approve Disbursements

A Approve Disbursements
Staff Recommendation: Approve disbursements from 01-16-26 to 01-29-26 in the amount of $5,489,440.95.

9 Public Hearings

A Cedarhurst Historic District Nomination to City Register of Historic Sites and Landmarks
Staff Recommendation: 1) Hold the public hearing for the nomination of the Cordenio Severance House (Cedarhurst) Mansion and the Gardener's Cottage to the City Register of Historic Sites and Landmarks. 2) Adopt Resolution 2026-026 to place the Cordenio Severance (Cedarhurst) Mansion and significant outbuildings located at 6940 Keats Avenue South, and the Gardener's Cottage located at 9912 70th Street South on the City Register of Historic Sites and Landmarks to be known as the "Cedarhurst Historic District."

10 Bid Awards

11 Regular Agenda

12 Council Comments and Requests

13 Workshops - Open to Public

14 Workshops - Closed to Public

15 Adjournment

City Council Action Request

6.A.

Meeting Date	2/4/2026
Department	Administration
Agenda Category	Presentation
Title	Swearing-In and Badge Pinning Ceremony
Staff Recommendation	Perform the Swearing-in and Badge Ceremony for Rebecca Dziki, Timothy Gunderson, and Ryan Sheak.
Budget Implication	N/A
Attachments	None

City Council Action Request

6.B.

Meeting Date	2/4/2026
Department	Communications
Agenda Category	Presentation
Title	Proclamation - February 2026 Black History Month
Staff Recommendation	Proclaim February 2026 as Black History Month.
Budget Implication	N/A
Attachments	1. February 2026 Black History Month

PROCLAMATION
February 2026: Black History Month

WHEREAS, Black History Month is a time to reflect upon, honor, and celebrate the invaluable contributions of African Americans throughout history and the ongoing efforts to promote equity, justice, and freedom; and

WHEREAS, In 1926, Dr. Carter G. Woodson, a Harvard scholar, established the observance of African American History to reveal the contributions, achievements, and involvement of African American people in the development of our American democracy; and

WHEREAS, African Americans have played a vital role in shaping the cultural, economic, and social fabric of the United States, enriching our communities with their resilience, strength, and achievements in every field; and

WHEREAS, Minnesota is home to many prominent Black trailblazers, including Dr. Robert S. Brown, the first Black doctor from Minnesota; Lena Smith, Minnesota's first Black woman lawyer; Neva Walker, the first Black woman elected to the Minnesota legislature; and

WHEREAS, The City of Cottage Grove remains committed to acknowledging the generations of African Americans who struggled against adversity, injustice, and discrimination in order to achieve equal rights in American society; and

WHEREAS, Black History Month calls our attention to the continued need to battle racism and build a society that lives up to its democratic ideals. We must reflect on our collective past, reveal its impact on present conditions, and implement equitable solutions for a more just future; and

WHEREAS, The City of Cottage Grove is proud to honor the history and contributions of African Americans in our community, throughout the state, and nation.

NOW, THEREFORE, the Mayor and City Council of the City of Cottage Grove, County of Washington, State of Minnesota, hereby proclaim February 2026, as:

Black History Month

Passed this 4th day of February 2026.

_____

Myron Bailey
Mayor

City Council Action Request

7.A.

Meeting Date	2/4/2026
Department	Administration
Agenda Category	Action Item
Title	City Council Regular Meeting Minutes (2026-01-21)
Staff Recommendation	Approve the January 21, 2026, City Council Regular Meeting Minutes.
Budget Implication	N/A
Attachments	1. 2026-01-21 City Council Meeting

COTTAGE GROVE CITY COUNCIL

January 21, 2026

12800 RAVINE PARKWAY SOUTH
COTTAGE GROVE, MN 55016

COUNCIL CHAMBER - 7:00 P.M

1. CALL TO ORDER

The City Council of the City of Cottage Grove, Washington County, Minnesota, held a regular meeting on January 21, 2026, at Cottage Grove City Hall, 12800 Ravine Parkway. Mayor Bailey called the meeting to order. He said before we get started, before we actually get into the actual business of the agenda, I wanted to mention that we typically hold the Open Forum at the beginning of the Council Meeting, but this evening we weren't sure how many people were going to be here. So, at this point, we have some people who signed up to speak. I wanted to just mention that we moved the Open Forum portion to the end of tonight's meeting, although I will tell you that our agenda is extremely short tonight; so, within probably 15 minutes or so, we'll be going into Open Forum for people to speak to the Council, and I'll share some more information there.

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; Joe Fischbach, HR Manager; Phil Jents, Communication Manager; Pete Koerner, Public Safety Director; Korine Land, City Attorney-LeVander, Gillen & Miller, PA; Brenda Malinowski, Finance Director; Emily Schmitz, Community Development Director; Greg Rinzel, Public Safety Captain; Paul Sponholtz, City Engineer; Becca Bair, Administration Specialist.

4. ADOPTION OF AGENDA

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

5. PRESENTATIONS - None.

6. CONSENT AGENDA

A. Approve the January 7, 2026 City Council Regular Meeting Minutes.
B. Authorize issuance of a single-occasion gambling permit to the Cottage Grove Public Safety Board (Julieann Rice) to conduct a raffle at City Hall (12800 Ravine Parkway) on May 11, 2026, at 6:00 p.m.
C. 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 p.m.
D. Approve the 2026 Transcription Agreement with Judith Graf.
E. Approve the issuance of rental licenses to the properties listed in the attached table.

F. 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. 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. Approve Resolution 2026-014 authorizing the application for redevelopment grant funds through the Minnesota State Department of Employment and Economic Development.
I. Nominate Sharon Doucette to the South Washington Watershed District Board of Managers.
J. 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. Adopt Resolution 2026-020 requesting Minnesota State Aid Street Funds Advance.
L. Adopt Resolution 2026-017 to approve a Conditional Use Permit for exterior storage of materials at 7601 100th Street South, Suite 100.
M. 1) 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. 2) 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. 3) Adopt Resolution 2026-023 rescinding, terminating, and releasing the Stormwater Management Agreement recorded July 16, 2015 as document number 4033928. 4) 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.

None of the Council Members wished to pull any Items on the Consent Agenda for further comment and/or discussion.

Motion by Council Member Olsen to approve the Consent Agenda; second by Council Member Clausen.
Motion carried: 5-0.

Mayor Bailey said congratulations and good luck to Van Meter, who is going to be doing a major expansion in Cottage Grove, and we appreciate it. We're very happy to have you in Cottage Grove.

7. A. APPROVE DISBURSEMENTS

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

Motion by Council Member Garza to approve disbursements; second by Council Member Thiede.
Motion carried: 5-0.

8. PUBLIC HEARINGS - None.

9. BID AWARDS - None.

10. REGULAR AGENDA - None.

11. COUNCIL COMMENTS AND REQUESTS

Mayor Bailey asked each of the Council Members if they had any comments or requests, and they all indicated they did not.

12. WORKSHOPS - OPEN TO PUBLIC - None.

13. WORKSHOPS - CLOSED TO PUBLIC - None.

14. OPEN FORUM

Mayor Bailey said Open Forum is for anybody that wants to speak on anything that wasn't on tonight's agenda, so at this point, they can do that. I did have something to read, but I don't think I really need to do that. Just so I can make sure we got everybody, we had some sign-up sheets out in the entryway, and we had some individuals sign up. We'll ask you to come up to the front after I call your name, mention where you're from, and then you can speak to the Council. We won't necessarily be answering any questions tonight; the idea is if you want to share, make a statement, or whatever, you're welcome to do that. If you have a question, then we'll get some further information from you so that we'll be able to provide an answer for you. Our City Clerk, Tammy, will let you know when your time to speak is up, as you have three minutes to speak. If that's the case, we just ask that you wrap up whatever you're saying if you're getting to that point.

Michelle Meenan, Cottage Grove, said sort of the principal reason for me being here this evening is obviously to address the ongoing destruction that ICE is creating in the Twin Cities. And, other than asking obviously how I can expect the City of Cottage Grove to respond and provide safety to the community of Cottage Grove, one of the things that became apparent to me when I was looking at USASPENDING.gov, is that since 2020, the City of Cottage Grove has taken four contracts with the Federal government, specifically from the Department of Homeland Security, with training for ICE at the HERO Center. Now, I understand that we are currently under contract with the Federal government through, I believe, July and August of this year, so, there may not be opportunities to cancel those contracts. However, could we as a community look into refusing to take any additional contracts from them in the future, be more transparent about the fact that we have gone into these agreements with the Federal government in the first place, open it to perhaps the community to vote on or even just be aware is happening? I'm unclear how this decision was made and why it has continued to be made. Lastly, since I understand that these things are probably larger than myself, I think a valid opportunity, given the hundreds of thousands of dollars that it sounds like we've received, or are supposed to be receiving, I don't necessarily know if we have; could we be using some of that money to form a fund or be able to provide some sort of restitution to the community members who've been harmed or have opportunities to at least donate the money to the food shelves for other community members that may have been impacted by these ongoing activities? Especially something like restaurants that haven't been able to operate for fear that their employees will be taken. So, with that, I think I would just love to have the folks here take that all under advisement and perhaps provide a statement or any kind of clarity around those choices, because it really sucked finding out that we trained ICE agents right here in my back yard. And I would like for us to not do that again, and I think a lot of other people in the metro, and probably the State at large, would appreciate if we didn't do that either. So, I can yield the rest of my time if that's something that I can do.

Mayor Bailey replied you can, and Michelle said great. Mayor Bailey asked Michelle if she was going to hang here for a little bit and listen? She replied yeah. Mayor Bailey said okay, maybe at the end, if you want to go up to our staff and give them your address, you don't have to do it here publicly, if you know what I mean. Michelle replied well, yeah, I suppose. Mayor Bailey said what we can do is we'll be able to provide you with all the information you're asking about. Michelle replied groovy, awesome, thank you so much for tonight.

Mayor Bailey replied thank you.

Heather Schowalter said all right, I'm nervous, so I'm going to read off of my phone. Mayor Bailey said okay; by the way, I'm sorry I didn't say this, you are a resident of Cottage Grove? Heather replied yes, I live right here in Cottage

Grove, I live and work here. My name is Heather Schowalter, I first came to Cottage Grove five years ago. I worked at a major manufacturer here, made windows, I'm sure you know the place; I now work across the street, making doors. One thing that every manufacturing, laboring job I've ever had has in common are the people that work there; they don't always look like me, but they are very good, hardworking people. Today, I worry about the friends that I have made at these places here in the City. I worry about the ladies that used to bring me homemade eggrolls. I worry about the Arab man, who showed me pictures of his daughter and her cats, how he moved here to have a better life for her. I worry about the Hispanic ladies who became my transportation after the first seizure I had. These are all people, again, that are very hardworking people in our City. They come here for work, they do not deserve to feel afraid, every one, every single person, I don't care what their status is, has worth. To borrow a quote from one of my favorite authors, "All things have worth, and everyone contributes to the worth of others." That is true of every single human being. I'm here today to ask, and I'm going to add on to what she said, I do not want them in the HERO Center. I understand there's a price tag that comes along with that, but I am a very stubborn German woman, and I come from a long line of stubborn German women, and I believe that when there's a will, there's a way. It might not be easy, it might not be cheap, but I believe there is a way, there is something we can do. This is not benefitting our State, this is not benefiting our community members. They are terrorizing and making people afraid. My own mother, she's almost 60 years old, she walks with a mobility aid, she needs a walker to get around, she has rheumatoid arthritis, she's terrified that she's going to be in the wrong place at the wrong time and just be knocked over, knocked to the ground. We don't know where this is happening, where it's safe for her to go, can she even, you know, walk around in a Target and not have to worry about someone tackling her if she's just standing in between an agent and their target? I would like to ask for, in addition, to the ending of the contracts with the HERO Center again. I would also ask for more transparency. There are other cities right now that are working on things like passing moratoriums on rent, towing fees, anything that we could do to alleviate the pressure that is being put on these people. My time is up, so.

Mayor Bailey told her you can just finish up.

Michelle said like if we could take that, I'll borrow from her idea here, if we could take some of that money and use that to help these people pay off their towing fees. It's the small business owners that are having to close because their employees are terrified to come to work. Can we use those funds for the moratorium, just hey, don't worry about rent this month, don't worry about this towing fee? That's all I have, thank you for listening.

Council Member Olsen said thank you, Mayor Bailey said and you did good. Council Member Garza said thank you, Heather, we appreciate it. Heather replied thank you.

Mayor Bailey said those were the only green slips I'd received of people that wanted to speak in our Open Forum. He said if there is anybody else that would like to speak, one way or the other, on Open Forum, they're welcome to do so. As nobody else wished to speak, Mayor Bailey closed the Open Forum.

Mayor Bailey said I don't know if Council had any comments that they wanted to make, or are we good? None of the Council Members wished to make any comments.

Mayor Bailey said okay, all right. First of all, I will just say thank you for showing up, thank you for voicing your opinions and your thoughts and your comments. It is a trying time in our community right now. I will say this to you, I've said this publicly, I was at an event with our Director of Public Safety, Pete Koerner, and I know Council Member Olsen was there, it was at All Saints Lutheran Church, and it was basically talking about what you should or shouldn't do or can or cannot do when it comes to immigration enforcement, protesting, and so on. I made a statement there that a couple people have come up to me and commented about. One is I've been mayor know, this is my 17th year, and four years before that on the Council, and eight years before that on the Planning Commission. There have only been two times that I have been I'll say shocked and dismayed about what was going on in our community. One time was going through our community during the George Floyd protests and riots and seeing boarded-up windows. I never thought I would ever see that in our community. The other time is right now, having ICE agents taking people out of their homes or out of their cars and such in our community. So, I'm hoping from a legal standpoint, I know there's a lot of information out there about what's happening, what's not happening, but I just thought I would share that with you that I think I can speak for the Council up here: You know

we care about our community deeply, all of our community, no matter who you are or what race, it doesn't matter. And if anybody does need help, I think I could speak for our Public Safety officials out there, call 911. Our police officers do not, do not work hand-in-hand with ICE, we're not going to ask your immigration status, that's not part of what we do, that's not their purview as a police officer. But if there's somebody that's in need, our police officers want to help, and please call if that's something that happens. And the last thing I'll say on that, too, I'm looking at my Director of Public Safety back there, we don't know when ICE is in town, or rarely do we ever know that they're in town. And I'm not talking about the HERO Center, I'm talking about if they're in town, as a matter of fact, in some cases, our police officers have somebody called in a suspicious vehicle, and they check the vehicle as being suspicious and find out, oh, ICE is in town. So, they're not even communicating with us as a government agency, and they're definitely not communicating with our Police Department, so, I wanted the public to be very aware of that, okay?

Council Member Garza asked Mayor Bailey, would it be okay if I make a statement? Mayor Bailey replied yes, absolutely.

Council Member Garza said I did prepare a statement, and I wasn't sure if I was going to speak it or not, but I think I will. I think it's still very significant, and I think I should share. So, thank you, Mayor, and thank you, Council. I just want to take a moment to acknowledge concerns that I've been hearing from members of our community about increased Federal immigration enforcement and activity, including the presence of US Immigrations and Customs Enforcement here in Cottage Grove. I think it's important to say it out loud that this doesn't just affect undocumented people, it affects U.S. citizens, too, especially families with mixed immigration status, kids, neighbors, and co-workers. When enforcement activity increases, fear and uncertainty spreads more broadly, and that shows up in real ways in our community. This isn't abstract to me, my own family is feeling anxiety and fear as well. I'm sharing this because I know that we're not alone in this and because it helps to explain why so many people are worried right now. I've heard from residents and students, who are distracted and concerned about loved ones, I'm sure how Federal actions might intersect with our everyday lives, and I think we're seeing that quite a bit. While immigration policy is not something this Council can control, the impact on our community is something that we should really acknowledge. Our role is to make sure Cottage Grove continues to be a place where people feel safe, engaging with schools, City services, and local government, and where people are treated with dignity and respect. I hope we continue to lead with care, clarity, and focus on the wellbeing of our Cottage Grove community. Thank you, Mayor.

Mayor Bailey said you got it, thank you, Council Member Garza.

Mayor Bailey said before I look for a motion to adjourn, I'll just mention to both of you now, if you do want to get some feedback on some of the questions that you asked, if you would just go up to our staff and provide your address, we'll make sure that we get some information to you. Okay?

Council Member Olsen said and those questions, by the way, are not uncommon questions.

Mayor Bailey said no, not at all.

Council Member Olsen said our Public Safety team has been answering similar questions for quite some time, so they'll certainly be able to give you a very thorough explanation and answer to your inquiries. But, as always, please feel free to watch out, tell your friends and neighbors, if they do have questions, come to us, we're an open book, and we're happy to answer those.

Mayor Bailey said 100%, okay.

15. ADJOURNMENT

Motion by Council Member Clausen, second by Council Member Garza, to adjourn the meeting at 7:18 p.m. Motion carried: 5-0.

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

City Council Action Request

7.B.

Meeting Date	2/4/2026
Department	Administration
Agenda Category	Action Item
Title	Commissioner Reappointments
Staff Recommendation	Approve the reappointment of the Commissioners detailed in the memo to their designated Commissions.
Budget Implication	N/A
Attachments	1. 2026 Commission Reappointment Memo

To:	Honorable Mayor and City Council Members Jennifer Levitt, City Administrator
From:	Tamara Anderson, City Clerk
Date:	January 29, 2026
Subject:	Commission Reappointments

Discussion:

The City of Cottage Grove formally acknowledges the significant contributions of the dedicated community members who serve on our municipal commissions and committees. These individuals play a vital role in shaping our city's future by providing essential counsel to Staff and the City Council on a wide range of policy issues.

While specific procedures can vary by body, all commissions operate under established bylaws. Upon the expiration of a term, members may be eligible for reappointment subject to the following criteria:

- The member has not exceeded the maximum allowable terms.
- The member has maintained all attendance requirements.
- The members have formally expressed a desire to continue their service.

The following individuals have met these requirements and have expressed interest in serving a two-year term (March 1, 2026 – February 29, 2028):

Parks, Recreation and Natural Resources: David Olson, Shane Waterman

Planning Commission: Jessica Fisher, John Stechmann, Eric Knable

Public Service Commission: Lise' Rediske, Tracy Jensen, Lisa Kons

Staff Recommendation:

Approve the reappointment of the Commissioners detailed in the memo to their designated Commissions.

City Council Action Request

7.C.

Meeting Date	2/4/2026
Department	Community Development
Agenda Category	Action Item
Title	Rental License Approvals
Staff Recommendation	Approve the issuance of rental licenses to the addresses 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 28, 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 - FEBRUARY 4, 2026

RENTAL LICENSE NUMBER	PROPERTY STREET #	PROPERTY STREET NAME	PROPERTY OWNER
RENT-001715	9386	71st Bay South	IH2 Property Illinois LP
RENT-001737	8344	69th Street South	Rock, Justin
RENT-001776	7247	65th St S	Neels, Peter & Rachel
RENT-001887	7777	Hemingway Avenue South	Homes for Now
RENT-001911	9496	Jarrod Avenue South	Toyin & Oluwole Aderemi-Ata
RENT-001926	6887	Pine Crest Trail South	Wenie Zhu
RENT-001931	8313	Foothill Road South	Homes Fit4U Property Groups
RENT-001932	8461	75th Street South	Homes Fit4U Property Groups
RENT-001948	6568	Joliet Avenue South	Khabbaz, Faezeh
RENT-001979	7640	East Point Douglas Road South	Kathryn DeBruyckere
RENT-001980	7879	72nd Street South	Pottas, LLC
RENT-001981	6943	99th Street Court South	Pottas, LLC
RENT-001982	9242	East Point Douglas Lane South	Borst, Sandra
RENT-001983	6606	Pine Crest Trail South	Borst, Sandra
RENT-001985	6401	Hedgecroft Avenue South	Khanetix LLC
RENT-001992	6443	Inspire Circle South	Upward America Southeast Property Owner LP
RENT-001996	6446	Inspire Circle South	Upward America Southeast Property Owner LP
RENT-001997	6448	Inspire Circle South	Upward America Southeast Property Owner LP
RENT-001998	6454	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-002007	6494	Inspire Circle South	Upward America Southeast Property Owner LP
RENT-002008	6495	Inspire Circle South	Upward America Southeast Property Owner LP
RENT-002009	6498	Inspire Circle South	Upward America Southeast Property Owner LP
RENT-002030	9288	Indian Boulevard South	Borst, Gary
RENT-002033	6729	99th Street South	Moosey, Christopher D.
RENT-002069	8119	Henslowe Avenue South	Wahlin, Tavifa
RENT-002072	7030	74th Street Bay South	Leintz, Paul
RENT-002097	7386	Timber Crest Drive South	Lurken, Larissa
RENT-002126	7048	Jenner Circle South	Abdelal, Samia
RENT-002134	8466	Hadley Avenue South	Jason & Katie Brisson
RENT-002136	7861	Gresham Lane South	Jason & Katie Brisson
RENT-002137	7762	79th Street South	Homes for Now
RENT-002138	8976	92nd Street South	Homes for Now
RENT-002141	8945	92nd Street South	Han, Qiang
RENT-002149	8990	92nd Street South	Wenjie/Xin
RENT-002171	8631	Ironwood Avenue South	Invitation Homes
RENT-002176	9066	Janero Avenue South	Invitation Homes
RENT-002233	8348	Hadley Avenue South	Olafson, Erik
RENT-002269	6695	Pine Crest Trail South	Cassell, Jim
RENT-002275	6740	Meadow Grass Lane South	Kim, Min
RENT-002290	6606	96th Street South	Meshan Garradow
RENT-002294	6509	Jody Avenue South	Kent, Stephen E.
RENT-002307	6460	Genevieve Trail South	Sarah Abdul Jabbar

2026 RENTAL LICENSES

CITY COUNCIL APPROVAL - FEBRUARY 4, 2026

RENTAL LICENSE NUMBER	PROPERTY STREET #	PROPERTY STREET NAME	PROPERTY OWNER
RENT-002313	6905	Innsdale Avenue South	Vittum, Kathleen & Wahl, John
RENT-002318	6724	101st Street South	Pyarali, Abbas
RENT-002341	6840	Meadow Grass Lane South	Denise Flaim
RENT-002370	10229	Goodview Circle South	Valluri, Muralidhar
RENT-002394	7337	Iden Avenue South	Yang, Julie
RENT-002395	7436	Iden Avenue South	Friendly Alien Ventures, LLC
RENT-002401	7441	Ideal Avenue South	Gamache, Jason
RENT-002403	6150	Idora Avenue South	Mattison, Alexander
RENT-002428	8595	Hilo Trail South	Olafson, Erik
RENT-002596	6815	91st Street South	Thomas Rental Properties, LLC
RENT-002858	6729	Jorgensen	Big P Rentals LLC
RENT-002859	6723	Jorgensen	Big P Rentals LLC
RENT-002860	6570	Jody	Big P Rentals LLC
RENT-002878	7668	East Point Douglas Road South	Rygh, LLC
RENT-002929	8218	Hyde Lane South	Long, Thomas
RENT-002930	7187	Imperial Avenue South	Long, Thomas
RENT-002933	8610	Hinton Avenue South	Pace, Bridget
RENT-002935	6593	Hinterland Trail South	Gardiner, Sydney
RENT-002982	7644	East Point Douglas Road South	Kathryn DeBruyckere
RENT-003019	6562	Genevieve Trail South	Bukovatz, Angela
RENT-003023	8899	Ironwood Avenue South	Brooks, Rosamaria
RENT-003043	6432	Genevieve Trail South	Estrem, Nathan
RENT-003051	9412	Dunes Ln S	Fahad Khan
RENT-003059	6908	Jody Ave S	Lind, Brent

City Council Action Request

7.D.

Meeting Date	2/4/2026
Department	Finance
Agenda Category	Resolution
Title	4th Quarter Donations
Staff Recommendation	Approve Resolution 2026-018, accepting the 4th Quarter Donations.
Budget Implication	N/A
Attachments	1. Resolution 2026-018 4th Quarter 2025 Donations

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-018
RESOLUTION ACCEPTING DONATIONS RECEIVED IN THE 4th Quarter 2025

WHEREAS, the businesses and individuals listed below have made donations to the City of Cottage Grove between October 1, 2025 and December 31, 2025;

Received From	Purpose	Amount
Stantec	Hometown Holiday Celebration	$2,400
LeVander, Gillen & Miller	Hometown Holiday Celebration	500
Bolton & Menk	Hometown Holiday Celebration	2,000
Sagent Behavioral Health	Hometown Holiday Celebration	200

And WHEREAS, the City of Cottage Grove gratefully accepts these donations and recommends that they be used for the purposes intended by the donors.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, that the donations received in the fourth quarter of the 2025 fiscal year, listed in this resolution, and totaling $5,100 be accepted on behalf of the city operations that they were designated to support, with the sincere thanks of the City Council.

Passed this 4th day of February 2026.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

City Council Action Request

7.E.

Meeting Date	2/4/2026
Department	Communications
Agenda Category	Action Item
Title	2026 Legislative Agenda
Staff Recommendation	Approve the City of Cottage Grove's 2026 Legislative Agenda.
Budget Implication	N/A

Attachments

1.	Legislative Agenda 2026 Memo
2.	2026 Legislative Agenda

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

FROM: Phil Jents, Communications Manager

DATE: January 29, 2026

RE: 2026 Legislative Agenda

Background

The 2026 Legislative Agenda was created as a guideline for the City Council and department heads when setting city policy and interacting with state legislators. This year's legislative agenda addresses several key areas including funding for the County Road 19A & 100th Street Realignment Project, Medicare/Medicaid ambulance service costs, Mississippi Dunes Park Development, funding for operations and management of PFAS treatment, and preemptive land use and zoning.

The legislative agenda is a fluid document and can be amended at any time to reflect changes in legislation.

Recommendation

Adoption of the 2026 Legislative Agenda.

Attachments:

2026 Legislative Agenda

Cottage Grove

Where Pride and Prosperity Meet

2026



Legislative Agenda

City of Cottage Grove, MN

Solutions for a Safe, Healthy, and Prosperous Community

12800 Ravine Parkway S, Cottage Grove, MN 55016

651-458-2800 | CottageGroveMN.gov

Cottage Grove by the Numbers

44,336
Population

38
Median Age

14.2%
Growth Rate
Since 2020

52.3
Diversity Index

320,000+
workers live within a 25-minute commuting range of Cottage Grove. Additionally, the city is strategically located just **20 minutes** from the Minneapolis-St. Paul International Airport.

19,000+
students with a focus on high-achieving STEM and college-prep programs.





$130,259
Median Income

500+ Acre
Business Park

2,227
Medical Calls in 2025

Agenda

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Top Legislative Priority

County Road 19A & 100th Street Realignment Project

Priority Description

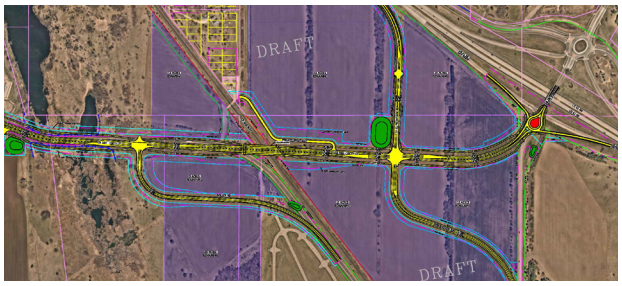
County Road 19A & 100th Street Realignment Project – Bonding Request of $22.5 million.

Legislative Request

Cottage Grove fully supports all efforts to fund the County Road 19A & 100th Street Realignment Project. The City and Washington County request $22.5 million in state funds for design, right-of-way acquisition and construction of the arterial roadway and adjacent roadways.

Relevant Information

- In partnership with Washington County, a need was identified for a new arterial route to support 2,000 acres of planned development to help balance the regional traffic patterns to U.S. Hwy 61.
- The Cottage Grove Business Park is currently only served by one feasible interchange: Highway 61 at Jamaica Avenue, which is fully built out with a two-lane, six-leg roundabout that receives a significant amount of traffic.
- A new railway grade separation included in the project will efficiently accommodate growth in freight traffic associated with the rapidly growing industrial area.
- The project will be transformative for the southeast metro as it improves safety and mobility and creates economic opportunity in the area.
- Washington County and Cottage Grove have partnered on preliminary design, final design, right-of-way, environmental review and utility studies, and have invested over $2 million in local funds to date.
- This initiative is supported by the Minnesota Department of Transportation.
- Cottage Grove has aggressively pursued funding opportunities at both the State and Federal level for four years.
- If the project is not awarded in 2027, federal and state grant funds that have already been awarded will have to be returned and the project will be delayed.
- The total estimated project cost is approximately $47 million (County funds: $6 million, City funds: $4.9 million, State of Minnesota: $22.5 million, current Federal and State Grants: $13.6 million).
- The project will include construction of a bridge over the CPKC Railway, which is estimated to cost of over $10 million.





Top Legislative Priority

Provide Funding for Emergency Medical Services (EMS) Aid for Ambulance Services

Priority Description

Provide funding for Emergency Medical Services (EMS) aid for ambulance services.

Legislative Request

Cottage Grove supports state legislation to provide EMS aid to ambulance services including metro municipally operated ambulance services. Many ambulance services, including Cottage Grove Fire/ EMS, have operating deficits, primarily due to Medicare reimbursement shortfalls.

Relevant Information

Minnesota passed legislation for EMS aid to help support EMS services that have operating deficits; however, community-operated metro services such as Cottage Grove were excluded from the aid. Cottage Grove recaptures as low as 25% of operating costs through EMS billing, leading to significant financial deficits which have exceeded hundreds of thousands of dollars since 2019.







Top Legislative Priority

Mississippi Dunes Park Development

Priority Description

The Mississippi Dunes Park project represents a transformative opportunity to restore and activate a critical ecological and recreational corridor along the Mississippi River. By transitioning this former golf course into a public natural asset, the project will provide enhanced river access, protect sensitive habitats, and offer regional recreational benefits for all Minnesotans.

Legislative Request

We are seeking $15 million in total construction costs to fully implement the park's Master Plan. This request involves a multi-agency funding strategy to leverage state, environmental settlement, and grant resources.

Relevant Information

- Economic Impact: Expected to drive regional tourism and increase local property values while providing sustainable green space.
- Ecological Significance: The site is a primary target for conservation due to its unique dune formations and riverfront biodiversity.
- Partnership: A collaborative effort involving state agencies, local government, and environmental stakeholders to ensure the site's historical and natural integrity.

Funding Source	Amount Requested
3M Priority II Settlement	$5,000,000
LCCMR	$3,000,000 – $15,000,000
MN DNR Conservation Partners Legacy	$1,200,000
MN DNR Outdoor Recreation Grant	$350,000
State Park Road Fund	$350,000





Top Legislative Priority

2007 Consent Order Funding for Permanent Operations and Management of PFAS Treatment

Priority Description

In May of 2024, communities in the East Metro were informed that all 3M Settlement Funds would be fully committed within two years. Once all funds are committed, a transition to the 2007 Consent Order will be necessary to continue to fund capital projects and Operations and Maintenance (O&M). The status of the 3M Settlement Funds and estimated depletion date have continued to be monitored by the Co-Trustees. At the November 2025 working group meeting, the estimated date for funds to be fully committed was pushed back to the end of State fiscal year 2027. The Conceptual Drinking Water Supply Plan (CDWSP) originally included 20 years of O&M funding.

Legislative Request

Cottage Grove requests that the planning to revert to the 2007 Consent Order continue to be addressed by the Co-Trustees. If there is any gap in O&M funding, it will result in a significant financial burden to our residents, which will require years of planning to be able to fund locally.

Relevant Information

- Once both permanent PFAS treatment plants are operational in Cottage Grove, annual O&M costs, including annualized media replacement expenses, will exceed $2 million.
- The annual Water Utility Fund operating budget for Cottage Grove is only $3.17 million.
- If Cottage Grove is required to fund O&M costs for any amount of time, this could only be covered by an aggressive rate increase for water to our residents.
- Communities in the East Metro with a known source of PFAS contamination have received ongoing commitments that treatment costs will be covered by the 3M Settlement or 2007 Consent Order. It is critical that a clear path for this funding be finalized so those commitments can be upheld.





Low Zone Water Treatment Plant



Intermediate Zone Water Treatment Plant

Top Legislative Priority

Preemptive Land Use and Zoning

Priority Description

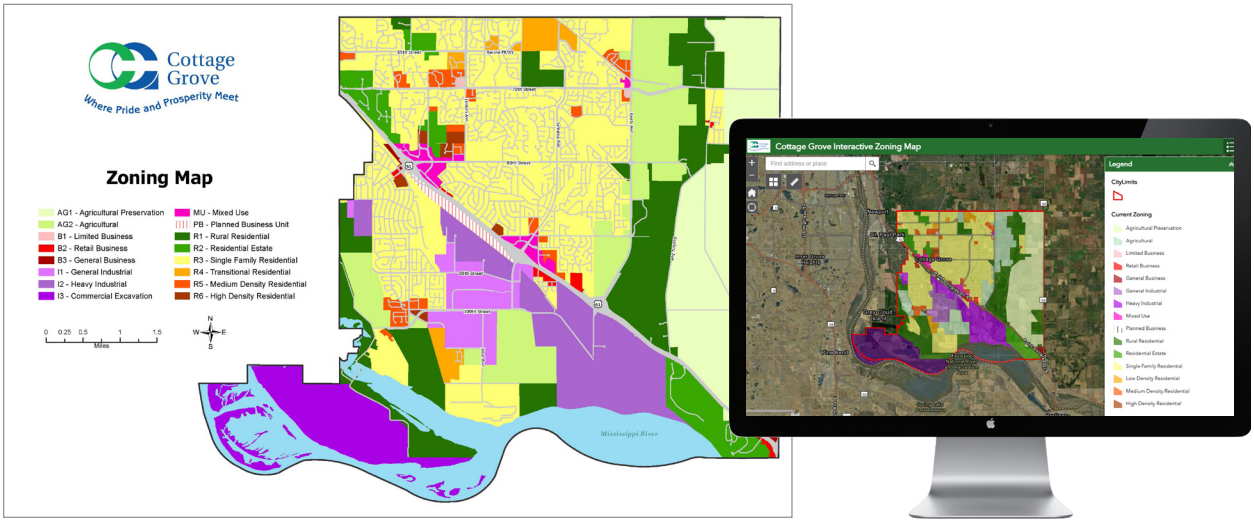
Maintain local zoning and land use control.

Legislative Request

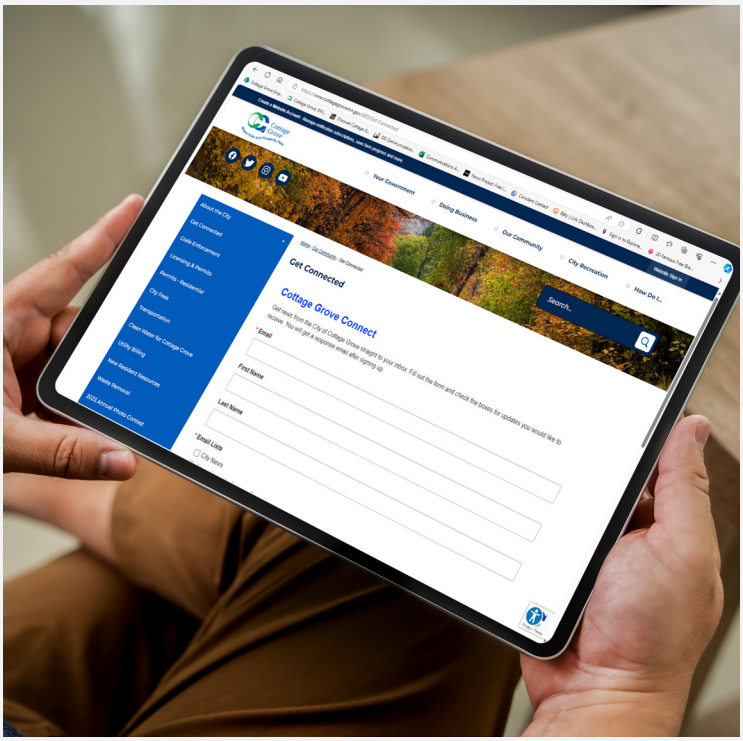
Cottage Grove requests opposition to legislation that broadly preempts city zoning and land use authority, removes public input in the residential development process, ignores comprehensive plans, and lacks consideration for how cities utilize zoning and land use to ensure the health, safety, and welfare of residents, and how cities scale infrastructure to support new housing density.

Relevant Information

- Previous legislation required municipalities to institute housing zones in areas of a city within commercial zoning districts. Most cities do not have the infrastructure including water and sewer systems to support adding high-density buildings on lots not intended for high-density development and will have stormwater runoff and treatment challenges with increased lot coverage and reduced setbacks. Consideration should be given to who is responsible to pay for the upsizing of infrastructure and equipment to maintain the increased density. This burden would ultimately be passed down to the local taxpayer given no state-provided funding.
- Aesthetic mandate limitations limit the ability for cities to promote visual aesthetic appeal and preserve adjacent property values. Architectural standards allow each community to instill a cohesive look and feel that is a community identifier while ensuring quality materials are used to prevent structure degradation.
- Parking, height restrictions, and architectural design requirements allow each municipality to address the needs and desires of their individual communities. These standards were established using community engagement and public input.











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Administration

Administration

Newspaper Notification Requirement

Priority Description

Replace the requirement of a local newspaper notification with electronic notices on the city website and other social media platforms.

Legislative Request

Cottage Grove requests the state repeal the newspaper notification requirement due to the costs for municipalities, the decline of local newspapers, and the increase and proliferation of technology information tools.

Licensure of Massage Therapists

Priority Description

Seek to establish a state requirement for licensure of massage therapists.

Legislative Request

Cottage Grove requests the implementation of a statewide licensing system for massage therapists, ensuring minimum competency requirements are successfully met.

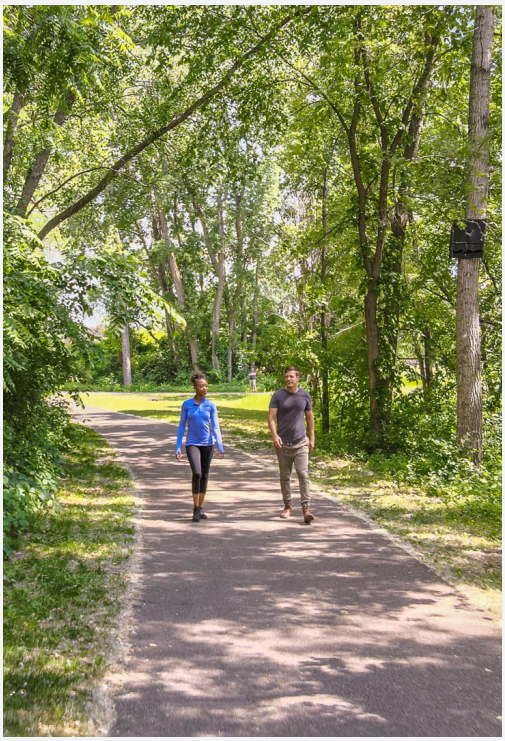
Continued Health Insurance for Duty-Disabled Peace Officers and Firefighters

Priority Description

State funding to assist local governments in claims.

Legislative Request

The City of Cottage Grove faces a huge liability if this program is not fully funded by the State. Previously, the City of Cottage Grove has submitted $70,955.76 in claims.









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Parks and Recreation

Parks and Recreation

Future State/County Recreational Regional Trail Connection

Priority Description

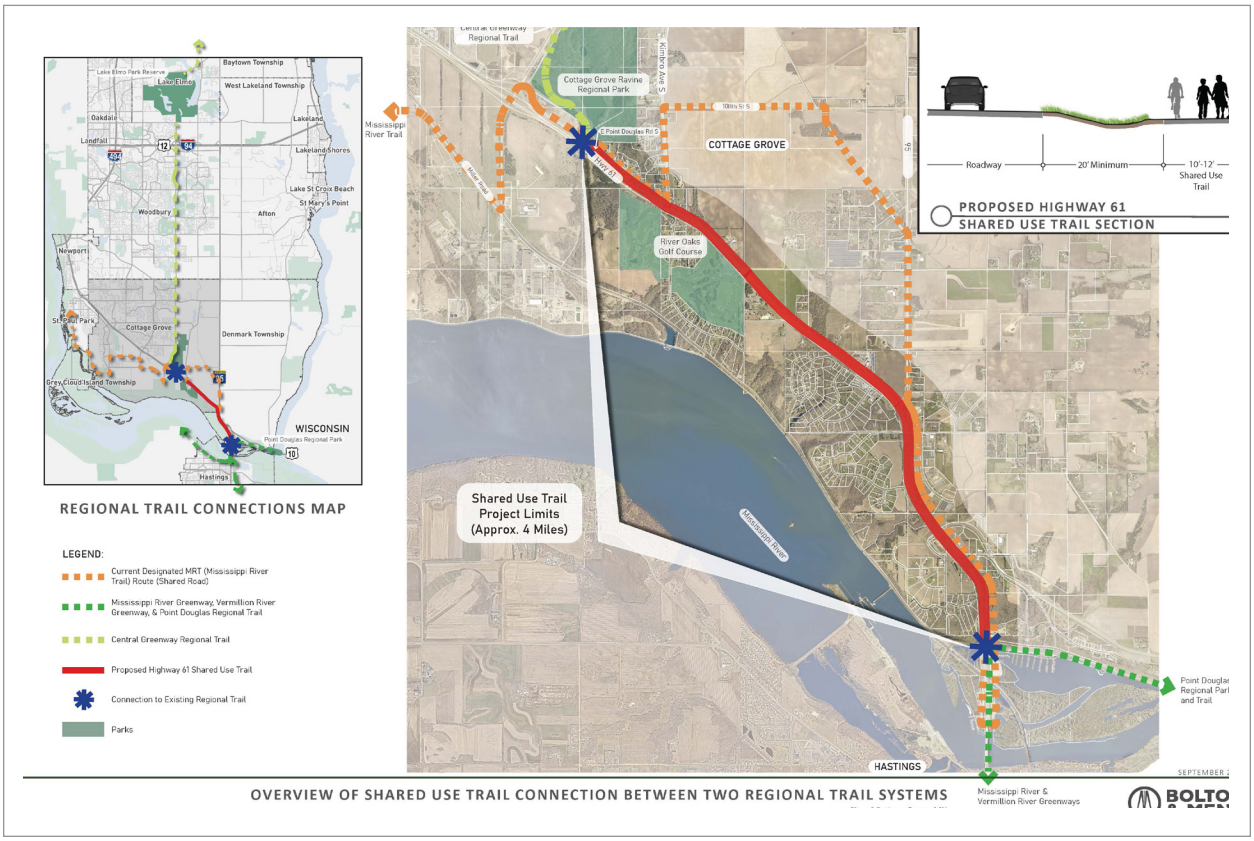
Secure funding for a trail connecting Cottage Grove Ravine Regional Park to Point Douglas Regional Trail/Park.

Legislative Request

Cottage Grove supports the planning, design, and future funding of a Highway 61 Trailway connection between Cottage Grove Ravine Regional Park and Point Douglas Regional Trail/Park.

Relevant Information

A trail along Highway 61 from Cottage Grove Ravine Regional Park to Point Douglas Regional Trail/Park would be a unique recreational experience for the region, state, and out-of-state visitors. Highway 61 is both historic and scenic but has no recreational trail access. The trailway would connect Cottage Grove's Ravine Lake to the confluence of the Mississippi and St Croix rivers as well as historic Hastings downtown via the Highway 61 Arch Bridge Trail.











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Community Development

Community Development

Housing

Priority Description

Diversify the city's housing stock to ensure it is serving all demographic and socioeconomic communities and recognizing certain barriers to the housing disparity impact to certain members of our community, Cottage Grove supports programs that reduce barriers to fair housing and equal opportunity.

Legislative Request

Cottage Grove supports a proactive commitment to State programs that allow municipalities to facilitate full-spectrum housing growth and rehabilitate older housing stock for residents in all stages of life.

Relevant Information

- Cottage Grove supports providing long-term funding for Minnesota Housing that supports local housing efforts that also recognize regional markets, provide flexibility to cities and supports private and public partnerships.
- Consider establishment of a program providing support to immediate needs and existing housing stock including matching funds issued on a timeline that is consistent with the local budgeting process.
- Cottage Grove supports creation of a sustainable funding source for infrastructure grants to assist in the cost of providing critical infrastructure to provide shovel-ready sites for development.

Redevelopment

Priority Description

Begin implementation of redevelopment plans to reinvigorate a tax base that is not fulfilling its potential.

Legislative Request

Cottage Grove supports the growth of current programs that help facilitate redevelopment and reinvestment in our residential, commercial, and industrial sectors.

Relevant Information

- Cottage Grove supports the elimination of the sunset provision of the Historic Tax Credit program given these projects are complex and time consuming.
- Cottage Grove supports framework for local zoning and land use authority which allows cities to retain their local decision-making authority for their communities.









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Economic Development

Economic Development

Tax Increment Financing (TIF) Preservation

Priority Description
Preserve and enhance the effectiveness of TIF for development and redevelopment.

Legislative Request
Cottage Grove supports policies that preserve and enhance the effectiveness of Tax Increment Financing. Cottage Grove advocates for legislation that refines and enhances rather than restricts or reduces the functional parameters of TIF policy.

Relevant Information
Enhancing and refining TIF policy could become a pathway to encourage green job development and related innovation, for the expansion of transit services for potential transit-oriented projects (TOD) and by maintaining existing municipal authority to establish special service districts.

Business Expansion

Priority Description
Cottage Grove continues to support investments in the MIF and JCF funds to increase capital investment and create good-paying jobs.

Legislative Request
Cottage Grove supports existing and future state programs to help businesses thrive and expand.

Relevant Information
Continue to fund sustainable funding programs supporting job creation including the Minnesota Investment Fund (MIF) and Job Creation Funds (JCF) as well as grants for site cleanup and allowing opportunities for communities to develop, create infrastructure, and help businesses expand.

Workforce Readiness

Priority Description
Expand investments in workforce readiness programs.

Legislative Request
Cottage Grove supports increased funding for the Job Skills Partnership, youth employment programs and other workforce training programs, investments in programs that address the gender wage gap, and a payroll tax credit for job training programs that invest in employees.

Relevant Information
The City of Cottage Grove will partner with public and private sectors to improve workforce readiness. This includes removing barriers to education, closing racial achievement and employment gaps, addressing the occupational gender gap, and expanding training and job opportunities for people with disabilities.

Economic Development

Data Center Development

Priority Description

Reduce barriers and improve efficiency in data center development project review at the State level.

Legislative Request

Cottage Grove requests a review of the recently adopted legislation pertaining to data center developments that place additional restrictions on those projects, specifically the review required by the Public Utilities Commission (PUC).

Relevant Information

Cottage Grove supports data center development across the state of Minnesota. Recent legislation creates additional barriers for developers of data center projects. These new requirements create inefficiencies within the development review process, which reduces Minnesota's competitiveness to recruit future data center development.











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Transportation

Transportation

Cottage Grove Local Bridge Replacement Priority List

Priority Description

Located in Cottage Grove are two bridges that qualify for State local bridge replacement funds. These include the BNSF rail bridge over 103rd Street, and the Grey Cloud Trail bridge connecting to Lower Grey Cloud Island across Moers Lake on the Mississippi backwaters. On January 7, 2026, the Cottage Grove City Council passed a resolution creating a local bridge replacement priority list, adding them to the MnDOT statewide list.

Legislative Request

Cottage Grove requests that the legislature continue to support funding for local bridge replacement programs, which is critical in successfully delivering local bridge replacement projects.

Relevant Information

- The Grey Cloud Trail bridge is eligible for 100% funding, as it is not located on a State-Aid route, and is estimated at $8 million in total project costs.
- This is a one-lane bridge built in 1933 and is listed as a fracture-critical bridge. Due to its low freeboard above the Mississippi River, it has been closed due to flooding four times since 2014, severing a critical link to Lower Grey Cloud Island.
- The BNSF bridge over 103rd Street is eligible for 50% funding as it is located on a State-Aid route and is estimated at a total project cost of $8 million. This bridge is too narrow, requiring stop signs and a challenging road geometry to pass under it. Additionally, it only has 10’4” of clearance, much lower than the minimum clearance of 14’6” and standard clearance of 16’4”.
- Even with enhanced warning signage of the low clearance, this bridge has been struck several times in the last three years.

Special Assessment Election Requirements

Priority Description

In order to issue bonds to finance most local improvement projects, a city must be able to legally collect at least 20 percent of the project costs through special assessments, otherwise the project requires a special election.

Legislative Request

In order to facilitate the financing of public infrastructure projects, Cottage Grove supports reducing the threshold for requiring voter approval for issuance of improvement bonds under Minn. Stat. 429.091 to 15 percent. This change would provide more flexibility for cities with their construction/bonding/assessment decisions and may be more likely to survive a challenge while still providing value to the property owner.

Relevant Information

Continued on page 20.

Transportation

Relevant Information

- As a legal limit, cities cannot collect special assessments from any property greater than the increase in fair market value bestowed upon that property by the improvement (the "special benefit test").
- On occasion, the increase in property values as a result of the improvement can fail to add up to the 20% threshold necessary to finance projects without requiring a special election. This creates a major financing challenge for cities as they work to complete critical improvement projects.

Street Improvement Districts

Priority Description

Address the limited funding mechanisms for maintaining aging streets.

Legislative Request

Cottage Grove supports the authority of local units of government to establish street improvement districts, allowing cities in developed and developing areas to fund reconstruction and maintenance. Cottage Grove also supports changes to special assessment laws to make assessing state-owned property a more predictable process regarding the payment of assessments.

Relevant Information

- Funding sources for local transportation projects are limited to the use of Municipal State Aid, property taxes, and special assessments.
- The street improvement district is designed to allow cities to create a district(s) where fees will be raised on all properties in the district and must be spent within specific boundaries.

Street Reconstruction Bond Approval

Priority Description

Under Minnesota law, financing the maintenance of streets can be a challenge for city councils. Minn. Stat. § 475.58 subd. 3b, authorizes a city council, by two-thirds vote, to approve the issuance of bonds to finance street reconstruction or bituminous overlays without voter approval. The two-thirds council approval requirement is further subject to a reverse referendum process whereby a number equal to five percent of those voting in the last municipal general election can petition for a referendum to approve the issuance of the bonds.

Legislative Request

Street maintenance is one of the essential functions of cities in Minnesota. Cottage Grove supports amending the laws governing issuance of bonds to maintain streets to allow the approval of the bonds by a simple majority of the council. The existing reverse referendum process assures that taxpayers could trigger a referendum on the issuance of bonds if they can meet the five percent petition threshold.

Relevant Information

Continued on page 21.

Transportation

Relevant Information

With limited State Aid funding, and few other practical options for local roadways, bonding is a necessary financing mechanism for cities to complete street projects.

Road and Bridge Funding

Priority Description

Cottage Grove supports the use of dedicated taxes and fees to fund transportation infrastructure.

Legislative Request

Cottage Grove supports state funding to assist cities overburdened by cost participation responsibilities from improvement projects on state or county highways.

Relevant Information

- Cities lack adequate tools and resources for the maintenance and improvement of municipal street systems, with resources restricted to property taxes and special assessments. It is imperative that alternative revenue-generating authority be granted to municipalities and that state resources be made available for this purpose to aid local communities and relieve the burden on the property tax system.
- Municipal State Aid Funding provides an important but limited revenue source that assists eligible cities with street infrastructure needs and is limited to 20% of a city's street system.











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Water Quality and Sustainability

Water Quality and Sustainability

Water Supply

Priority Description

Municipal water suppliers are charged with meeting the water supply needs of their communities and work to do so with safe, reliable, and cost-effective systems that are sustainable both for established cities and for all future growth. Water suppliers continue to make significant investments to modernize their systems and put a strong emphasis on water conservation.

Legislative Request

Cottage Grove supports legislation promoting aquifer recharge, change in water use practices, development of minimum irrigation standards, applying technology for smart water use, additional scientific data collection and exploring water reuse options at contaminated sites that rely on water extraction or pollution containment, and the removal of barriers to wastewater and stormwater reuse and advocates for improved inter-agency coordination on all levels, including on the state level.

Relevant Information

- Regulation of water is complex with multiple agencies having jurisdiction. In many cases, multiple agencies have responsibility for permitting with conflicting requirements. This creates challenges for water suppliers and requires greater inter-agency coordination to address.
- Cottage Grove supports and values initiatives aimed at protecting water resources at the municipal, county, state, and federal levels, which includes the Clean Water Act.

Private Well Drilling Restriction Authority

Priority Description

Continue to allow local control over private well drilling in municipal utility service boundaries.

Legislative Request

Cottage Grove supports current law that authorizes cities to regulate and prohibit the placement of private wells within municipal utility service boundaries and opposes any attempt to remove or alter that authority. Cottage Grove supports funding that can be used to seal private wells.

Relevant Information

Municipal water suppliers follow strict requirements related to testing and water quality, ensuring safe and compliant drinking water for all users. Abandoned wells pose a serious risk to groundwater aquifers, however the cost of sealing those wells continues to increase each year. Ongoing funding to assist in sealing private wells is critical to protect this precious resource.







Brenda Malinowski
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Finance

Finance

State Aids

Priority Description

A functional state and local fiscal relationship must emphasize adequacy, equitability, sustainability, and accountability for public resources and communication among the state, cities, and public.

Legislative Request

A functional partnership also emphasizes collaboration and partnership between the state and local units of government. City services are traditionally funded through property taxes, fees, and state aids. Increasingly, cities are bearing more costs for services that have historically been the responsibility of the state.

Relevant Information

- Aids such as Police or Fire aid should not be diverted to balance state budgets.
- Adequate state funding to cities to address mandates enacted by the state, and flexibility for local governments in implementing state mandates to minimize local costs. Reinstatement of the cannabis and aid enacted when adult-use cannabis was legalized in 2023 but repealed in 2025 should be reenacted to assist cities with costs associated with local implementation of the new law.

Restrictions on Local Government Budgets

Priority Description

Maintain city autonomy in deciding the appropriate level of local taxation and services.

Legislative Request

Cottage Grove strongly opposes levy limits, reverse referenda, supermajority requirements for levy and valuation freezes, or other restrictions on local government budgeting and taxing processes.

Relevant Information

These types of restrictions undermine local budgeting and taxing processes, planned growth and the relationship between locally elected officials and their residents.

Sales Tax on Local Government Purchases

Priority Description

Secure sales tax exemption for purchases of goods and services made by cities.

Legislative Request

Continued on page 26.

Finance

Legislative Request

The local government sales tax exemption enacted in 2013 and expanded in 2014 does not apply to all city purchases. Some purchases for municipal enterprise operations, such as golf courses, are excluded from the exemption. In addition, in order to receive the sales tax exemption on construction materials under current law, cities must bid labor and materials separately and also designate a contractor to be a purchasing agent on behalf of the city.

Relevant Information

The existing Department of Revenue rules (Minn. Rule 8130.1200, subp. 3) are complex and the implementation can be so complicated that it can cost cities more money to implement than they will save on the tax exemption. Finally, although cities currently do not pay the motor vehicle sales tax on marked police vehicles or firefighting vehicles, other city vehicles are not exempt from the motor vehicle sales tax.

- The exemption should apply to all purchases made by local units of government.
- The process to receive the exemption for construction materials used in local government projects should be simplified or added to the refund process now available for local government public safety facilities.
- The exemption should be extended to all local government purchases that would otherwise be subject to the motor vehicle sales tax in Minn. Stat. ch. 297B.











Pete Koerner
Public Safety Director
PKoerner@cottagegrovemn.gov
651-458-6003

cottagegrovemn.gov

Public Safety

Public Safety

Single-Way-Out (Single Stairway) in Apartments

Priority Description
Oppose single-way-out (single stairway) in apartments.

Legislative Request
Cottage Grove opposes the single-way-out (single stairways) in apartments amendment to the Minnesota State Building Code. The Minnesota Department of Labor and Industry's Code Advisory Council has approved single-way-out in apartments up to four stories. The Minnesota Legislature implemented a working group to study the issue due to safety concerns.

Relevant Information
Fire staffing throughout Minnesota and especially in Metro suburbs does not provide adequate response to allow single-way out stairwells in apartment buildings. If a fire obstructs one of the stairwells, residents' only exit will be a window as high as four stories. Firefighters must operate in the same stairwell as the evacuating residents which may expose victims to lethal heat and smoke. The single-way-out amendments focus on affordable housing options however affordable housing residents are at a higher risk to experience fires and fire-related injuries and death.

E-Bikes

Priority Description
Promote safety of riders, pedestrians, and motorists on our trails, sidewalks, and streets.

Legislative Request
Cottage Grove supports legislation that clearly defines the various mobility options and establishes statutory guidelines for e-bikes, scooters, and mobility devices.

Relevant Information
This legislation would clearly define and classify the various types of mobility options, thereby reducing ambiguity in the current traffic code. It should apply age and helmet requirements, speed limits, permitted and prohibited areas for riding, and general rules of operation. The legislation should be enforceable and include an aspect of public awareness/education.

E-bikes, scooters, and mobility devices have changed the way we move throughout our communities. As their popularity grows, so do the safety concerns. Legislation should promote public awareness and safety for everyone on our trails, sidewalks, and streets.

K-12 Threat Assessments

Priority Description
Support mandated K-12 threat assessment teams.

Legislative Request
Continued on page 29.

Public Safety

Legislative Request
Cottage Grove supports legislation requiring school districts to establish a team of trained subject-matter experts to examine and address school safety issues based on the national best practice known as behavioral threat assessment.

Relevant Information
This legislation would move our state beyond physical school safety measures, such as infrastructure improvement grants, passed by the Legislature in 2018. Threat assessment is an evidence-based way to identify, assess and manage threatening situations. Threat assessment, when properly done, is considered a standard-of-care/best practice by numerous organizations and advocacy groups including the U.S. Department of Education, National Association of School Psychologists and the Federal Bureau of Investigation. K-12 threat assessment teams and legislation have been officially supported by the MN Chiefs of Police Association.

Mental Health Response Act

Priority Description
Fund multi-jurisdictional co-responder programs.

Legislative Request
Cottage Grove supports legislation to fund multi-jurisdictional co-responder programs or embedded social workers. Additionally, Cottage Grove supports making changes to current policy and practices to better share information amongst first responders, medical professionals and human services representatives.

Relevant Information
The goal is to improve the response to, and outcomes of, mental health calls with request for service.

Officer Wellness

Priority Description
Understand and deal with the effects of common stressors facing our law enforcement professionals.

Legislative Request
Cottage Grove supports legislation to provide a permanent funding source for the Public Safety Duty Disability Law that passed in 2023. It is critical to find a way to fund the treatment for mental health injuries as well as continuing to expand the network of providers who are training to do this vitally important work.

Relevant Information
This would fund support groups, mental health checks and therapy, suicide prevention, awareness, and family support.

Public Safety

Recruitment and Retention Needs

Priority Description
Support funding for statewide recruitment and retention efforts.

Legislative Request
Cottage Grove supports a multi-faceted approach with recruitment and retention efforts including grants for retention bonuses and scholarship opportunities.

Relevant Information
Agencies across our state are having difficulty recruiting and retaining officers for a variety of reasons. The Minnesota Chiefs of Police Association (MCPA) supports a multi-faceted approach to helping agencies of all sizes recruit and retain officers. This should include, but is not limited to, a grant program for bonuses, bringing back part-time officer licensure for small agencies and scholarship programs with our higher education partners. Any funding for this use should reflect different needs for small, medium and large agencies alike.

Law Enforcement Training Funding

Priority Description
Continue to fund training mandated by the MN Police Officer Standards and Training Board (MN POST Board).

Legislative Request
Cottage Grove supports continuing the MN POST Board training reimbursement allocation to local agencies, which began in 2018.

Relevant Information
The Peace Officer Training Fund is for mandated training in the areas of recognizing and valuing diversity and cultural differences, conflict management and mediation, crisis intervention and mental illness crises. The Philando Castile Training Fund is used to fund mandated training in the areas of recognizing and valuing diversity and cultural differences, conflict management and mediation, crisis intervention, and mental illness crises. $1.1 million was cut from the Philando Castile Training Fund in 2025. Additionally, the $3 million of base funding for Law Enforcement training has been cut after the current biennium.

Fleeing Vehicles

Priority Description
Increased penalties for fleeing in a motor vehicle and modification of tracking devices used on fleeing vehicles.

Legislative Request
Continued on page 31.

Public Safety

Legislative Request
Cottage Grove supports legislation to stiffen penalties for fleeing in a motor vehicle and modify the law governing the use of tracking devices on fleeing vehicles.

Relevant Information
Fleeing is becoming a significant concern in law enforcement. The number of offenders that now flee has gone up exponentially. Offenders understand that the majority of the time police officers won't chase them because the risk is not worth it. Current consequences for those who are caught do not reflect the severe risk they pose to the community and law enforcement. Officers and organizations continue to battle the decision to pursue fleeing vehicles.

Auto Theft and Violent Crime Investigation Funding

Priority Description
Provide funding for auto theft investigations, prevention programs and technology.

Legislative Request
Provide clear direction for funding added to the BCA's annual budget to establish and staff a multijurisdictional team of peace officers focused on auto theft investigation and prevention, including funding for equipment, technology, and prosecution efforts related to stolen vehicles.

Relevant Information
With the growing number of auto thefts and a staggering increase in the number of violent crimes committed in possession of a stolen vehicle, the legislature should include technology funding such as Flock Safety cameras as a means to reduce crimes and provide reliable evidence to solving crimes.

Permit to Purchase Fees

Priority Description
Allow agencies to charge a reasonable fee for processing a permit to purchase.

Legislative Request
Cottage Grove supports allowing local municipal police departments to charge a reasonable fee for processing a permit to purchase application.

Relevant Information
Currently, Minnesota Statute § 624.7131 Subd 3. states there shall be no charge for forms, reports, investigations, notifications, waivers or any other act performed, or materials provided by a government employee or agency in connection with application for or issuance of a transferee permit. The permits and their renewal shall be granted free of charge.

Public Safety

Body-Worn Camera Redaction

Priority Description
Support reducing body-worn camera redaction requirements in areas visible to the public.

Legislative Request
Cottage Grove supports changing current law to allow for greater discretion by the Chief Law Enforcement Officer (CLEO) or their designee to release data without redaction in instances where any member of the public may record the same footage with their own device.

Relevant Information
Current law allows for CLEOs to release data to dispel rumors or other information, but we cannot do so without complying with redaction. This will allow the public more transparency, especially in certain high-profile cases.

Paid Health Insurance for Law Enforcement Retirees

Priority Description
Support paid health insurance for law enforcement retirees.

Legislative Request
Cottage Grove supports a legislative appropriation that would provide paid health care for licensed police officers who retire at 55 years old and have 10 years of consecutive service with a Minnesota city, county or tribal government.

Relevant Information
To help in addressing the recruitment and retention challenges, at age 55 or any time thereafter, each month the employer shall pay the full employer contribution toward health and dental insurance coverage for employees who have 10 years of service or more. It shall also cover the employees' dependents until the employee reaches age 65. The employer shall be reimbursed from the State of Minnesota for these costs.

City Council Action Request

7.F.

Meeting Date	2/4/2026
Department	Public Safety
Agenda Category	Action Item
Title	USPCA Reunite K9 COP Grant Acceptance
Staff Recommendation	Accept and approve the grant award in the amount of $7,500.00 from the United States Police Canine Association.
Budget Implication	N/A
Attachments	1. Grant Award USPCA Reunite K9 Council Acceptance 01272026

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

From: Peter J Koerner, Director of Public Safety

Date: January 27, 2026

Subject: **USPCA REUNITE K9 COP GRANT ACCEPTANCE $7,500.00**

Introduction
At the August 6, 2025, City Council meeting, public safety presented a plan to move forward with a new K9 to add to patrol that included authorization to pursue funding through the United States Police Canine Association (USPCA) and Public Safety Board. Council did authorize the request.

Sgt Nils Torning did complete the USPCA application for the AKC Reunite K9 COP grant. To be eligible for the grant program, we need our agency or a designated non-profit to raise $2,500.00 towards the program. The Cottage Grove Public Safety Board has already committed to over $15,000.00.

We were notified that we were awarded the entire amount requested of $7,500.00.

Recommendation
Accept and approve the grant award in the amount of $7,500.00 from the United States Police Canine Association.

City Council Action Request

7.G.

Meeting Date	2/4/2026
Department	Public Safety
Agenda Category	Action Item
Title	Authorize the Order of Replacement Ambulance
Staff Recommendation	Authorize the purchase of a Ford E-450 Road Rescue Ultramedic from Everest Emergency Vehicles with an estimated cost of $299,627.00 and an estimated delivery of January 2027.
Budget Implication	In preliminary but further discussion in budget process.

Attachments

1.	MEMO - AUTHORIZE THE ORDER OF REPLACEMENT AMBULANCE 01272026
2.	Equipment Estimate

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

From: Peter J Koerner, Director of Public Safety
Nick Arrigoni, Deputy Fire Chief

Date: January 27, 2026

Subject: **AUTHORIZE THE ORDER OF REPLACEMENT AMBULANCE**

Introduction and Background

The Cottage Grove Fire Department (CGFD) currently operates three Advanced Life Support (ALS) ambulances, which provide medical coverage to our PSA. Ambulances ("Medic units") provide EMS response and transportation. Ambulances are recommended to be replaced every seven years. The fire department currently has three ambulances as listed below:

Apparatus	Vehicle Year	Replacement Year
Medic 1 - Dodge	2021	2029
Medic 2 - Ford	2018	2027
Medic 3 - Ford	2025	2032

There has been a great effort to meet recommended replacement timelines for ambulances. In 2018, due to accidents, CGFD had to purchase two ambulances between 2018 and 2019, which exacerbated future replacement timelines. With a focused effort, CGFD is reestablishing its ambulance replacement timeline which reflects extended timelines in the above table. CGFD's current goal is to staff two ambulances 24 hours per day, which allows one ambulance to serve in a reserve role.

To allow the fire department to remain within the recommended replacement timeline, we are seeking council approval to place an order for an ambulance. This would replace a 2018 Ford chassis, which has an ambulance box that is over 20 years old due to remounts. The estimated cost of the ambulance would be $299,627.00. If we cannot place the order by early March, we will lose the chassis that Everest has had on hold for us. Not only will this increase the price of the next ambulance (when approved to order) by $30,000.00 to $40,000.00, delivery would be delayed until 2029. Everest currently has three-year build times from date of order. The payment will be made upon delivery of the ambulance.

Recommendation

Authorize the purchase of a Ford E-450 Road Rescue Ultramedic from Everest Emergency Vehicles with an estimated cost of $299,627.00 and an estimated delivery of January 2027.

Everest Emergency Vehicles
8 South Owasso Blvd. • Little Canada, MN 55117
Phone 800-889-6143 • Fax 651-690-1871
www.everestev.com

Ship To: IN STORE PICKUP

Invoice To: COTTAGE GROVE, CITY OF
12800 RAVINE PARKWAY SOUTH
COTTAGE GROVE MN 55016

Branch		
01 - ST. PAUL, MN		
Date: 01/29/2026	Time: 16:48:03 (O)	Page: 1
Account No: COTTA001	Phone No: 6514582850	Inv No: 01 Q00718
Ship Via:	Purchase Order: PENDING	
Tax ID No: 9024094		
BOB HARRIS	Salesperson: 301	

EQUIPMENT ESTIMATE

Description	** Q U O T E ** EXPIRY DATE: 05/08/2026	Amount
NEW 2027 FORD E-450 ROAD RESCUE ULTRAMEDIC		299627.00

VEHICLE COST - $293127.00
FORD GPC - ($1300.00) DISCOUNT
DELIVERY - $2800.00
INTERNAL COST - $5000.00
NEW TRUCK TOTAL - $299627.00

****

NOTE: CHASSIS PRICING AND MODEL YEAR IS CURRENT AT TIME OF ORDER BUT COULD BE SUBJECT TO CHANGE FROM FORD MOTOR COMPANY AT A LATER DATE, FORD MOTOR COMPANY PRICING IS NOT PROTECTED.

Sale # 01 Subtotal:	299627.00
Total:	299627.00
Subtotal:	299627.00
Quote Total:	299627.00

Authorization: _____

Thank you for choosing Everest Emergency Vehicles, your business is appreciated!

City Council Action Request

7.H.

Meeting Date	2/4/2026
Department	Parks and Recreation
Agenda Category	Action Item
Title	Washington County SHIP Grant
Staff Recommendation	Authorize the Statewide Health Improvement Partnerships grant agreement for $3,700 to be used for expansion of the existing Meadowgrass Park Community Garden.
Budget Implication	Grant's in-kind match requirement of 10% with staff time through the installation of additional irrigation, fencing, and individual garden plots.

Attachments

1.	Council Memo-Washington County SHIP Grant
2.	City of Cottage Grove - SHIP Agreement

To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator
From: Gavin Hochstetler, Management Analyst

Date: February 4, 2026

Subject: Washington County SHIP Grant

Introduction
The Statewide Health Improvement Partnership, SHIP, is a Minnesota-based grant that supports opportunities for active living, healthy eating, and commercial tobacco-free living. It is funded through the MN Legislature and is implemented through locally identified partnerships. In Washington County, access to healthy food for all people, particularly people from underserved communities, is a priority of the SHIP grant. Supporting the development of new community garden spaces is an effective way to increase access to fresh & healthy local produce, as well as foster additional health benefits from social connectedness, physical activity and spending time outdoors. Staff applied for a SHIP grant to expand the existing Meadowgrass Park Community Garden in 2026.

Background
Parks and Recreation staff have collaborated with Washington County and local volunteer groups for multiple years on a successful community garden program located at Meadowgrass Park. Due to the success and limited size of the current garden layout, staff have proposed an expansion of the community garden. Expansion of the existing garden will provide more residents with affordable food and expanded community engagement opportunities.

The project team is happy to report that the grant application was approved. Upon Council authorization, $3,700 from SHIP will be used towards purchasing water supply parts, fencing, tools, animal deterrent, and soil correction products. The city will exceed the grant's in-kind match requirement of 10% with staff time through the installation of additional irrigation, fencing, and individual garden plots.

Staff Recommendation
Authorize the Statewide Health Improvement Partnerships grant agreement for $3,700 to be used for expansion of the existing Meadowgrass Park Community Garden.

Washington County AND City of Cottage Grove

This contract is made and entered into by and between Washington County, hereinafter referred to as "County", and the City of Cottage Grove located at 8020 80th St So, Cottage Grove, MN 55016, hereinafter referred to as the "Consultant/Contractor".

I. TERM OF CONTRACT

The term of this contract shall be from final signature to August 31, 2026, unless earlier terminated as provided herein.

II. SCOPE OF SERVICES

Contractor shall address the Healthy Eating strategy covered under the Statewide Health Improvement Partnership (SHIP) grant for Washington County by the Minnesota Department of Health (MDH) funding as well as perform the duties set forth in this agreement and in Attachment A at a cost set forth in Attachment A which is hereby incorporated into this contract. Contractor will update current garden plots at Meadow Grass Park. In addition, the Contractor will:

- Submit regular invoices to the County for payment of services rendered.
- Act in a fiscally responsible manner, including following standard accounting procedures, charging only for the activities stated in this agreement, spending funds responsibly, properly accounting for how the funds are spent, maintaining financial records to support expenditures billed to the contracting and meeting audit requirements.
- Comply with communications approval processes outlined in the communications guidance and materials document.
- Allow the County, MDH, and others to use any products or materials produced with contracted funds.
- Assist the County with data collection in order to complete and submit required reports, if necessary.
- Assist the County by providing grant summary or other requested information requested for incorporation into state level reports, if requested.
- Work collaboratively with the County to determine a regular communication schedule for questions and progress reports.
- Work with the County on approval for any work plan or budget changes.

III. COST:

Cost will not exceed $3,700.00

IV. INDEPENDENT CONTRACTOR.

It will be agreed that nothing within the contract is intended or should be construed in any manner as creating or establishing the relationship of co-partners between the parties or as constituting the Contractor as the agent, representative, or employee of the County or Public Health & Environment for any purpose or in any manner whatsoever. The Contractor is to be

and shall remain an independent Contractor with respect to all services performed under this agreement.

The Contractor will secure, at its own expense, all personnel required in performing services under the agreement. Any and all personnel of the Contractor or other persons, while engaged in the performance of any work or services required by the Contractor under this agreement shall have no contractual relationship with the County or Public Health & Environment and shall not be considered employees of the County or Public Health & Environment.

V. STANDARDS.

The Contractor shall comply with all applicable Federal law, State statutes, Federal and State regulations, and local ordinances now in effect or hereafter adopted.

Failure to meet the requirements of the above shall be a substantial breach of the agreement and will be cause for cancellation of this contract.

VI. POSSESSION OF FIREARMS ON COUNTY PREMISES.

Unless specifically required by the terms of this Contract or the person it is subject to an exception provided by 18 USC§ 926B or 926C (LEOSA) no provider of services pursuant to this Contract or subcontractors shall carry or possess a firearm on County premises or while acting on behalf of Washington County pursuant to the terms of this Contract. Violation of this provision is grounds for immediate suspension or termination of this Contract.

VII. SUBCONTRACTING AND ASSIGNMENT.

The contractor shall not enter into any subcontract for performance of any services contemplated under this agreement nor novate or assign any interest in the agreement without the prior written approval of the county. Any assignment or novation may be made subject to such conditions and provisions as the county may impose.

If the contractor subcontracts the obligations under this agreement, the contractor shall be responsible for the performance of all obligations by the subcontractors.

VIII. INDEMNIFICATION.

The Contractor agrees it will defend, indemnify and hold harmless the County, its officers and employees against any and all liability, loss, costs, damages, and expenses which the County, its officers, or employees may hereafter sustain, incur, or be required to pay arising out of the negligent or willful acts or omissions of the Contractor/Consultant in the performance of this agreement.

IX. INSURANCE REQUIREMENTS.

The Contractor agrees that in order to protect itself, as well as the County, under the indemnity provisions set forth above, it will at all times during the term of this Agreement, keep in force the following insurance protection in the limits specified:

1. Commercial General Liability with Contractual liability coverage in the amount of $1,500,000 per occurrence with a $3,000,000 aggregate. An excess or umbrella liability policy may be used in conjunction with primary coverage limits to meet the minimum limit requirements.
2. Automobile coverage in the amount of $1,500,000 on a combined single limit basis and include hired and non-owned.
3. Worker's Compensation in statutory amount (if applicable) of bodily injury by accident in the amount of $500,000 each accident, bodily injury by disease in the amount of $500,000 each employee, and bodily injury by disease in the amount of $500,000 policy limit.

Washington County shall be listed as additional insured as it relates to Commercial General Liability and Automobile Liability.

Prior to the effective date of this Contract, the Contractor will furnish the County with a current and valid proof of insurance certificate indicating insurance coverage in the amounts required by this Contract. This certificate of insurance shall be on file with the County throughout the term of the Contract. As a condition subsequent to this Contract, Contractor shall ensure that the certificate of insurance provided to the County will at all times be current. The parties agree that failure by the Contractor to maintain a current certificate of insurance with the County shall be a substantial breach of the Contract and payments on the Contract shall be withheld by the County until a certificate of insurance showing current insurance coverage in amounts required by the Contract is provided to the County.
Any policy obtained and maintained under this clause shall provide that it shall not be cancelled, materially changed, or not renewed without thirty days' notice thereof to the County.
Any policy obtained and maintained under this clause shall provide that it shall not be cancelled, materially changed, or not renewed without thirty days notice thereof to the County.

X. AUDITS, REPORTS, RECORDS AND MONITORING PROCEDURES/RECORDS AVAILABILITY & RETENTION.

Pursuant to Minn. Stat. section 16C.05 subd. 5, the Contractor/Consultant will:

A. Maintain records which reflect all revenues, costs incurred and services provided in the performance of this Agreement.
B. Agree that the County, the State Auditor, or legislative authority, or any of their duly authorized representatives at any time during normal business hours, and as often as they may deem reasonably necessary, shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc., and accounting procedures and practices and involve transactions relating to this agreement. The Contractor agrees to maintain and make available these records for a period of six (6) years from the date of the termination of this agreement.

XI. DATA PRACTICES.

All data collected, created, received, maintained, or disseminated for any purpose by the activities of the contractor, because of this agreement shall be governed by the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13 (Act), as amended and the Rules implementing the Act now in force or as amended. The contractor is subject to the requirements of the Act and

Rules and must comply with those requirements as if it is a governmental entity. The remedies contained in section 13.08 of the Act shall apply to the contractor.

XII. NONDISCRIMINATION

The Contractor agrees to comply with the nondiscrimination provision set forth in Minnesota Statute 181.59. The Contractors failure to comply with section 181.59 may result in cancellation or termination of the agreement, and all money due or to become due under the contract may be forfeited for a second or any subsequent violation of the terms or conditions of this contract.

XIII. SUBCONTRACTOR PROMPT PAYMENT.

Pursuant to Minnesota Statute §471.425 subd. 4a., contractor shall pay any subcontractors within 10 days of the contractor's receipt of payment from the county for undisputed services provided by the subcontractor. The contractor shall pay interest of 1½ percent per month, or any part of a month, to the subcontractor on any disputed amount not paid on time to the subcontractor. The minimum monthly interest penalty payment for an unpaid balance of $100 or more is $10. For an unpaid balance of less than $100, the prime contractor shall pay the actual penalty due to the subcontractor. The subcontractor shall have third party rights under this agreement to enforce this provision.

XIV. JURISDICTION & VENUE.

This contract, amendments and supplements thereto, shall be governed by the laws of the State of Minnesota. All actions brought under this agreement shall be brought exclusively in Minnesota State Courts of competent jurisdiction with venue in Washington County.

XV. TERMINATION

The County may cancel this agreement at any time upon giving fifteen (15) days written notice sent to the Consultant at the address above.

XVI. MERGER

It is understood and agreed that the entire agreement of the parties is contained here and that this contract supersedes all oral agreements and negotiations between the parties relating to this subject matter. All items referred to in this contract are incorporated or attached and deemed to be part of the contract.

XVII. CONTRACTOR DEBARMENT, SUSPENSION AND RESPONSIBILITY CERTIFICATION

Federal Regulation 45 CFR 92.35 prohibits the County from purchasing goods or services with federal money from vendors who have been suspended or debarred by the federal government. Similarly, Minnesota Statutes, Section 16C.03, subdivision 2, provides the Commissioner of Administration with the authority to debar and suspend vendors who seek to Contract with the County. Contractors may be suspended or debarred when it is determined through a duly authorized hearing process, that they have abused the public trust in a serious manner. By signing this Contract, the Contractor certifies that it and its principals* and employees:

A. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from transacting business by or with any federal, state, or local governmental department or agency; and

B. Have not within a three year-period preceding this Contract: 1) been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a public (federal, state, or local government) transaction or Contract, 2) violated any federal or state antitrust statutes, or 3) committed embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property; and are not presently indicted or otherwise criminally or civilly charged by a governmental entity for:
    a. commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a public (federal, state, or local government) transaction,
    b. violating any federal or state antitrust statutes, or
    c. committing embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property; and
C. Are not aware of any information and possess no knowledge that any subcontractor(s), that will perform work pursuant to this Contract, are in violation of any of the certifications set forth above; and
D. Shall immediately give written notice to the Contract manager should the Contractor come under investigation for allegations of fraud or a criminal offense in connection with obtaining or performing a public (federal, state, or local government) transaction, violating any federal or state antitrust statute, or committing embezzlement, theft, forgery, bribery, falsification of records, making false statements, or receiving stolen property.

*Principals, for the purpose of this certification, means officers, directors, owners, partners, and persons having primary management or supervisory responsibilities within a business entity (e.g., general manager, plant manager, head of subsidiary division or business segment, and similar positions).

XVIII. CONFLICT OF INTEREST

Contractor affirms that, to the best of its knowledge, this Contract does not present a conflict of interest with any party or entity, which may be affected by the terms of this Contract. The Contractor agrees that, should any conflict or potential conflict of interest become known, it will immediately notify the County of the conflict or potential conflict, and will advise the County whether it will or will not resign from the other engagement or representation. Unless waived by the County, a conflict or potential conflict may, in the County's discretion, be cause for cancellation or termination of this Contract.

XIX. MODIFICATION

Any material alteration, modification, or variation shall be reduced to writing as an amendment and signed by the parties. Any alterations, modifications, or variations deemed not to be material by agreement of the County and the Consultant shall not require written approval.

IN WITNESS WHEREOF, the County and Contractor have executed this agreement as of the date written below.

City of Cottage Grove

By _____
Signature

_____
Name & Title (please print)

Date _____

Washington County

By _____
Signature

David Brummel, Director
Name & Title

Date _____

Approved as to Form:

Assistant Washington County Attorney

Washington County
PUBLIC HEALTH & ENVIRONMENT

Washington County Public Health & Environment Action Plan	
Contact Information	
Organization: City of Cottage Grove	
Primary Contact Name: Molly Pietruszewski	**Business Agent:** Zac Dockter
Address: 8020 80th St So, Cottage Grove, MN 55016	**Address:** 8020 80th St So, Cottage Grove, MN 55016
E-mail: mpietruszewski@cottagegrovemn.gov	**E-mail:** zdockter@cottagegrovemn.gov
Phone: 651-458-3404	**Phone:** 651-458-2847
Date: 12/18/2025	
Project Description	
Project Description	

Parks and Recreation staff have been working with local volunteer groups for multiple years on a successful community garden program for residents. Often reaching participant capacity within days of opening, the demand for fresh, affordable food is a continuously growing need in the community. Expansion of the existing community garden plots would provide more residents with affordable food access and greatly increase community engagement among a larger population of participants.

Community gardens are inherently inclusive because they provide a shared space where people of all ages, backgrounds, and physical abilities can connect over a common goal. By offering accessible plots open to all residents and scholarship opportunities, these gardens break down economic and social barriers, ensuring that everyone can grow their own food.

To ensure everyone can participate it's important that we continue to partner with local gardeners, the county and city resources to provide translated materials and additional time to register for non-native speakers. These collaborations bridge communication gaps, making gardening instructions and community notifications accessible to residents of all linguistic backgrounds.

Our current garden at Meadow Grass Park has 40 plots that are 10'x22' in size. We are hoping to expand the garden by another 31 plots: bringing our total plots to 71. For the last two years, we have filled our current plots within hours of opening registration; showing us the demand for additional plots in Cottage Grove.

The expansion of the Community Garden would include: 31 plots, expanding irrigation to serve those plots and fencing around the new areas.

Washington County
PUBLIC HEALTH & ENVIRONMENT

Action Plan			
Specific Activity *Activities that will lead to expected outcomes.*	**Expected Outcome(s)** *What are the expected results or outcomes for the specific activities listed on the left? Be specific, measurable, achievable, relevant, time bound, inclusive, and equitable.*	**Evaluation Plan** *Simple metrics or feedback that will help you to determine if the activity is successful at meeting expected outcomes.*	**Budget for each item**
Fence	Provide a secure place to grow vegetables and keep the rabbits and small pests away from produce.	We have been successful using rabbit guard galvanized fence along with wire fence and plan to use the same process.	$2800
Irrigation	Provide a source of water for gardeners to use on their plots.	Current garden has 6 spigots for the 40 sites. The expansion plan includes 6 more spigots for the additional 31 plots.	$600
Tools	There is a secure storage site on site to house tools and items gardeners may need.	Providing additional tools for usage by gardeners.	$300
		Total amount requested	$3700

How will you sustain the project beyond this funding?

The Meadow Grass Community Garden is managed by the City of Cottage Grove Parks and Recreation Department.

- Parks Division: general maintenance, irrigations services, annual tilling, end of season compost assistance.
- Recreation Division: registrations, hosts the website with complete details for users, serves as a liaison to local volunteers and funding.
- Garden Volunteers: communication to gardeners, onsite assistance as needed, opening night planning, assistance with guidelines and rules, and managing plots on site.

Washington County

In-Kind Contributions	
In-kind Description (i.e. partner staff time, supplies, equipment, etc.)	**Amount (10% required)**
City of Cottage Grove in-kind staff time, labor and resources for administration of project development, plot registration, and land management. Estimated minimum of 30 hours at $75 per hour and $5,000 minimum land value.	$7250

Questions can be sent to your Washington County Public Health and Environment contact.

City Council Action Request

7.I.

Meeting Date	2/4/2026
Department	Parks and Recreation
Agenda Category	Action Item
Title	LCCMR Grant for Mississippi Dunes Park
Staff Recommendation	Authorize staff to apply for the Minnesota LCCMR grant for funding to assist in the completion of the Mississippi Dunes Master Plan.
Budget Implication	Cash or in-kind match of 25% of the total cost to complete the project or project phase.
Attachments	1. Council Memo_LCCMR Grant

To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator
From: Gavin Hochstetler, Management Analyst

Date: February 4, 2026

Subject: LCCMR Grant for Mississippi Dunes Park Development Project

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Introduction/Background
The City of Cottage Grove has been actively working towards the completion of Mississippi Dunes Park, which is intended to serve as a key recreational and community asset. The Minnesota LCCMR grant program provides funding for projects that enhance outdoor recreation, natural resources, and public access. This funding opportunity would allow the city to focus on the Mississippi Dunes Park Master Plan with emphasis on completion of the four seasons park building.

Budget Implications
If authorization to apply for the Minnesota LCCMR grant is granted by council, staff will be submitting an application for up to $15,000,000 to assist in the development at Mississippi Dunes Park. A requirement for the LCCMR grant is a cash or in-kind match of 25% of the total cost to complete the project or project phase. The project is included in the 2027 CIP but no funding source has been identified.

Staff Recommendation
Authorize staff to apply for the Minnesota LCCMR grant for funding to assist in the completion of the Mississippi Dunes Master Plan.

City Council Action Request

7.J.

Meeting Date	2/4/2026
Department	Administration
Agenda Category	Action Item
Title	FEMA - Assistance to Firefighter Grant
Staff Recommendation	Authorize the Fire Department to apply for a FY25 FEMA Assistance to Firefighter Grant in the amount of $380,585.
Budget Implication	$34,599 in kind match — Fire Department Budget
Attachments	1. Memo - Assistance to Firefighters Grant Application Authorization

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

From: Peter J Koerner, Director of Public Safety
Jon Pritchard, Deputy Director of Public Safety - Fire Chief

Date: January 28, 2026

Subject: **ASSISTANCE TO FIREFIGHTERS GRANT APPLICATION AUTHORIZATION**

Introduction and Background
The Federal Emergency Management Agency (FEMA) is anticipated to open the application period for a fiscal year (FY25) Assistance to Firefighters Grant program (AFG) in February 2026. The FEMA AFG program has been a successful federal grant program since 2001 and has provided funding to fire departments around the county to purchase critically needed equipment for firefighter safety and health and to improve fire and emergency services to communities. The AFG program offers funding for a variety of projects and equipment such as firefighter personal protective equipment (PPE).

The Cottage Grove Fire Department has identified the need to replace its SCBA units. SCBAs (self-contained breathing apparatus) are critical to firefighting as they provide fresh breathing air and respiratory protection to firefighters that allow them to work in dangerous environments such as structure fires and hazardous materials incidents.

It is recommended that SCBAs be replaced every 10 years. The maximum usable life span for a SCBA should be limited to 15 years. The Fire Department's SCBAs are over 10 years old (purchased February 2014) and are due for replacement. The current replacement schedule would replace SCBAs in 2029 if unable to obtain a grant.

SCBAs are critical to the success of the Fire Department, however they are expensive. The current quote to replace the department's 27 SCBAs is $380,585.00. If the grant is awarded, the City's obligation would be limited to a local cost share of approximately $34,599.00.

Recommendation
Authorize the Fire Department to apply for a FY25 FEMA AFG in the amount of $380,585.00.

City Council Action Request

7.K.

Meeting Date	2/4/2026
Department	Parks and Recreation
Agenda Category	Action Item
Title	Ice Arena Remodel Plans & Specification Agreement
Staff Recommendation	Authorize service agreement with Oertel Architects for Ice Arena Remodeling Project final design services.
Budget Implication	The cost for architectural services is $189,010, from Ice Arena Capital Funds.

Attachments

1.	Memo-Ice Arena Remodel Plans and Specs
2.	Service Agreement - Ice Arena Remodel Design_Executed

To:	Honorable Mayor and City Council Jennifer Levitt, City Administrator
From:	Zac Dockter, Parks and Recreation Director
Cc:	Jordan Hirman, Recreation Facilities Manager
Date:	January 13, 2026
Subject:	Ice Arena Remodel Plans and Specification Agreement

Introduction
In 2025, City Council authorized development of concept designs for remodeling of the ice arena. The concept design was prepared by Oertel Architects and reviewed by Council at its' workshop on 10/1/25. The next step in the process is to order plans and specifications.

Background
The Ice Arena conceptual design was thoroughly reviewed by the project team, stakeholder groups and City Council. The remodel intends to address the following facility goals:

1. Overall renovation of design aesthetics; particularly in high traffic spaces such as entry and concession area.
2. Improve traffic flow from front entry through concession space.
3. Full office remodel to add work units and improve working environment.
4. Add climate-controlled viewing gallery to south rink that connects to concession stand.
5. Add exterior mezzanine in CG Logistics Rink for additional viewing space.
6. Improve and remodel the storage spaces to improve capacity and logistics.

Oertel Architects submitted a proposal for final design services. The scope of services includes:

1. Design Development
2. Development of Construction Documents
3. Project Cost Estimating
4. Bidding, Contract and Construction Administration

Exhibit A within the service agreement details the work, specialties and deliverables from each service scope listed above. The cost for architectural services is $189,010. Should the project not be awarded for construction, the contract and construction administration costs would not be payable.

If approved by Council, the project timeline is as follows:

February, 2026	Finalize architectural and construction management agreements
March – October, 2026	Plan development
November/December, 2026	Council approval of plans/specs and bidding
January, 2027	Bidding and material procurement
March, 2027	Construction begins
August, 2027	Construction complete

Staff Recommendation
Authorize service agreement with Oertel Architects for Ice Arena Remodeling Project final design services.

AGREEMENT FOR PROFESSIONAL SERVICES
Ice Arena Remodel Project

THIS AGREEMENT ("Agreement") is made and executed this 4th day of February, 2026, by and between the City of Cottage Grove, 12800 Ravine Parkway, Cottage Grove, Minnesota 55016, ("City") and Oertel Architects, 1795 St. Clair Avenue, St. Paul, MN 55105 ("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 certain professional Services ("Services"), as defined in the following documents:

        i. A proposal dated December 31, 2025, incorporated herein as Exhibit A;

        ii. Ice Arena Remodel Conceptual Designs, incorporated herein as Exhibit B.

        (Hereinafter "Exhibits.") Where terms and conditions of this Agreement and those terms and conditions included in the Exhibits specifically conflict, the terms of this Agreement shall apply.

    b. Consultant covenants and agrees to provide Services to the satisfaction of the City in a timely fashion, as set forth in the Exhibits, subject to Section 7 of this Agreement.

2. PAYMENT.

    a. City agrees to pay and Consultant agrees to receive and accept payment for Services as set forth in the Exhibits.

    b. Any changes in the scope of the work of the Services that may result in an increase to 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 City on a monthly basis. Bills submitted shall be paid in the same manner as other claims made to City.

3. TERM. The term of this Agreement is identified in the Exhibits. 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 30 days' written notice delivered to the other party to the addresses listed in Section 13 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, unless specifically provided for in the Exhibits. The Consultant shall pay any subcontractor involved in the performance of this Agreement within the 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 Zac Dockter, Parks and Recreation Director, to act as the City's representative with respect to the Services to be performed under this Agreement. He or 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 Andrew Cooper, Principal to be the primary contact for the City in the performance of the Services. They 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 these 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.

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

    a. General Liability Insurance, with a limit of $2,000,000 for any number of claims arising out of a single occurrence;

    b. Professional Liability Insurance, with a limit of $2,000,000 for any number of claims arising out of a single occurrence.

    c. Workers' Compensation Insurance in accordance with statutory requirements.

    d. Automobile Liability Insurance, with a combined single limit of $1,000,000 for each person and $1,000,000 for each accident.

    Consultant 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 General Liability Insurance policy.

12. 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 right 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.

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

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

Or e-mailed:

If to Consultant: Oertel Architects
1795 St. Clair Avenue
St. Paul, MN 55105
Attn: Andrew Cooper, Principal

Or emailed:

14. 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.

15. 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 further 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. Amendments. Any modification or amendment to this Agreement shall require a written agreement signed by both parties.

e. 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.

f. 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.

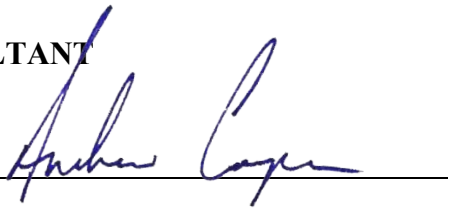
g. Entire Agreement. This Agreement constitutes the entire agreement of the parties and supersedes all prior communications, understandings and agreements relating to the subject matter hereof, whether oral or written.

CITY OF COTTAGE GROVE

By: _____
Myron Bailey, Mayor

By: _____
Tamara Anderson, City Clerk

CONSULTANT

By: 

Its: President - Oertel Architects, Ltd.

Date: January 21, 2026

EXHIBIT A



FEE PROPOSAL FOR:

City of Cottage Grove Ice Arena Entry and Lobby User Experience Remodel

Final Design

December 31, 2025

Submitted by:

Oertel Architects, Ltd.
Andrew Cooper, AIA - President
1795 Saint Clair Avenue
Saint Paul, MN 55105
(651) 587-0388
acooper@oertelarchitects.com

OA OERTEL ARCHITECTS

Consultant Team

Building - Structural, Mechanical & Electrical Engineering: Paulson and Clark Engineering

Paulson and Clark Engineering [PAC] is one of Oertel's longest standing design partners on Public Works Facilities. Their team has worked on dozens of projects with Oertel since our firms inception 30 years ago.

PAC is a multi-disciplinary firm, that has experience in a multitude of project types. For Cottage Grove Ice Arena, they will be providing complete building engineering for components of the proposed user experience remodel at Cottage Grove Ice Arena.

Work Plan

Final Design Stage	Deliverables and Inclusions
Project Management and Administration Overall Project Kick-Off Concept Confirmation Facility Measure and Scan Progress Meetings Facility Tours	
Schematic Design - 30% Total Design Completion [4-6 weeks] Design Team, CM and Owner Phase Kick-Off Design Package Development [All disciplines] SD Cost Estimate with Construction Manager] Council Update	**Schematic Design - 30% Total Design Completion** 30% Design Package -Building Drawing Confirmation: Demolition and Reconstruction Floor Plans, Interior Elevations,Updated Rendering Package -Material Pallet Confirmation Updated Cost Estimate with Construction Manager
Design Development - 60% Total Design Completion [7-9 weeks] Design Package Development [All disciplines] DD Cost Estimate with Construction Manager Design Package Quality Management and Assurance Design Package Initial Submittals and Approvals	**Design Development - 60% Total Design Completion** 60% Design Package Updated Cost Estimate with Construction Manager Outline Specifications and updated design narrative Council Update and Public Outreach Materials
Construction Documents - 100% Total Design Completion [7-9 weeks] Design Team, CM and Owner Phase Kick-Off Design Package Development [All disciplines] Final Cost Estimate with Construction Manager Design Package Quality Management and Assurance Design Package Initial Submittals and Approvals	**Construction Documents - 100% Total Design Completion** 100% Design Package Full Drawing Set - Demolition Package Full Drawing Set - Renovation and Finish Package Project Manual of Specifications Final Render Package
Bidding and Procurement [4-6 Weeks]	**Bidding and Procurement**
Construction Contract Administration [24-32 Weeks]	**Construction Contract Administration**

Fee Proposal

	ARCHITECTURE	STRUCTURAL ENGINEERING	MECHANICAL & ELECTRICAL	ACTIVITY SUBTOTAL
Project Management and Administration	$16,465	$---	$---	$16,465
Design Stages	$102,355	$16,200	$19,700	$138,255
Bidding and Construction Phases	$28,690	$2,800	$2,800	$34,290
Discipline Totals	$147,510	$19,000	$22,500	$189,010
Expenses	$500	$250	$250	$1,000

Rates

OERTEL ARCHITECTS

- Principal In Charge - $185
- Sr. Project Manager - $150
- Project Architect II - $135
- Project Architect I - $120
- Designers - $95 / $90
- Interiors / FF&E Coordination - $125
- Specifications - $130
- Sustainability Coordinator - $135

PAULSON AND
CLARK ENGINEERING

- Senior Engineer - $175
- Project Engineer - $145
- Designer - $145

Inclusions and Breakouts

- The proposed fee is for complete design services for bidding and construction of the interior remodel as defined in the Concept Design. Design Fees are a reflection of the understanding developed with the Concept Design process and understanding the design work that yet needs to be completed.
- The proposed fee includes all required Owner-Design team meetings to coordinate and design the facility to the proposed level of completeness.
- Deliverables include design packages and narratives for the development of work product to be used by city staff for any public outreach and accurate cost estimation and forecasting.
- Expenses included are for mileage and design meeting printing. Final presentation boards and large format color printing would be quoted from a vendor for Owner approval and would be an additional cost to this fee proposal.

Exclusions

- Exterior Improvements - Flatscape: Parking, sidewalks, signage, etc.
- Exterior Improvements - Building Envelope: Exterior wall or roof insulation, exterior enclosure repairs or remediation (Exception: Main Entry Door design is part of the anticipated scope)
- Low Voltage Design, Audio/Visual Designs and Installations, Security Design and Installations (Exception: end-point installation location, general power and pathway included, specialty signage design is included)
- Sustainable Initiative Metric Tracking Registration and process fees [Minnesota B3, LEED, GreenGlobes, etc]
- Ice Plant / Ice Systems operations, design, study is not included.
- Geothermal or Solar Performance designs and criteria
- Any environmental, including contamination investigations or hazardous material abatement processes.
- Any permit fees or costs [to be paid by Owner] (Building Permit, SAC reassessment fees, electrical or plumbing permit fees, etc.)

Conclusion

Oertel Architects is very excited to work with Cottage Grove on this community centric project. We have enjoyed working with your staff and council and look forward to the continued development of this project.

If you have any questions about this fee proposal or the scope included, please don't hesitate to contact us.

Sincerely,

Andrew Cooper, AIA - President, Oertel Architects, Ltd.

EXHIBIT B



© Oertel Architects, Ltd. December 31, 2025

Cottage Grove Ice Arena

Concept Design

Visitor Experience Renovation

September 19, 2025

OERTEL ARCHITECTS

COVER PAGE

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Cottage Grove Ice Arena hosts thousands of visitors every year to play and watch hockey, ice skate and gather as a community. There are three sheets of ice at the ice arena, served by a main entrance and central corridor that connects the main North Rink, a studio sized South Rink, and an addition to the rink complex in the 2000's, the West Rink.

The main lobby receives nearly all the visitors to the arena, whether it is a weekday summer training skating for one of the two high school programs that play here or the youth program that calls this place home, or people renting a gathering room for a birthday party. The lobby has two main entry points. The southern entry vestibule is the primary entrance and feeds to the main lobby. The northern entry vestibule feed directly to the North rink spectator area. From the main lobby, visitors can access the North Rink through a pair of doors, or observe from a viewing area of glass that allows full view of the playing surface and stands. Visitors can access the South Rink through a door near the office entry. Further west, visitors will find the concession window, more gathering and seating areas, the restrooms which were part of the West Rink addition, and the West Rink itself. Players of all ages access the lower level locker rooms via the lobby to each rink, and get to locker rooms via stairways within the rink areas.

Off of the main lobby, is the primary office area for the rink and the City of Cottage Groves Parks and Recreation Staff. This office area has a ticketing / transaction window serving the lobby. The space houses workstation cubicles for five staff members, skate sharpening area, and rental skate storage. There are two enclosed office areas. One office houses programming and rink management, while the other houses recreation programming staff, as well as serves as the staff break room, and houses the facility primary electrical panel.

Concession sales at Cottage Grove Ice Arena, is extremely successful and an attraction during any rink events. There is a large transaction window, and the set-up within the concession area has been finely tuned to allow as quick a service for patrons as possible, with a varied and successful menu of concession choices.

The purpose of this project is to help staff visualize how the lobby and visitor experience could be improved while further enhancing the image of Cottage Grove Ice Arena within the region. Improvements that were identified as critical included how to address space inadequacies within the office area, address visibility of the concession stand from all visitors, improve concession queuing to assist in service, provide more viewing space for the South Rink, and improve the image and initial experience of any visitor to the main lobby. Other areas of enhancement that were identified as potentially beneficial adds included the enhancement of the stair in the North Rink, and increasing in-rink viewing space in the North Rink.

The results of this project, were arrived at through a collaborative and interactive process between Oertel designers and Cottage Grove staff. Various iterations were reviewed, tested and even mapped out on the floor of the lobby to help increase understanding of space and influence decisions on scope. This project scope is conceptual, and there are many details left to determine to make this a reality and opportunity for stakeholders to offer their ideas for inclusion of signage, features and color opportunities. In the meantime, the concept included within this document is tremendous first step that will create excitement for what can happen within Cottage Grove Ice Arena.

Cottage Grove Ice Arena

Lobby - Office - Concessions Operations Building Program and Priority

Existing Conditions - Lobby Level

Space Name	Existing Size	Existing SF	Existing Quantity	Existing Subtotal	Appropriation
Lobby and Gathering + Circulation	Varies	2286	1	2,286	Remodel
Open Office + Circulation	19'8 x 22'10	460	1	460	Remodel
Enclosed Office	11'10 x 13'10	163	1	163	Remodel
Enclosed Office + Breakroom	10'8 x 13'10	148	1	148	Remodel
Concession + Concession Storage	13'4 x 33'4	584	1	584	Remodel
Concession Waiting / Queue [Circulation]	25'+ x 10'	240	1	240	Remodel
Viewing Area [Not dedicated circulation]	Varies	355	1	355	Reconfigure
Seating Area [Not viewing to ice or dedicated circulation]	Varies	614	1	614	Retain
Association Storage [Former Restrooms]		449	1	449	Retain / Reappropriate
Family Restroom	8'7 x 6'2	62	1	62	Retain
Women's Restroom	12' x 44'8	538	1	538	Retain
Men's Restroom	11' x 44'8	495	1	495	Retain
Janitor Closet	5 x 6'4	31	1	31	Retain
Dedicated Circulation	Varies	3260	1	3,260	Reconfigure / Reappropriate
Mechanical Room and Storage	Varies	558	1	558	Retain
				0	
			Available Area	**10,243**	

Design Additions Goal

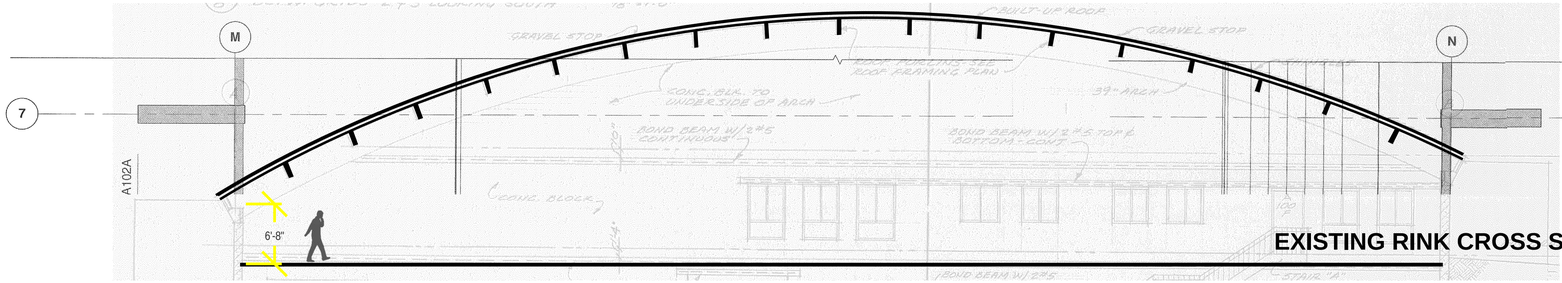
Available Area	**10,243**	
Design Goal Area	**10,304**	
Net Usage	(61)	*Net area to be added through space expansion and reconfiguration*

Space Name	New Size	New SF	New Quantity	New Subtotal	Priority	Notes
Enclosed Office	10' x 10'	100	2	200	High	
Open Office Cube	6' x 6'	36	6	216	High	7 total FTE and PTE staff, 6 new accommodates 1 growth
Staff Break Area	8' x 8'	64	1	64	Low	
Rental Skate Carts and Skate Sharpening	8'+ x 9'+	74	1	74	Medium	Acoustical Control in separate / closeable room.
Office Area Circulation	Varies	277	1	277	High	Circulaiton within an Office Area
Concessions and Storage	13'4 min x _'	588	1	588	High	[1] POS Main Rink; [1] Pick-up Main Rink; [1] POS&PU Studio Rink
Concessions Waiting and Queue	Varies	393	1	393	High	
Viewing Area [Not Circulation]	Varies	675	1	675	Medium	Multiple smaller areas. Space goal = 30 people @ 15SF per + Circulation
Ticketing Area + Queue	7' w x ~12' l	80	2	160	Medium	4' x 8' sales table + 4' x 12' long queue area
Player / Parent Gathering Area	Varies	577.5	2	1,155	High	"Identified" congregation area for 50 people, standing
Trophy / Display Area	Varies	24	2	48	Medium	
Vending	Varies	27	2	54	Medium	Floor Area for [3] 3' x 3' vending machines
General Storage (Association)	15' x 20'	300	1	300	Medium	
Retained Functions						
Family Restroom	8'7 x 6'2	62	1	62	Retained	
Women's Restroom	12' x 44'8	538	1	538	Retained	
Men's Restroom	11' x 44'8	495	1	495	Retained	
Janitor Closet	5 x 6'4	31	1	31	Retained	
Mechanical Room and Storage	Varies	558	1	558	Retained	
Dedicated Circulation Goal	Varies	4416	1	4,416	High	

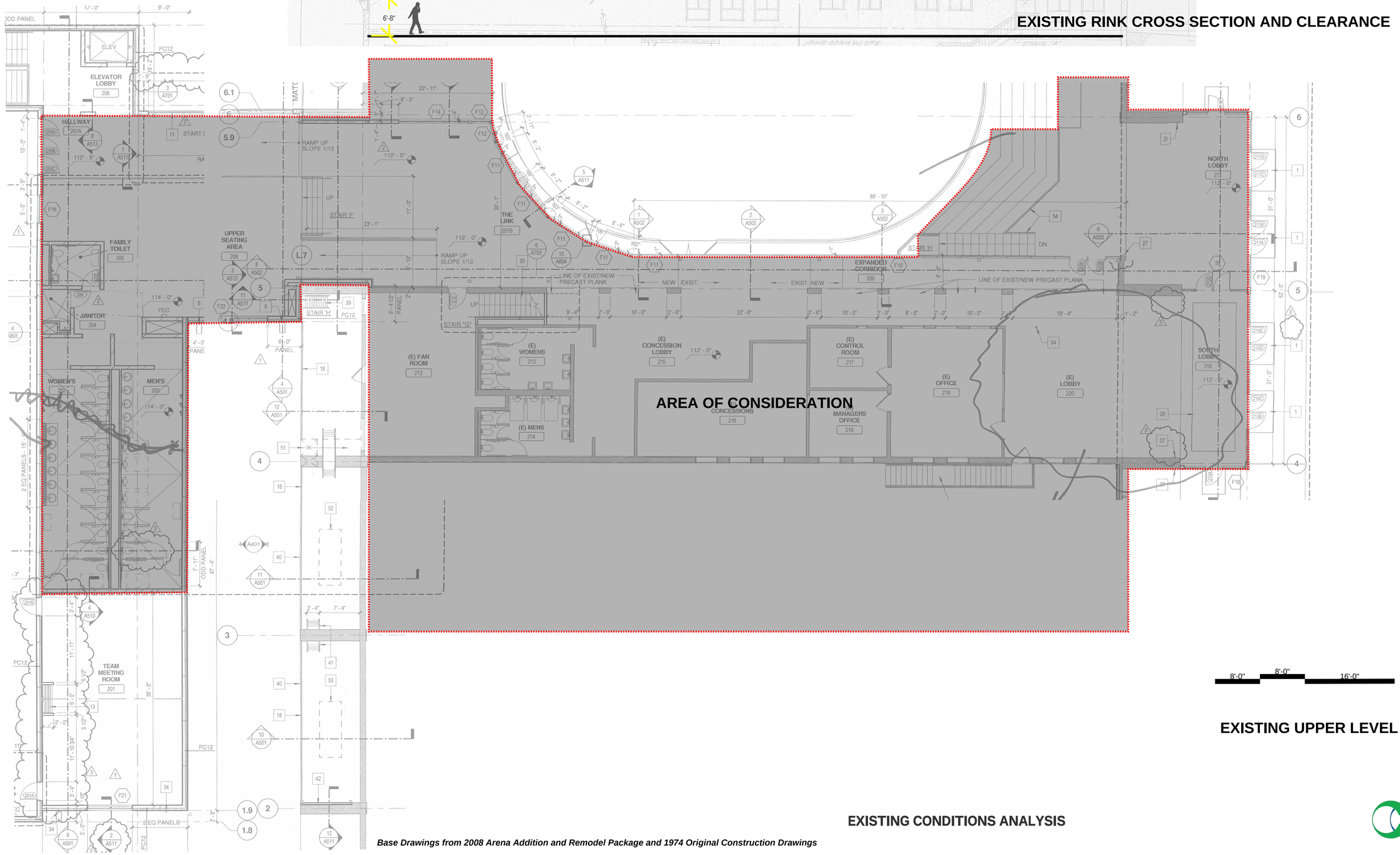
COTTAGE GROVE LOBBY PROGRAM
EXISTING TO DESIGN GOAL EVALUATION

Oertel Architects and Cottage Grove staff developed an initial building program that evaluated existing conditions and anticipated future needs.

The analysis of want vs. needs, remodel vs. retain analysis, best practices for space size and space design, helped determine staff priority for space need within the existing rink structure, and how this space analysis informed the space design.



EXISTING RINK CROSS SECTION AND CLEARANCE

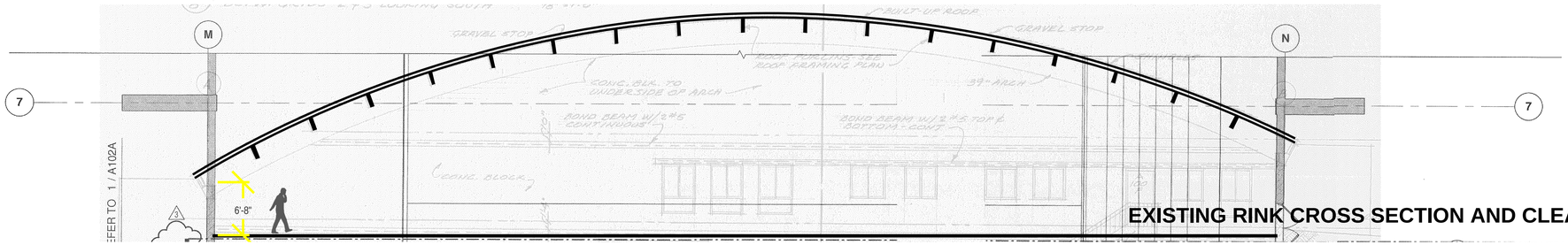


8'-0" 8'-0" 16'-0"

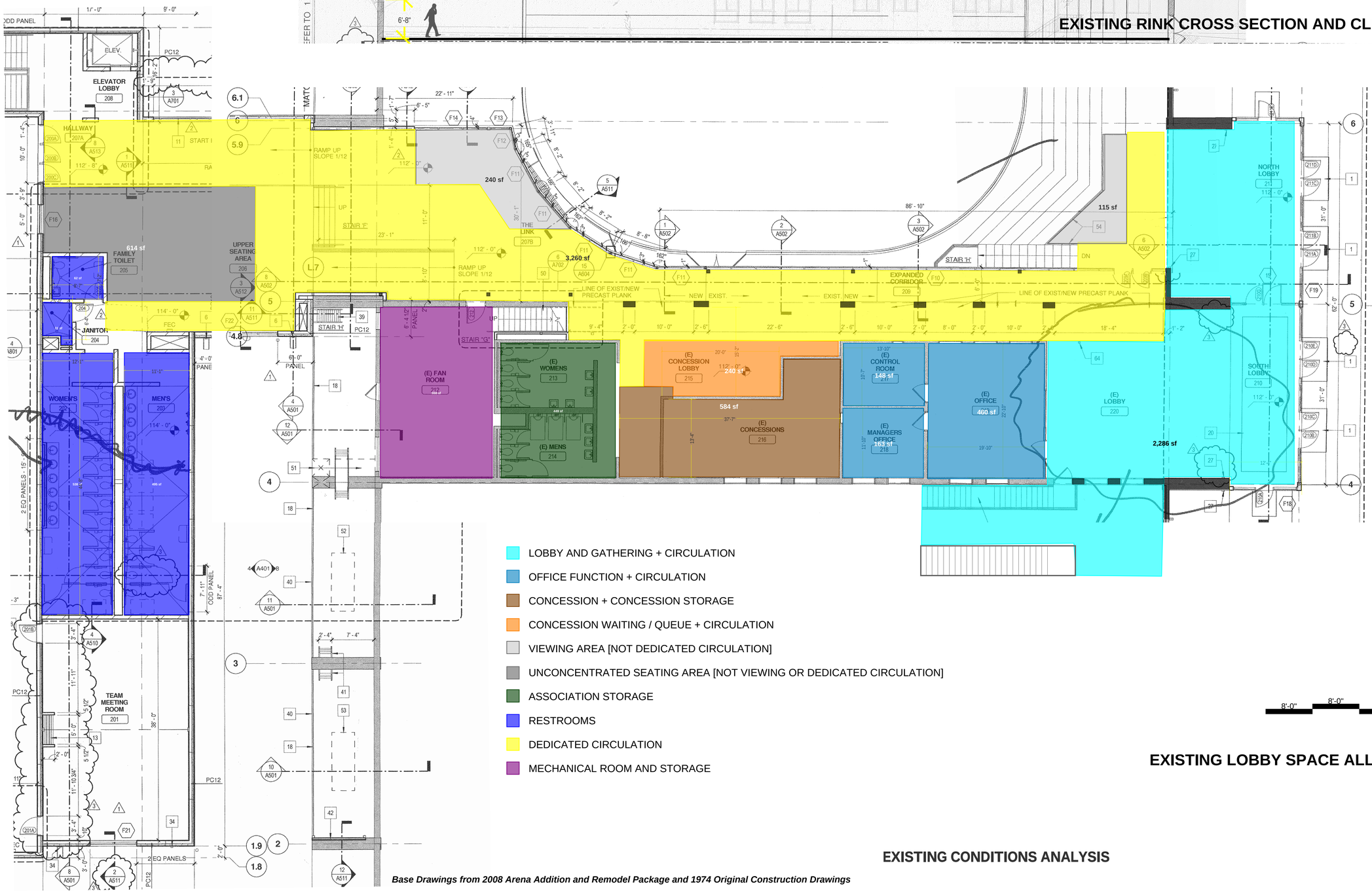
EXISTING UPPER LEVEL

EXISTING CONDITIONS ANALYSIS

Base Drawings from 2008 Arena Addition and Remodel Package and 1974 Original Construction Drawings



EXISTING RINK CROSS SECTION AND CLEARANCE



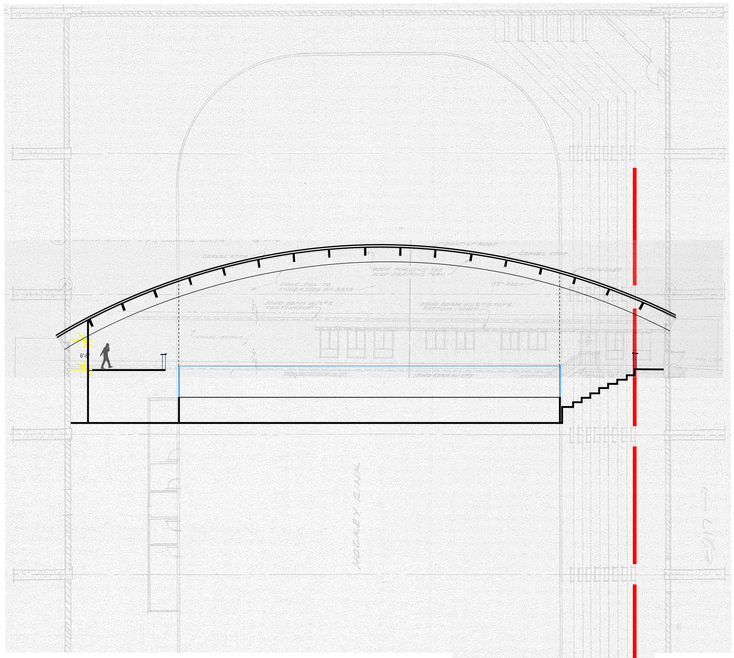
- LOBBY AND GATHERING + CIRCULATION
- OFFICE FUNCTION + CIRCULATION
- CONCESSION + CONCESSION STORAGE
- CONCESSION WAITING / QUEUE + CIRCULATION
- VIEWING AREA [NOT DEDICATED CIRCULATION]
- UNCONCENTRATED SEATING AREA [NOT VIEWING OR DEDICATED CIRCULATION]
- ASSOCIATION STORAGE
- RESTROOMS
- DEDICATED CIRCULATION
- MECHANICAL ROOM AND STORAGE

8'-0" 8'-0" 16'-0"

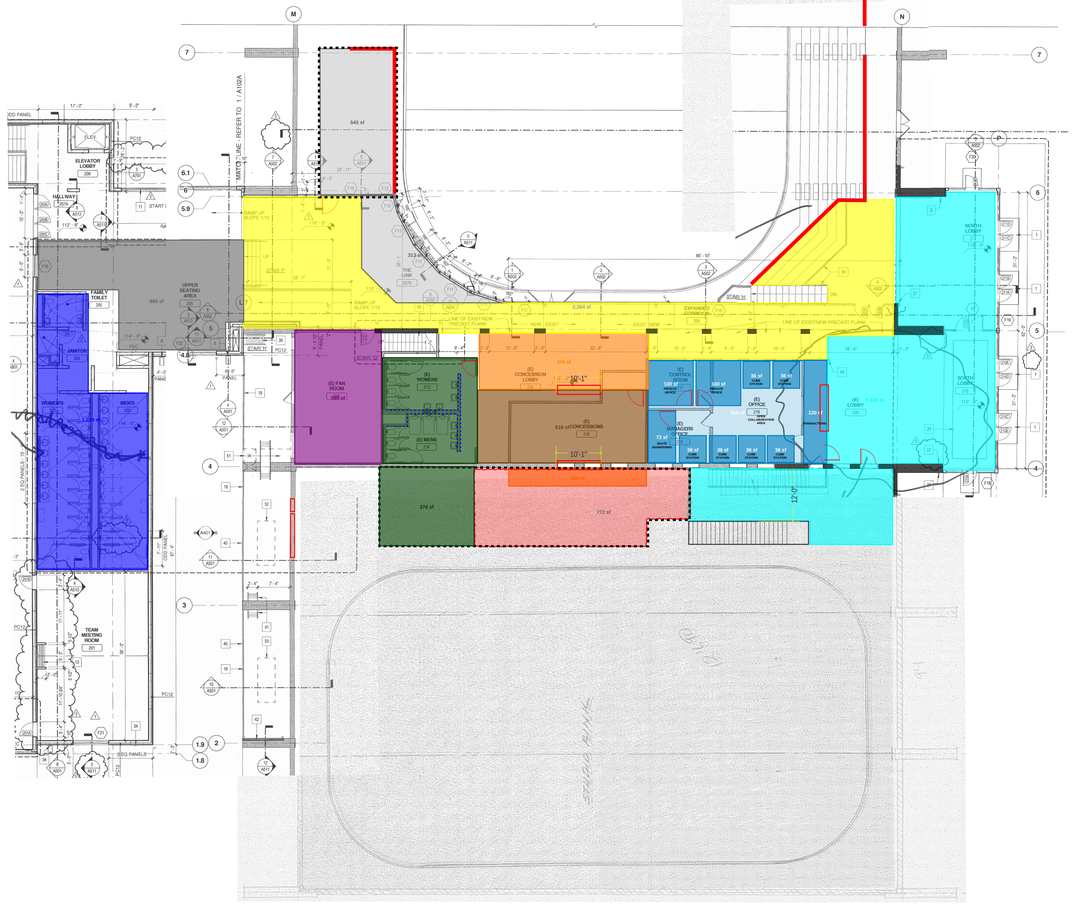
EXISTING LOBBY SPACE ALLOCATION

EXISTING CONDITIONS ANALYSIS

Base Drawings from 2008 Arena Addition and Remodel Package and 1974 Original Construction Drawings



EXISTING RINK CROSS SECTION AND CLEARANCE



EXISTING SF	PROGRAM SF	CONCEPT SF	
2,286 SF	1,155 SF	2,435 SF	LOBBY AND GATHERING + CIRCULATION
771 SF	831 SF	918 SF	OFFICE FUNCTION + CIRCULATION
584 SF	588 SF	616 SF	CONCESSION + CONCESSION STORAGE
240 SF	393 SF	476 SF	CONCESSION WAITING / QUEUE + CIRCULATION
355 SF	675 SF	857 SF	VIEWING AREA [NOT DEDICATED CIRCULATION]
	614 SF EXISTING REMAINS AS-IS		UNCONCENTRATED SEATING AREA [NOT VIEWING OR DEDICATED CIRCULATION]
449 SF	300 SF	878 SF	ASSOCIATION / GENERAL STORAGE
	1,224 SF EXISTING REMAINS AS-IS		RESTROOMS
3,260 SF	4,416 SF	2,304 SF	DEDICATED CIRCULATION
	558 SF EXISTING REMAINS AS-IS		MECHANICAL ROOM AND STORAGE
		3,424 SF	POTENTIAL LOCKER ROOM EXPANSION
		772 SF	WARM VIEWING AREA
	1,742 SF [INCLUDED IN SF ABOVE]		NEW CONSTRUCTION

16'-0" 16'-0" 32'-0"

LOBBY PROGRAM DIAGRAM - CONCEPT PROGRAM

PROGRAMMING DIAGRAM

Base Drawings from 2008 Arena Addition and Remodel Package and 1974 Original Construction Drawings



Not for Construction

Not for Construction

1 REMOVE WALL (BLOCK OR FRAMED WALL).

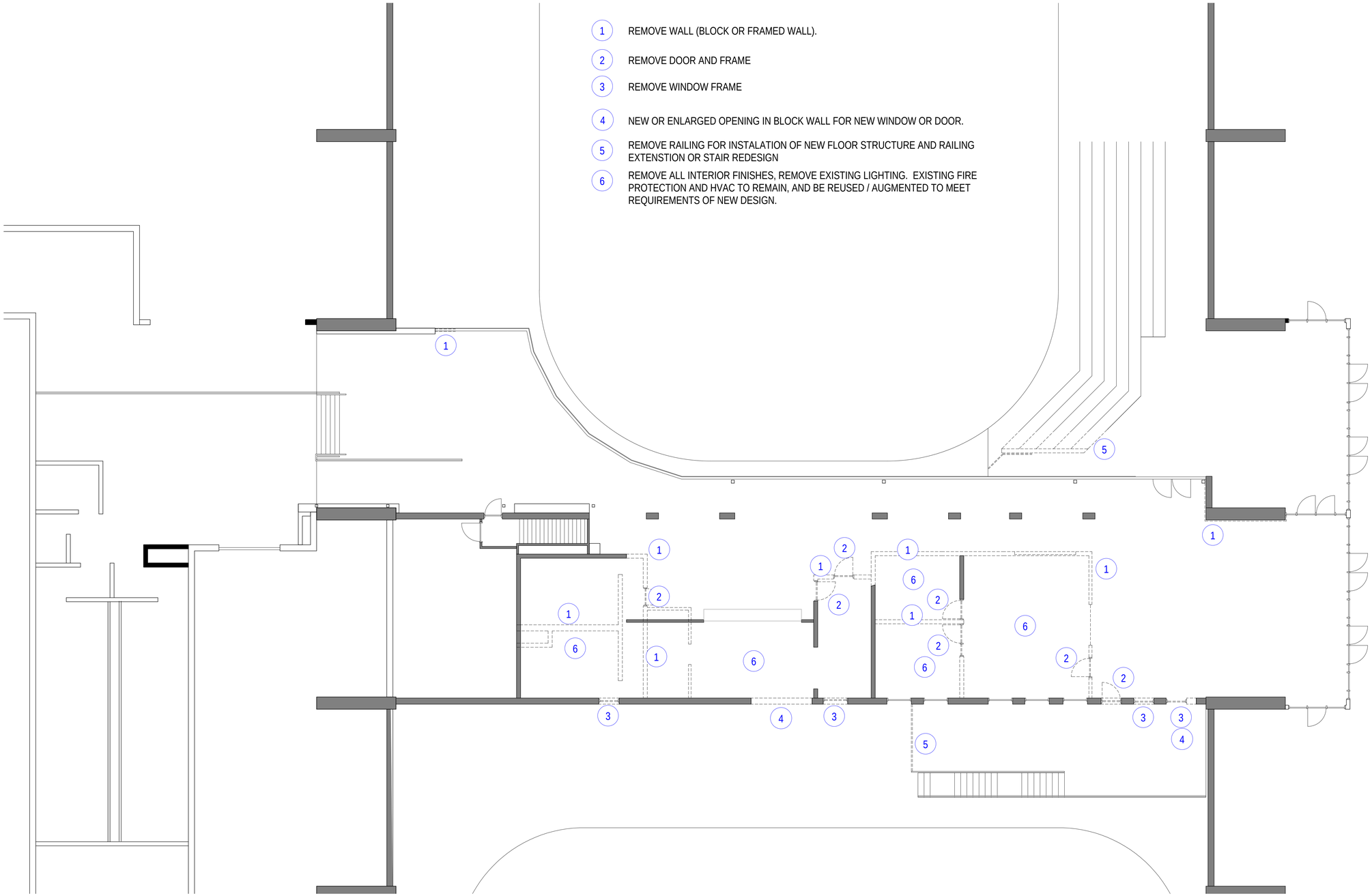
2 REMOVE DOOR AND FRAME

3 REMOVE WINDOW FRAME

4 NEW OR ENLARGED OPENING IN BLOCK WALL FOR NEW WINDOW OR DOOR.

5 REMOVE RAILING FOR INSTALATION OF NEW FLOOR STRUCTURE AND RAILING EXTENSTION OR STAIR REDESIGN

6 REMOVE ALL INTERIOR FINISHES, REMOVE EXISTING LIGHTING. EXISTING FIRE PROTECTION AND HVAC TO REMAIN, AND BE REUSED / AUGMENTED TO MEET REQUIREMENTS OF NEW DESIGN.



1 FLOOR PLAN

1/8" = 1'-0"

North

Not for Construction

PLOTTED:

PROJECT NAME:

Not for Construction

CLIENT:

OERTEL ARCHITECTS
1795 Saint Clair Avenue St. Paul, Minnesota 55105
phone: (651) 696-5186 www.oertelarchitects.com

CONSULTANT:

NOTES:

Not for Construction

PROJECT NAME:
COTTAGE GROVE ICE ARENA

8020 80TH ST S, COTTAGE GROVE, MN 55016

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

SIGNATURE:

LICENSE # DATE

SHEET NAME:

DEMOLITION PLAN

REVISIONS:

25-03
PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:

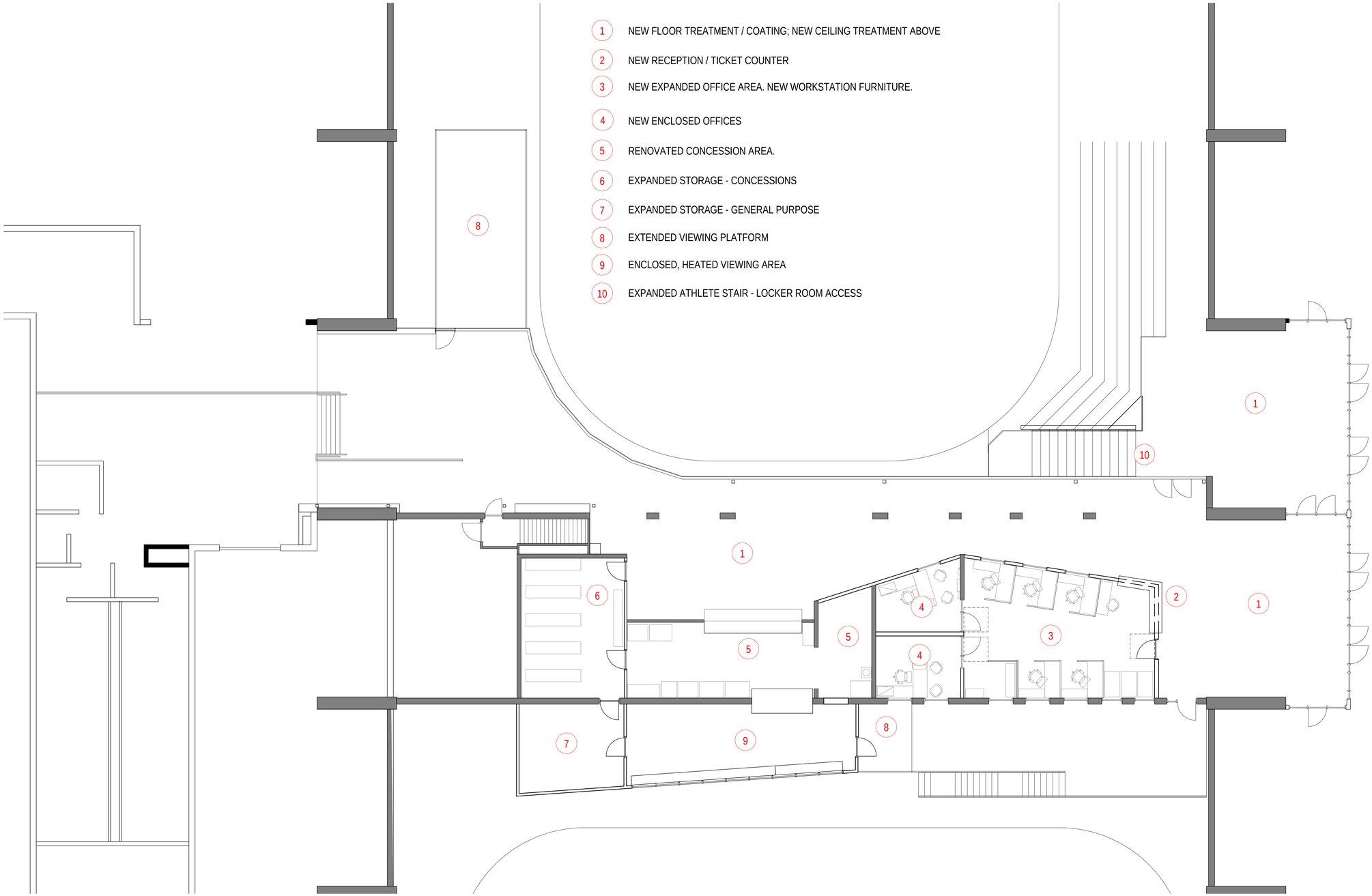
A100

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Not for Construction

Not for Construction

1. NEW FLOOR TREATMENT / COATING; NEW CEILING TREATMENT ABOVE
2. NEW RECEPTION / TICKET COUNTER
3. NEW EXPANDED OFFICE AREA. NEW WORKSTATION FURNITURE.
4. NEW ENCLOSED OFFICES
5. RENOVATED CONCESSION AREA.
6. EXPANDED STORAGE - CONCESSIONS
7. EXPANDED STORAGE - GENERAL PURPOSE
8. EXTENDED VIEWING PLATFORM
9. ENCLOSED, HEATED VIEWING AREA
10. EXPANDED ATHLETE STAIR - LOCKER ROOM ACCESS



1 FLOOR PLAN

1/8" = 1'-0"

North

Not for Construction

PLOTTED:

PROJECT NAME:

Not for Construction

CLIENT:

OERTEL ARCHITECTS
1795 Saint Clair Avenue
phone: (651) 696-5186
St. Paul, Minnesota 55105
www.oertelarchitects.com

CONSULTANT:

NOTES:

Not for Construction

PROJECT NAME:

COTTAGE GROVE
ICE ARENA

8020 80TH ST S, COTTAGE GROVE,
MN 55016

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SIGNATURE:

LICENSE #

DATE

SHEET NAME:

RENOVATION FLOOR PLAN

REVISIONS:

25-03
PROJECT NUMBER

DATE

DRAWN BY

CHECKED BY

SHEET NO:

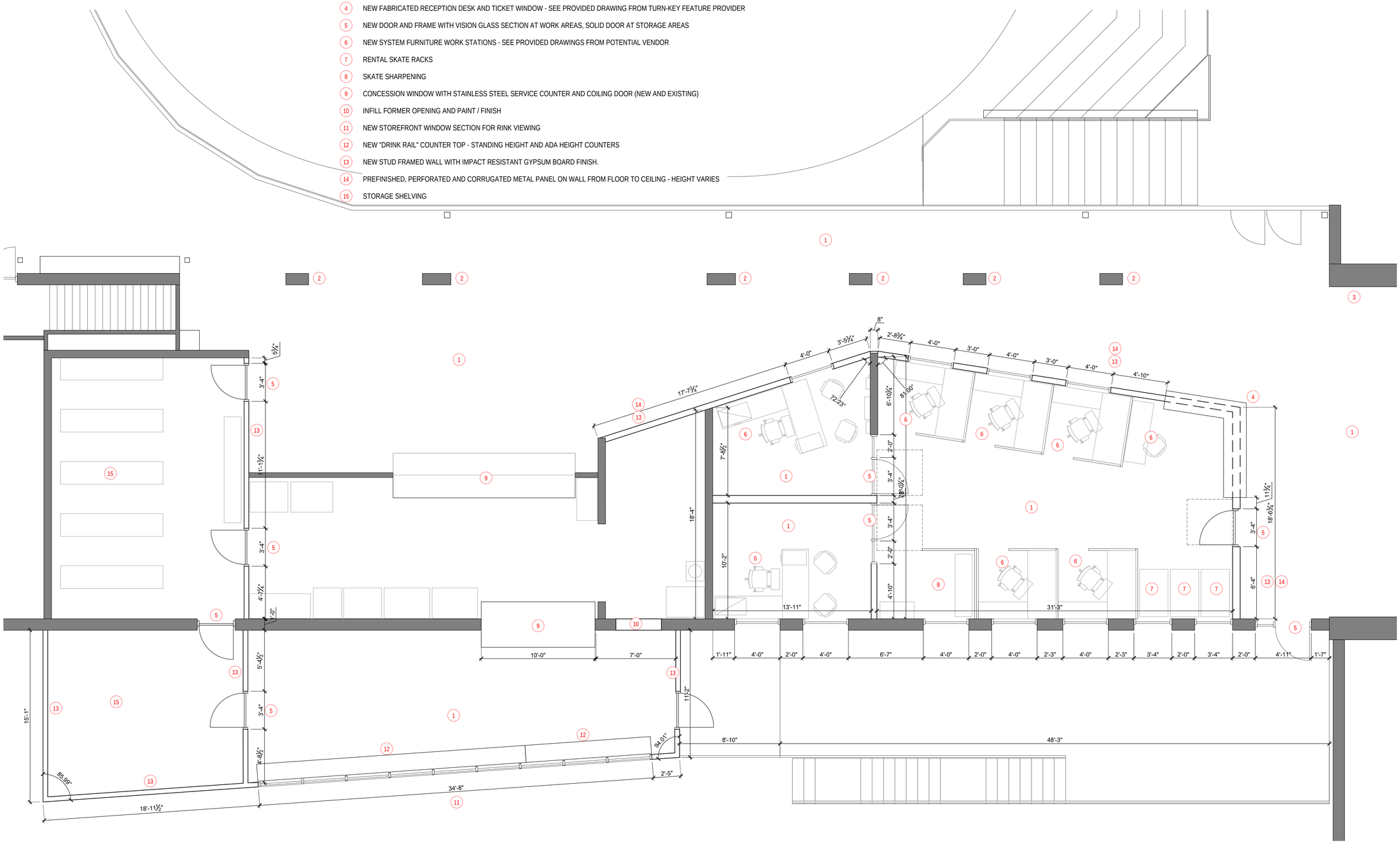
A101

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Not for Construction

Not for Construction

1. NEW FLOOR TREATMENT / COATING; NEW CEILING TREATMENT ABOVE
2. EXISTING BLOCK OR CONCRETE PIER TO REMAIN - NEW PAINT AND CLADDING AT "FRAMED OPENING"
3. EXPOSE CONCRETE PIER - REFINISH TO CONCRETE AESTHETIC. INSTALL NEW LOGO SIGNAGE
4. NEW FABRICATED RECEPTION DESK AND TICKET WINDOW - SEE PROVIDED DRAWING FROM TURN-KEY FEATURE PROVIDER
5. NEW DOOR AND FRAME WITH VISION GLASS SECTION AT WORK AREAS, SOLID DOOR AT STORAGE AREAS
6. NEW SYSTEM FURNITURE WORK STATIONS - SEE PROVIDED DRAWINGS FROM POTENTIAL VENDOR
7. RENTAL SKATE RACKS
8. SKATE SHARPENING
9. CONCESSION WINDOW WITH STAINLESS STEEL SERVICE COUNTER AND COILING DOOR (NEW AND EXISTING)
10. INFILL FORMER OPENING AND PAINT / FINISH
11. NEW STOREFRONT WINDOW SECTION FOR RINK VIEWING
12. NEW "DRINK RAIL" COUNTER TOP - STANDING HEIGHT AND ADA HEIGHT COUNTERS
13. NEW STUD FRAMED WALL WITH IMPACT RESISTANT GYPSUM BOARD FINISH.
14. PREFINISHED, PERFORATED AND CORRUGATED METAL PANEL ON WALL FROM FLOOR TO CEILING - HEIGHT VARIES
15. STORAGE SHELVING



1 FLOOR PLAN

1/4" = 1'-0"

North

0 5 10 15 20

Not for Construction

PLOTTED:

PROJECT NAME:

Not for Construction

CLIENT:

OERTEL ARCHITECTS
1795 Saint Clair Avenue
phone: (651) 696-5186
St. Paul, Minnesota 55105
www.oertelarchitects.com

CONSULTANT:

NOTES:

Not for Construction

PROJECT NAME:
COTTAGE GROVE ICE ARENA
8020 80TH ST S, COTTAGE GROVE, MN 55016

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

SIGNATURE:

LICENSE # DATE

SHEET NAME:

ENLARGED RENOVATION PLAN

REVISIONS:

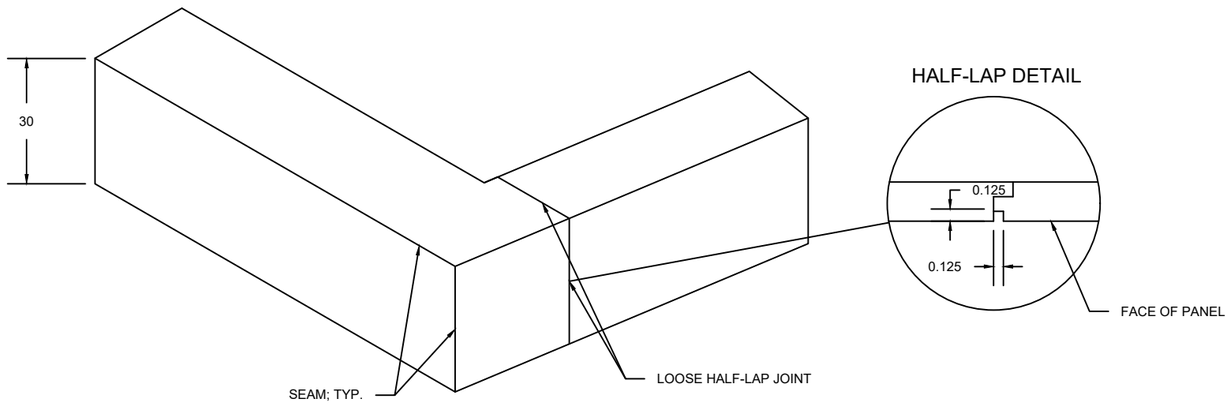
25-03
PROJECT NUMBER DATE

DRAWN BY CHECKED BY

SHEET NO:

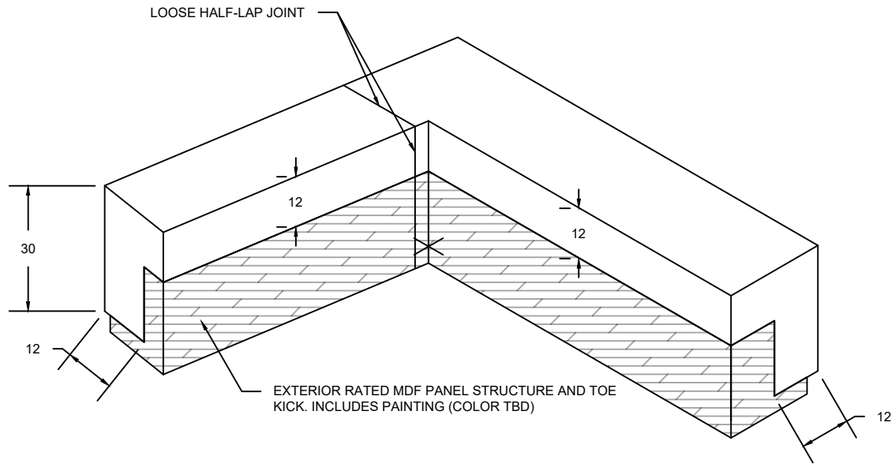
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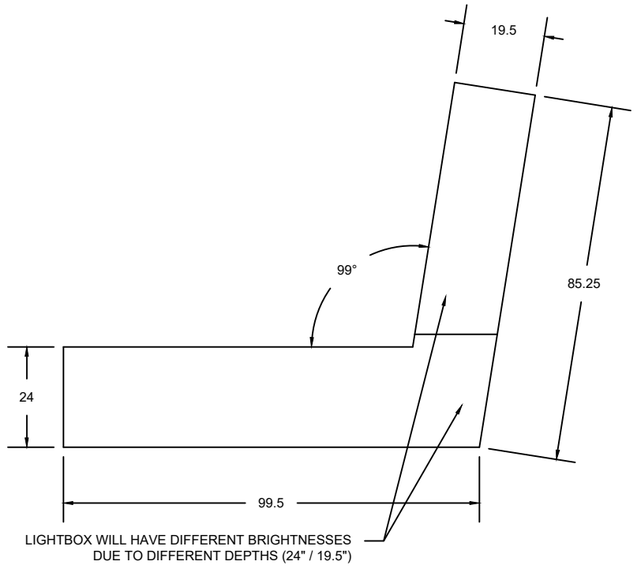
1 FRONT - ISOMETRIC

SCALE: NTS



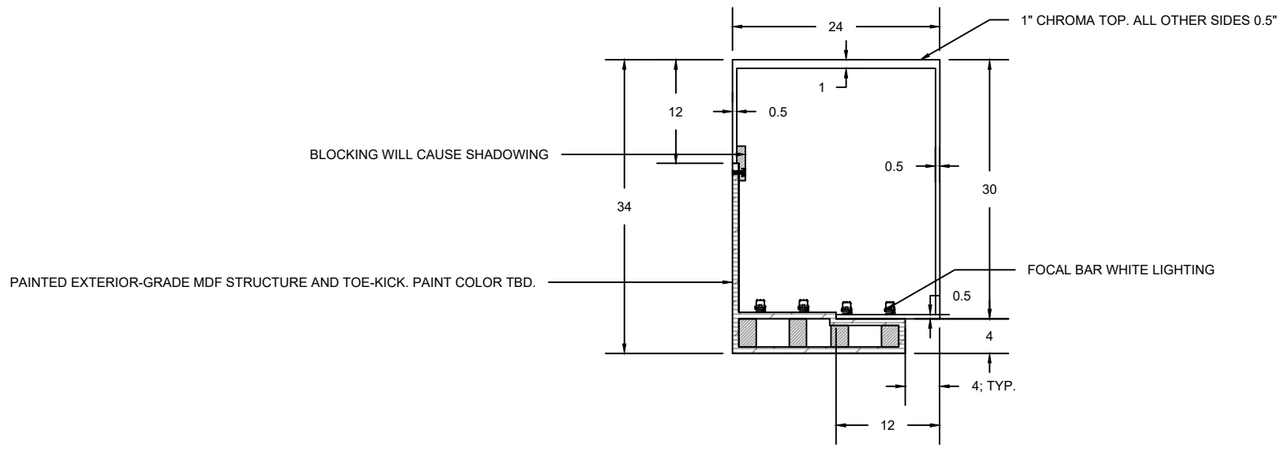
2 REAR - ISOMETRIC

SCALE: NTS



3 PLAN

SCALE: NTS



A SECTION

SCALE: NTS

NOT FOR CONSTRUCTION

THESE ARE NOT FABRICATION DRAWINGS. THESE ARE TO CONFIRM THE SCOPE OF WORK. IF THIS DOES NOT MATCH THE SCOPE OF THE PROJECT PLEASE CONTACT YOUR PROJECT MANAGER.

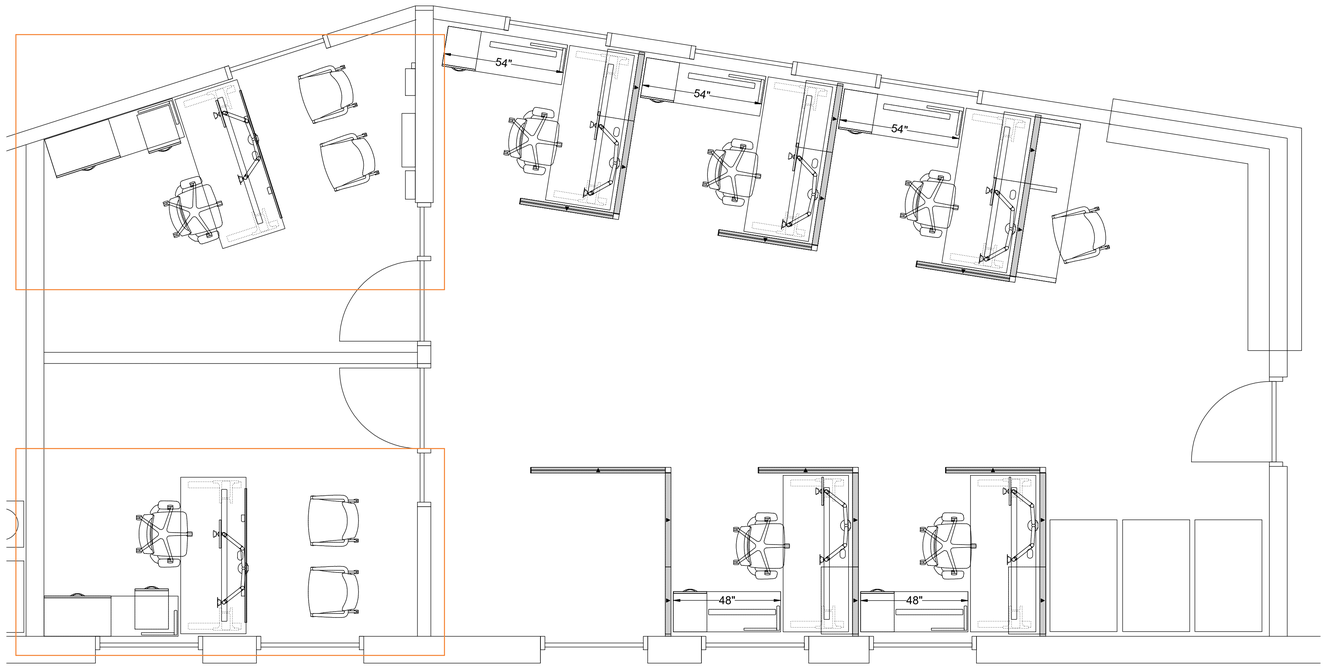
3form
2300 S 2300 W
Salt Lake City, UT
84119
801 649 2500

PROJECT NAME:

COTTAGE GROVE ICE ARENA

MATERIAL:	CHROMA + BLISS B49 + POWDER D03
GAUGE:	1/2" TYP; 1" TOP
SHEET:	1 OF 1
DATE:	9/5/25
DRAWN BY:	SG

PRIVATE OFFICE



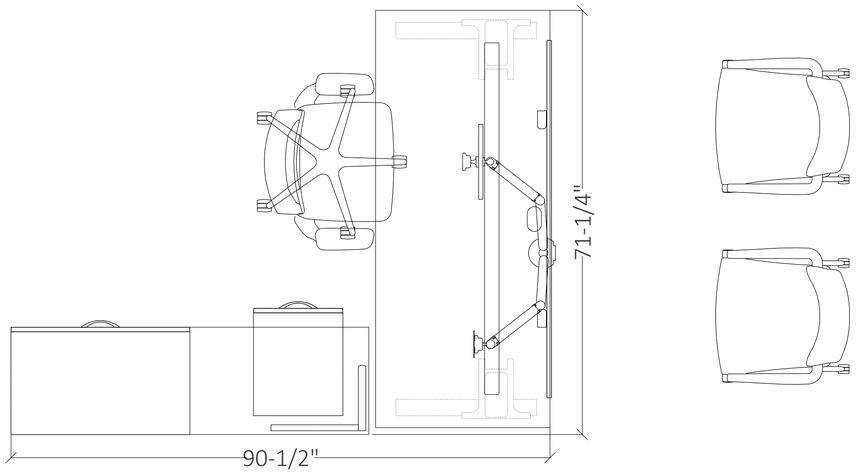
PLAN

- (1) Height Adjustable Desk
- (1) Box/Box Mobile Pedestal
- (1) Lateral File
- (1) Under-Mount Modesty Panel
- (1) Dual Monitor Arm
- (1) Task Chair

INCLUDES

WORKSURFACE LAMINATE: Portico Teak
WORKSURFACE EDGE: Portico Teak
DESK BASE: Flint
MODESTY PANEL: Portico Teak
SUPPORTS FINISH: Flint
STORAGE FINISH: Flint
STORAGE PULL: Arch, Matte Silver
TASK CHAIR MESH: Dusk
TASK CHAIR BASE/FRAME: Black
TASK CHAIR SEAT UPHOLSTERY: Noble, Darkness
GUEST CHAIR MESH: Carbon
GUEST CHAIR FRAME: Charblack
GUEST CHAIR SEAT UPHOLSTERY: Noble, Darkness

PRIVATE OFFICE FINISHES



TYPICAL PLAN



TYPICAL 3D VIEW

Henricksen
www.henricksen.com

Preliminary Plan
Not for
Furniture Order

NOTES

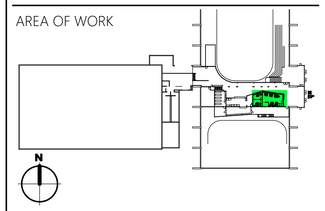
Drawing Review

These drawings must be reviewed by the Owner/Architect/Contractor, or other appropriate representative prior to furniture order. If these drawings are correct, mark the appropriate box below. If incorrect, note corrections to be made and return to Henricksen for corrections.

☐ Approved Signature _____
☐ Approved as Noted Print _____
☐ Revise and Resubmit Date _____

Drawings and specifications provide interior designs and layouts in sufficient detail for the installation of projects. The designs represented are the property of Henricksen and shall not be shared, used by, or disclosed to any persons or firm outside the scope of this project without written consent of Henricksen. Architects and contractors shall be responsible for all dimensions and conditions on the job and shall notify Henricksen of any variations from the dimensions and conditions shown. Written dimensions take precedence over scaled dimensions.

AREA OF WORK



REV	REVISION DESCRIPTION	DWN	DATE

CITY OF COTTAGE GROVE

8020 8TH ST SOUTH
COTTAGE GROVE, MN 55016

ICE ARENA

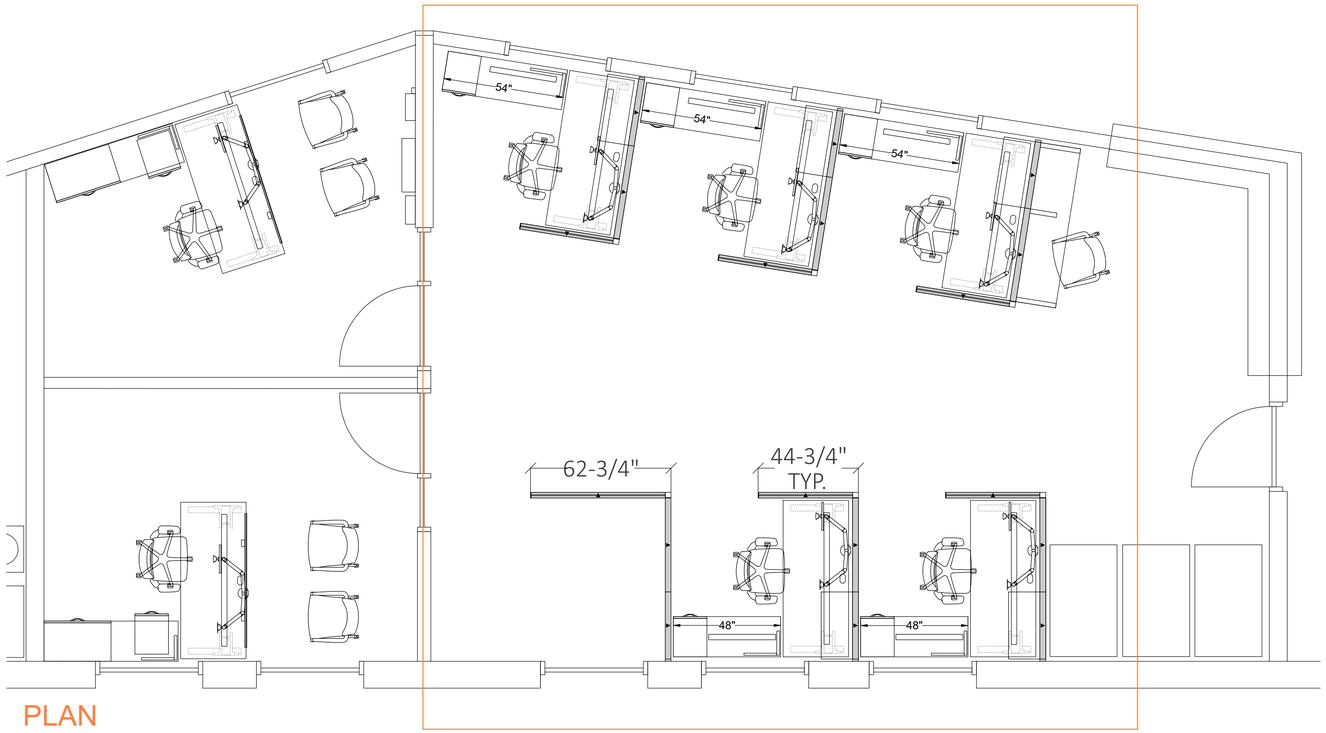
FURNITURE PLAN
PRIVATE OFFICES

Drawn By:	ELP
Acct Exec:	PSGM
Project #:	25090450
Scale:	3/5"=1'-0"
Org. Date:	9/10/2025

Sheet Number:

F. 1

WORKSTATIONS



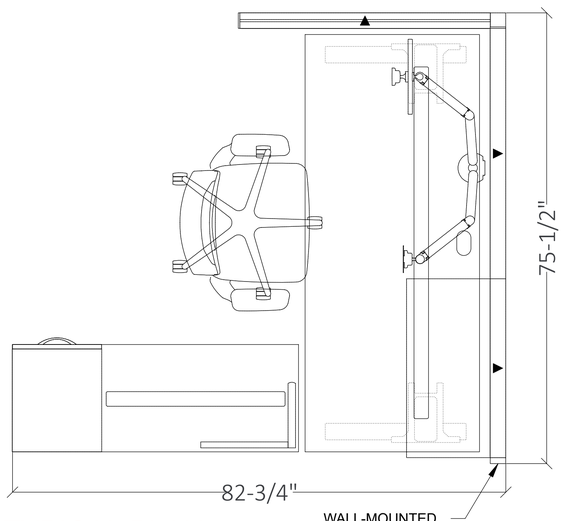
PLAN

- (1) Height Adjustable Desk
- (1) Return Surface
- (1) Box/Box Support Pedestal
- (1) Overhead
- (1) Dual Monitor Arm
- (1) Task Chair

WORKSTATION INCLUDES

PANEL FABRIC:
PANEL PAINT: Flint
PANEL GLASS: Clear
WORKSURFACE LAMINATE: Portico Teak
WORKSURFACE EDGE: Portico Teak
DESK BASE: Flint
SUPPORTS FINISH: Flint
STORAGE FINISH: Flint
STORAGE PULL: Arch, Matte Silver
TASK CHAIR MESH: Dusk
TASK CHAIR BASE/FRAME: Black
TASK CHAIR SEAT UPHOLSTERY: Noble, Darkness
TABLE LAMINATE: Portico Teak
TABLE EDGE: Portico Teak
TABLE BASE: Flint
GUEST CHAIR MESH: Carbon
GUEST CHAIR FRAME: Charblack
GUEST CHAIR SEAT UPHOLSTERY: Noble, Darkness

WORKSTATION FINISHES



TYPICAL PLAN



TYPICAL WORKSTATION 3D VIEW



ADDITIONAL WORKSURFACE

Henricksen
www.henricksen.com

Preliminary Plan
Not for
Furniture Order

NOTES

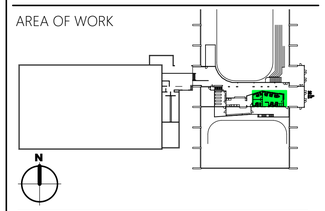
Drawing Review

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☐ Approved Signature _____
☐ Approved as Noted Print _____
☐ Revise and Resubmit Date _____

Drawings and specifications provide interior designs and layouts in sufficient detail for the installation of projects. The designs represented are the property of Henricksen and shall not be shared, used by, or disclosed to any persons or firm outside the scope of this project without written consent of Henricksen. Architects and contractors shall be responsible for all dimensions and conditions on the job and shall notify Henricksen of any variations from the dimensions and conditions shown. Written dimensions take precedence over scaled dimensions.

AREA OF WORK



REV	REVISION DESCRIPTION	DWN	DATE

CITY OF COTTAGE GROVE

8020 8TH ST SOUTH
COTTAGE GROVE, MN 55016

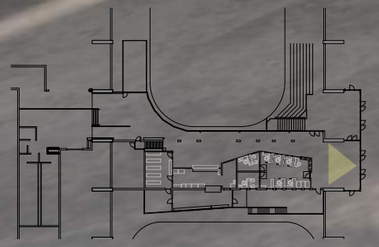
ICE ARENA

FURNITURE PLAN
WORKSTATIONS

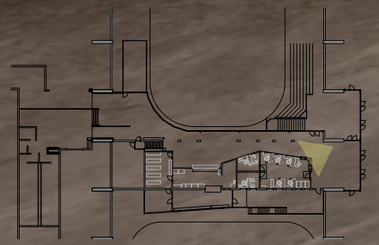
Drawn By:	ELP
Acct Exec:	PSGM
Project #:	25090450
Scale:	3/8"=1'-0"
Org. Date:	9/10/2025

Sheet Number:

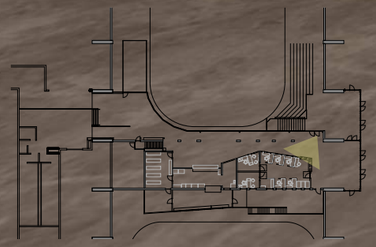
F. 2



LOBBY AT SOUTH ENTRY



RECEPTION AND TICKETING



OFFICE AREA AND WALKWAY ENHANCEMENTS



TICKETING - OFFICE AND CEILING TREATMENT



NORTH RINK ENTRY



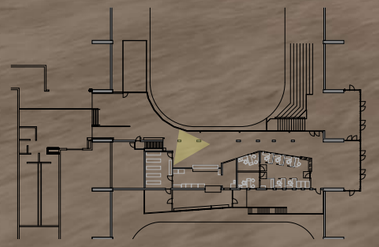
SOUTH LOBBY AND LOGO SIGNAGE



WALKWAY AND NORTH RINK VIEWING CORRIDOR



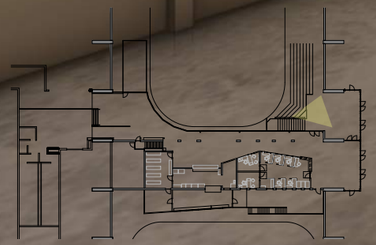
MAIN CONCESSIONS WINDOW AND MURAL CONCEPT



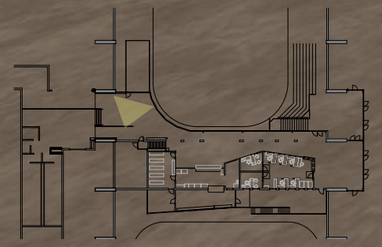
MAIN CONCESSIONS WINDOW AND MURAL CONCEPT



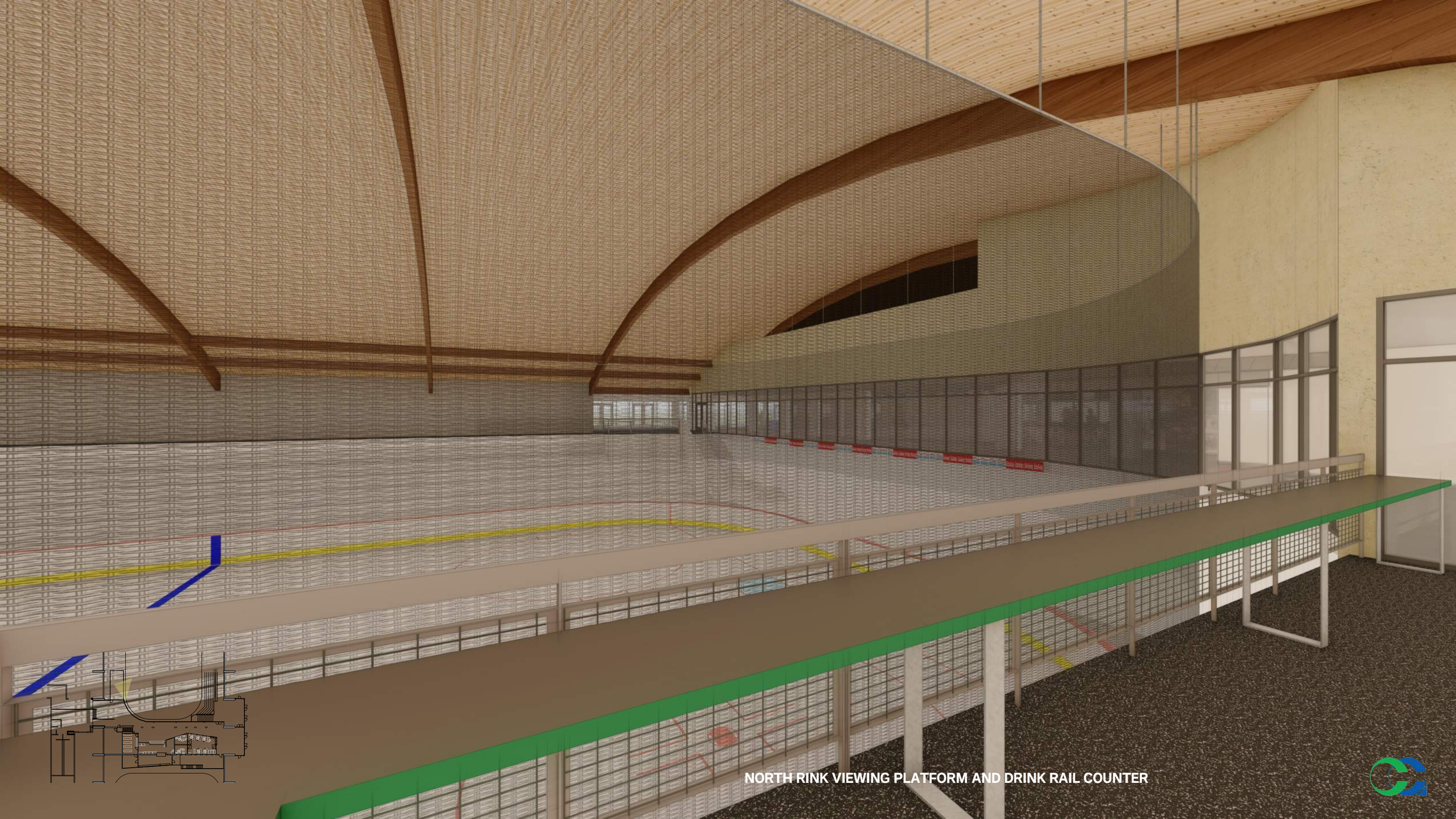
NORTH RINK VIEWING - NEW RAILING



NORTH RINK PLAYER STAIR RENOVATION



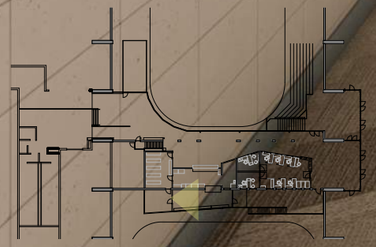
NORTH RINK VIEWING PLATFORM ACCESS



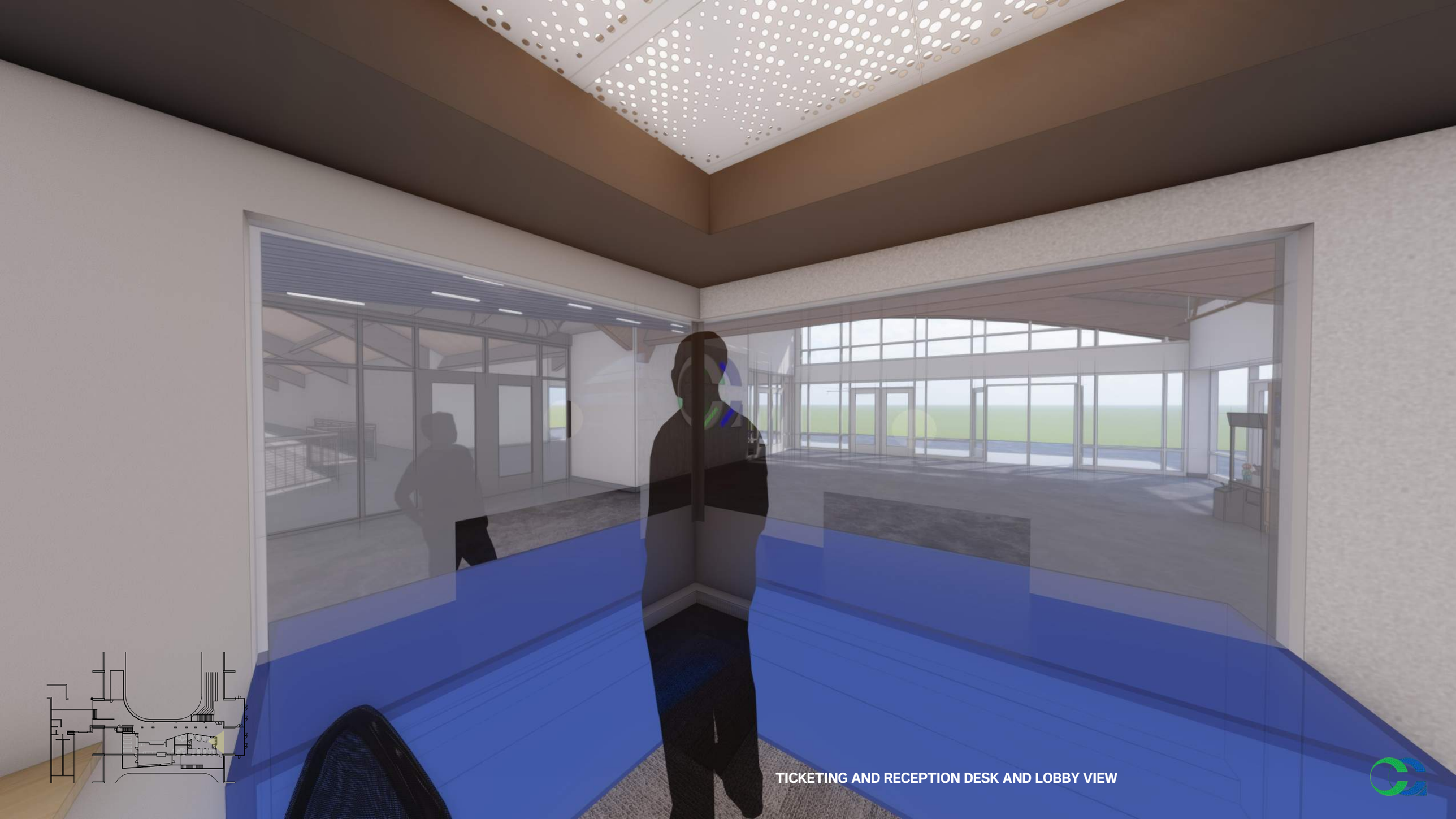
NORTH RINK VIEWING PLATFORM AND DRINK RAIL COUNTER



SOUTH RINK VIEWING PLATFORM AND NEW ENCLOSED VIEWING AREA



SOUTH RINK ENCLOSED VIEWING AREA



TICKETING AND RECEPTION DESK AND LOBBY VIEW



RENOVATED AND EXPANDED OFFICE AREA



RENOVATED AND EXPANDED OFFICE AREA



RENOVATED AND EXPANDED OFFICE AREA

Cottage Grove Ice Arena Renovation

Component Costs

Program

Component / Feature		Quantity	Cost per Unit	Unit	Cost	Notes
Demolition					**$ 17,000.00**	
Floor	Floor Finish Removal, Grinding, Topping Repair	639	$ 8.00	SF	$ 5,112.00	Finish removal, and existing condition repair for new finish - SF
Walls	Concrete Block wall removal, cutting, disposal	128.5	$ 30.00	LF	$ 3,855.00	Saw cut, demo, disposal, shoring where necessary
	Gyp Partition wall removal	105	$ 3.00	LF	$ 315.00	Cut, demo, disposal, temporary conditions
Openings	Door / Window Removal	11	$ 250.00	per		Removal and Temp enclosure as needed
Ceiling	Removal and disposal	1813	$ 1.25	SF	$ 2,266.25	Remove and Dispose
Systems	Temp relocation of HVAC, Electrical, Tech	1813	$ 3.00	SF	$ 5,439.00	Allowance per SF of work area
New Construction - Finishes					**$ 223,600.00**	
Structure	Steel Structure	1343	$ 35.00	SF	$ 47,005.00	
	Concrete - Plank & Topping	1343	$ 20.00	SF	$ 26,860.00	
	New Opening Lintel	3	$ 750.00	per	$ 2,250.00	Average for block or steel lintel
Enclosure	Storefront Demo / Augmentation	80	$ 85.00	SF	$ 6,800.00	New Entry to North Rink Platform
& Thermal	New Storefront (Thermal)	276	$ 105.00	SF	$ 28,980.00	
	Interior HM Window	80	$ 65.00	SF	$ 5,200.00	
	Openings (doors/frames/control)	9	$ 2,475.00	Per	$ 22,275.00	Interior Door Unit cost
	New Slab / Ceiling Insulation & Transmission Treatment	2686	$ 13.75	SF	$ 36,932.50	4" Insulation @ $3 per 1" + Vapor/Air transmission layers
	Concession Window	2	$ 12,000.00	per	$ 24,000.00	Allowance Cost
	Masonry Infill	39.375	$ 45.00	SF	$ 1,771.88	
	Ceiling Framing	1343	$ 16.00	SF	$ 21,488.00	
New Construction - Finishes					**$ 456,200.00**	
Flooring	Cementitious Topical Finish [1/8" thick resinous]	4575	$ 32.00	SF	$ 146,400.00	Floor Prep, new durable decorative coating, finishing.
	Concrete Polish - Grind / Color / Seal	1831	$ 9.50	SF	$ 17,394.50	Floor Prep, Grind, Stain and seal coating
	Tile	534	$ 25.00	SF	$ 13,350.00	
	Carpet Tile / Resilient Flooring	1397	$ 30.00	SF	$ 41,910.00	
Ceiling	ACT	1228	$ 12.19	SF	$ 14,966.25	Standard ACT
	Decorative Acoustical Ceiling Tile	944	$ 35.00	SF	$ 33,040.00	
	Acoustical Baffles	903	$ 41.33	LF	$ 37,324.00	
	Hard Lids	0	$ 25.00	SF	$ -	
Walls	Int. Level 4+ Finish	2977	$ 17.19	SFWA	$ 51,167.19	Stud Frame, Insulated, Gyp and Finish, High-Impact Increase
	Wall Paneling w/ girt and framing	2977	$ 25.00	SF	$ 74,425.00	
	Decorative Wall Accents and Trims	191.25	$ 55.00	SF	$ 10,518.75	
					$ -	
Finish	Paint	6698.25	$ 1.75	SFWA	$ 11,800.00	
	Accessories				$ -	
	Casework / Carpentry	59	$ 65.00	LF	$ 3,835.00	Concession Counter Tops / Drink Rail
New Construction - Features / Furniture					**$ 135,200.00**	
	North Rink Stair Augmentation	1	$ 35,000.00	Allowance	$ 35,000.00	Demo, new concrete, new railings
	Reception Desk - Light Box Design	1	$ 51,000.00	Quote Allowance	$ 51,000.00	$36,500 Material + $14,500 Install
	Office Furniture	1	$ 49,200.00	Quote Allowance	$ 49,200.00	$41,000 + 10% Quote escalation per year (2 years factored)

CONCEPTUAL DESIGN PROBABLY COST

New and Renovation - Mechanical / Electrical and FP					$	**180,600.00**	
HVAC Remodel	1868	$	15.00	SF	$	28,020.00	All renovated existing areas
Plumbing Remodel	534	$	10.00	SF	$	5,340.00	Concession Area Only
Electrical Remodel	1868	$	28.00	SF	$	52,304.00	All renovated existing areas
Low-Voltage Remodel	1478	$	15.00	SF	$	22,170.00	Office/Concessions
Fire Protection Remodel	1868	$	7.50	SF	$	14,010.00	All renovated existing areas
HVAC New	453	$	30.00	SF	$	13,590.00	
Plumbing New	0	$	-	SF	$	-	
Electrical New	694	$	40.00	SF	$	27,760.00	
Low-Voltage New	694	$	15.00	SF	$	10,410.00	
Fire Protection New	694	$	10.00	SF	$	6,940.00	

Project Construction Potential		$	1,012,600.00
Design and Construction Contingency	25%	$	253,150.00
Escalation Costs (Construction + Contingency)	6%	$	75,945.00
Soft Costs (Construction + Contingency)	20%	$	253,150.00
	Total Project Cost Potential	$	1,594,845.00

City Council Action Request

7.L.

Meeting Date	2/4/2026
Department	River Oaks Golf Course & Event Center
Agenda Category	Action Item
Title	Recycle Surplus Equipment
Staff Recommendation	Staff recommends that the City Council authorize River Oaks to proceed with recycling the equipment listed in the memo.
Budget Implication	N/A
Attachments	1. memo- recycle pieces of equipment

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

From: Zac Dockter, Parks and Recreation Director
Joel Hanson, River Oaks Golf Course Superintendent

CC: Zac Dockter, Parks and Recreation Director
Dennis Neitz, River Oaks General Manager
Brenda Malinowski, Finance Director

Date: January 26, 2026

RE: Recycle of Old Equipment

Introduction

The Parks and Recreation Department is requesting to recycle the following pieces of equipment that have little to no resale value:

1. Pump Plant (Asset #100736) - A new pumphouse was part of the irrigation project in 2023.
2. Foley Reel Grinder (No Asset Tag) – Originally purchased as group package of miscellaneous items from Mississippi Dunes Golf Course upon their closure. A new grinder has been purchased.
3. Muncipal Pool Light Poles (No Asset Tag) – Saved these poles upon pool closure in 2012 in hopes of reuse at a future site. Because they are short aluminum poles, no reuse has been found and thus recommend recycling.

The funds received will be receipted into the Golf Course Fund and Park Improvement Fund.

Requested Action
Authorize the Parks and Recreation Department to recycle old equipment.

City Council Action Request

7.M.

Meeting Date	2/4/2026
Department	Public Works
Agenda Category	Action Item
Title	2026 Fuel Pricing
Staff Recommendation	Receive the fuel pricing for 2026 under state contract number 281983.
Budget Implication	The 2026 budget has $3.25 for Unleaded and $3.64 for Diesel per gallon for fuel including taxes. This pricing is within the budget.
Attachments	1. Receive Fuel Pricing 2026

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

From: Ryan Burfeind, Public Works Director
Adam Moshier, Fleet and Facilities Manager

Date: January 29, 2026

Re: Receive Fuel Pricing for 2026

Background

Each year, staff submits fuel quantities to the state to be involved in the fixed and spot pricing fuel contract. Participating in this contract assists with budgeting fuel expenses and guarantees a price on fuel for the year regardless of the market.

Discussion

The City requested the following fuel quantities for 2026:

Diesel
- B5 Winter 16,400 gallons
- B20 13,800 gallons

Unleaded
- 87 Octane 70,800 gallons

The state negotiated pricing for 2026 is as follows:

Diesel
- B5 Winter $2.5464 per gallon
- B20 $2.4839 per gallon

Unleaded
- 87 Octane $1.9614 per gallon

The vendor will be Mansfield Oil Company. The new contract number will be 281983. Effective date is 02/01/2026.

Budget

The 2026 budget has $3.25 for Unleaded and $3.64 for Diesel per gallon for fuel including taxes. This pricing is within the budget.

Recommendation

It is recommended the City Council receive the fuel pricing for 2026 under state contract number 281983.

City Council Action Request

7.N.

Meeting Date	2/4/2026
Department	Public Works
Agenda Category	Action Item
Title	Forestry Bucket Truck - Budget Increase and Purchase Authorization
Staff Recommendation	Approve the increased budget amount of the bucket truck from $210,000 to $236,000 & authorize purchase.
Budget Implication	$25,780.99 from equipment sales and budget savings will cover the increase.

Attachments

1.	Increase budget amount and authorize purchase of bucket truck-KR
2.	Revised 2026 Ford F-550 XL Reg Cab - With tax and warranty
3.	Cottage Grove VST47 BFX84 F550 -Quote 98 - REV10.15.25

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

From: Ryan Burfeind, Public Works Director
Adam Moshier, Fleet and Facilities Manager

Date: January 27, 2026

RE: Increase Budget Amount for Forestry Bucket Truck to $236,000 and Authorize Purchase

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Introduction

In the 2026 budget, there is $210,000 to purchase a bucket truck for the forestry division. This truck would replace unit number 36-6007-07.

Current prices have increased since the budget numbers were obtained in June of 2025. Staff has obtained updated quotes from vendors which reflects state contract pricing.

Background

The total purchase price as of 1/22/26 is $235,780.99. The original budget amount was $210,000.00, a difference of $25,780.99.

When quoting the truck for the budget in June of 2025, staff used the streetlight bucket truck as a comparison for specs. However, after further discussions, staff needed to upgrade the size of the bucket and boom to better suit the forestry division. The VST model bucket provides higher reach and stability for tree trimming and removal. That is the reason for the price increase along with a new state contract for both the chassis and the equipment.

Quote	Company	Total
Truck Chassis	Saxon	$65,120.99
Bucket and Service Body	ABM	$170,660.00
Total Purchase Price		$235,780.99

Budget Implication

To cover the additional $25,780.99, staff will receive $21,000 in equipment sales from replaced equipment in 2026. Staff also has budget savings of $5,000 on equipment purchases in 2026. With those savings, the Equipment Replacement Fund can absorb the additional cost of the bucket truck. The total additional funds needed are $25,780.99.

Recommendation

The City Council approve the increased budgeted amount of the bucket truck from $210,000 to $236,000 and authorize the purchase.

CHROMEDATA An Autodata Solutions Brand

Saxon Fleet Services
Jason Bill | (651) 312-1873 | jbill@saxonfleetservices.com

City of Cottage Grove Public Works

Prepared For: Adam Moshier

Contract ID# 261525

Cust FAN QC457 - State FAN QS031

Vehicle: [Fleet] 2026 Ford Super Duty F-550 DRW (F5H) XL 4WD Reg Cab 169" WB 84" CA



2026 BASE PRICE	$53,757.00
OPTIONS	$3,610.00
EXCISE TAX	$20.00
SALES TAX	$3,943.99
REGISTRATION	$485.00
TOTAL	$61,815.99

PLUS 7YR / 75K WARRANTY $3,305.00
*WARRANTY PRICE IS AN ESTIMATE SUBJECT TO CHANGE AT TIME OF DELIVERY PER THE MANUFACTURER

Vehicle: [Fleet] 2026 Ford Super Duty F-550 DRW (F5H) XL 4WD Reg Cab 169" WB 84" CA (✔ Complete)

Selected Model and Options

MODEL

CODE	MODEL
F5H	2026 Ford Super Duty F-550 DRW XL 4WD Reg Cab 169" WB 84" CA

COLORS

CODE	DESCRIPTION
Z1	Oxford White

ENGINE

CODE	DESCRIPTION
99N	Engine: 7.3L 2V DEVCT NA PFI V8 Gas (STD)

TRANSMISSION

CODE	DESCRIPTION
44G	Transmission: TorqShift 10-Speed Automatic -inc: SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and off-road and transmission power take-off provision (STD)

OPTION PACKAGE

CODE	DESCRIPTION
660A	Order Code 660A

AXLE RATIO

CODE	DESCRIPTION
X8L	Limited Slip w/4.88 Axle Ratio

TIRES

CODE	DESCRIPTION
TGJ	Tires: 225/70Rx19.5G BSW A/P (STD)

PRIMARY PAINT

CODE	DESCRIPTION
Z1	Oxford White

Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided. Data Version: 27542, Data updated Jan 19, 2026 6:46:00 PM PST

Vehicle: [Fleet] 2026 Ford Super Duty F-550 DRW (F5H) XL 4WD Reg Cab 169" WB 84" CA (✔ Complete)

SEAT TYPE

CODE	DESCRIPTION
1S	Medium Dark Slate, Cloth 40/20/40 Split Bench Seat -inc: center armrest, cupholder, storage and driver's side manual lumbar

ADDITIONAL EQUIPMENT - PACKAGE

CODE	DESCRIPTION
96V	XL Chrome Package -inc: Halogen Fog Lamps, Bright Grille, Remote Start, Chrome Front Bumper

ADDITIONAL EQUIPMENT - MECHANICAL

CODE	DESCRIPTION
41H	Engine Block Heater
52B	Trailer Brake Controller
67B	410 Amp Dual Alternators -inc: 250 Amp + 160 Amp
67P	Extra Heavy-Duty Front End Suspension - 7,500 GAWR -inc: upgraded front axle and max 7,500 lbs, Front springs/GAWR rating for configuration selected, Incomplete vehicle package - requires further manufacture and certification by a final stage manufacturer
68H	GVWR: 19,550 lb Payload Plus Upgrade Package 2 -inc: upgraded frame, upgraded rear-axle and low deflection/high capacity rear springs, Increases max RGAWR to 14,706 lbs, Note: See Order Guide Supplemental Reference for further details on GVWR
86M	Dual 68 AH/65 AGM Battery

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION
61L	Front Wheel Well Liner (Pre-Installed)

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION
43C	Pro Power Onboard - 400W Outlet -inc: 1 in-dash mounted outlet
76C	Exterior Backup Alarm (Pre-Installed)
872	Rear View Camera & Prep Kit -inc: Pre-installed content includes cab wiring and frame wiring to the rear most cross member, Upfitters kit includes camera w/mounting bracket, 20' jumper wire and camera mounting/aiming instructions
	Options Total

Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided. Data Version: 27542, Data updated Jan 19, 2026 6:46:00 PM PST

ABM Equipment, LLC
333 2nd Street NE
Hopkins, MN 55343

EQUIPMENT QUOTE

Quote Date: 2025-10-14 Quote # 98 Rev # 1 10-15-25

Phone: (952) 938-5451 / Fax: (952) 938-0159 / www.abmequip.com

Customer
City of Cottage Grove
8635 W Point Douglas Rd S
Cottage Grove MN 55016

ABM Representative
Rick Loosbrock

Customer Representative
First Name: Adam
Last Name: Moshier
Cell Number: (651) 458-2844
Email Address: amoshier@cottagegrovemn.gov

Contact Initials:

Adam,

In response to your request for a BrandFX 84 LS with a Versalift Model VST-47 on your Ford 550 Chassis, we are pleased to quote the following per **MN State Contract #224090 T-765(5) expiring 8.31.2026**:

QTY	Versalift Unit	Price	Subtotal
1	VST-47-I Insulated 46 ft. 4 Inches telescopic/articulating aerial platform lift	$96,298.00	$96,298.00
1	RO-1260-6 Lower controls on turret with standard rotary joint	$0.00	$0.00
1	SC-1260-74/75/76 3-Axis Right hand single stick controls platform support including 180° platform rotator	$0.00	$0.00
1	One set of hydraulic tool outlets at platform without quick disconnect fittings. Includes adjustable pressure limit.	$0.00	$0.00
1	FB-1510-42 Walk-in 24x30x42, open to curb side (Requires door)	$364.00	$364.00
1	CB-7 Platform Cover Platform cover, Nylon/Vinyl 24x30 in	$260.00	$260.00
1	SA-1530-1 Walk-In door, L/H hinger	$495.00	$495.00
1	CA-857 Manlift Platform Capacity of 600 lbs	$0.00	$0.00
1	P-1260-8 Shorter pedestal for 6 Inch less clearance. 46-1/4 tall pedestal	$0.00	$0.00
1	EP-1260-11/13 Emergency Power Insulated 12V DC hydraulic system (Requires 1 slip ring)	$1,433.00	$1,433.00

ABM Equipment, LLC
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EQUIPMENT QUOTE

Quote Date: 2025-10-14 Quote # 98 Rev # 1 10-15-25

1	SS-1260-1/5 Start/stop 12V DC is standard (Requires 1 slip ring)	$0.00	$0.00
1	28457-3 Collector ring, 5-pass	$499.00	$499.00
1	Delete Tubular rubber platform support	-$49.00	-$49.00
1	SD-19 Full body harness and lanyard (extra-large) ARC Flash Rated	$614.00	$614.00
1	Standard White Extreme Climate Urethane (6mils)	$1,128.00	$1,128.00
1	Mounting hardware for 19,500 GVWR chassis with outriggers inside the body (135 in. ship loose subframe).	$0.00	$0.00
1	OR-1403-4 Modified A-Frame 30-35 Inch Frame Height	$7,196.00	$7,196.00
1	OR-1402-1 Independent Narrow Modified A-Frame 10 Degree 30-35 Inch Frame Height	$6,833.00	$6,833.00
1	VK-1400-49/50 12/24 volt Outrigger /Boom Switch kit	$596.00	$596.00
1	VK-1400-43 Outrigger switch kit for Main outriggers	$599.00	$599.00
1	VK-1400-43 Aux Outrigger switch kit for auxiliary outriggers	$599.00	$599.00
1	VK-1400-14 Outrigger valves with integral microswitches (energized when control handle is activated) dual set	$681.00	$681.00
2	Rubber wheel chock (WC1085H) Rubber wheel chock with handle	$63.00	$126.00
4	ABM poly outrigger pads , UHMW 22x24	$293.00	$1,172.00
Body			

ABM Equipment, LLC
333 2nd Street NE
Hopkins, MN 55343

EQUIPMENT QUOTE

Quote Date: 2025-10-14 Quote # 98 Rev # 1 10-15-25

1	1.09 - Brand FX 84LS Fiberglass Service body Heavy duty black poly gas fill cup Automotive grade bubble gasket Bright white gel coat exterior Bright white interiors to reflect light LED exterior lighting package Flow-through ventilation system Light adapter for specified chassis Non-skid compartment tops Included ICC lighting One piece molded doors with automotive finish both sides Recessed door jams 3/16" smooth aluminum bulkhead 3/16" smooth aluminum tail skirt Steel rear mounting brackets Stainless steel hinges and hardware Automotive style dual rotary latch Vinyl coated stainless steel cable door stops - Horizontal Doors Only	$18,854.00	$18,854.00
3	1.3.1 - (1) Adjustable Fiberglass Shelf SS1, SS3, CS1	$286.00	$858.00
1	1.3.2 - (2) Adj Shelves Two Adjustable Shelves SS2	$426.00	$426.00
5	1.3.7 - Divider Pack Divider pack for fiberglass shelves	$29.00	$145.00
6	1.5.1 - Over Center spring door stops for vertical doors	$104.00	$624.00
14	1.5.2 - Locking Swivel hook Locking Swivel hook (ea) SS4: 2-3-2, CS4: 2-3-2	$53.00	$742.00
8	1.5.6 - Fibreglo flexible tubular lighting on 3 sides of compartment Wired to Upfitter Switch	$180.00	$1,440.00
1	1.5.7 - Interior light guards (2)	$250.00	$250.00
1	1.5.11 - Outrigger housing with vertical divider wall (per compartment). SS1, CS1	$743.00	$743.00
1	1.6.2 - 3/16" Aluminum TP floor - INCLUDED	$0.00	$0.00

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EQUIPMENT QUOTE

Quote Date: 2025-10-14 Quote # 98 Rev # 1 10-15-25

1	1.9.2 - Aluminum cone holder (vertical storage) Location TBD	$443.00	$443.00
1	1.9.6 - Punched Aluminum Shovel Basket 8"H x 20"W x 120"L SS	$1,210.00	$1,210.00
1	1.9.7 - Punched Aluminum Headache rack	$996.00	$996.00
2	1.9.9 - Wheel chock holder in fender CS	$265.00	$530.00
1	1.9.12 - 7 Way trailer plug Furnish and install Berg 7-way trailer socket and boot with weatherproof connection - RV Type	$186.00	$186.00
1	1.9.15 - Furnish and Install Backup alarm	$215.00	$215.00
2	1.9.20 - Furnish and install Go-Light LED remote spotlight. Installed on SS and CS of Headache rack inside of strobes, ensuring enough space for Golights to turn 360 degrees	$1,541.00	$3,082.00
1	1.9.22 - Aluminum Rock Guards Aluminum Rock Guards front of body both sides	$104.00	$104.00
4	1.9.24 - Outrigger pad holder (aluminum) Two on each side of body, one at the front and one at the rear	$215.00	$860.00
1	1.9.27 - Mud Flaps Furnish and install rear mudflaps	$255.00	$255.00
1	1.9.29 - Recess Traffic Advisor in tailshelf Whelen # TACF85	$1,250.00	$1,250.00
1	1.12.4 - Galvanized sure step with pintle recess - DRW body	$1,138.00	$1,138.00
1	1.12.6 - Installation of the rear bumper Installation of rear bumper	$434.00	$434.00
1	1.13.4 - Class V receiver hitch Class V receiver hitch installed and reinforced for towing (includes adjustable hitch plate).	$1,441.00	$1,441.00
2	1.14.3 - Load wall liner, aluminum (per side) SS, CS, Walk-up area	$698.00	$1,396.00

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EQUIPMENT QUOTE

Quote Date: 2025-10-14 Quote # 98 Rev # 1 10-15-25

2	1.21.1 - Stainless Steel Grab Handle Stainless Steel Grab Handle (ea) Inside of Walk-Up	$69.00	$138.00
1	1.22.3 - LED stop/turn/tail lights in tailshelf	$0.00	$0.00
2	1.22.4 - Recessed LED Amber Warning Flashers In tailshelf (ea), wired to upfitter switch SS: Amber 3945A CS: Blue 3945B	$419.00	$838.00
1	1.22.5 - Two surface mount LED In grill, wired to upfitter switch SS: Blue, 3811B CS: Clear, 3811C	$496.00	$496.00
1	1.23.8 - 30" Aluminum treadplate tailshelf	$1,886.00	$1,886.00
1	1.23.14 - Pool type grab rail on tailshelf Mounted Curbside	$325.00	$325.00
3	1.23.15 - Add perimeter poly boards to walkup/tailshelf (per section) Around entire perimeter of tailshelf	$124.00	$372.00
1	1.23.16 - Extend Exhaust Extend exhaust to end of body	$170.00	$170.00
1	1.23.18 - Mount or re-locate OEM backup camera.	$176.00	$176.00
2	1.23.31 - MISC Two Whelen L32LAF Strobes Mounted on headache rack	$460.00	$920.00
1	11.2.10 - DSI-12/3000N Dimension HD 3000 w pure sine inverter with fuse Mount in Bottom of SS1	$6,753.00	$6,753.00
1	11.2.29 - 1PLT2 - GFI outlet GFI outlet with cover plate Mount on SS sidepack facing rear	$56.00	$56.00
1	11.2.30 - 6C657 - Exterior GFI (additional over interior_ GFI Exterior outlet cover that allows exterior surface mounting of 1PLT2 Mount on SS sidepack facing rear	$163.00	$163.00

ABM Equipment, LLC
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Hopkins, MN 55343

EQUIPMENT QUOTE

Quote Date: 2025-10-14 Quote # 98 Rev # 1 10-15-25

1	11.2.31 - 1PLT2 - GFI Exterior gang box (allows exterior mounting of1PLT2) Mount on SS sidepack facing rear	$80.00	$80.00
15	11.2.32 - Cable - Inverter install kit Inverter cable required above 15'. $36 per foot	$36.00	$540.00
1	11.2.34 - Inverter wire to in cab switch	$175.00	$175.00
Installs			
1	Include Override switch to raise boom without engaging outriggers, if needing to access to load bed area	$189.00	$189.00
1	Possum Belly with breaks spaced at 6' - 8' - 10'	$567.00	$567.00
1	DOT Inspection and Certification	$350.00	$350.00
Chassis			
1	Customer Supplied Chassis Along with the purchase order the customer will be required to include a copy of the chassis specification intended for use and the contact information of the supplying chassis dealer. If the chassis specification does not meet minimum requirements for the application additional costs may be incurred to meet those requirements. * ABM requires a weight study analysis and frame layouts to ensure chassis loading, stability, and install component placement. * Chassis delivered to the installation facilities that do not meet minimum specification requirements will be noted at time of delivery and a suggested resolution will be provided back to the customer. * Reference ABM Customer Furnished Chassis Delivery Policy for additional instructions.	$0.00	$0.00

Total (FOB Hopkins, Less Tax) $170,660.00

ABM Equipment, LLC
333 2nd Street NE
Hopkins, MN 55343

EQUIPMENT QUOTE

Quote Date: 2025-10-14 Quote # 98 Rev # 1 10-15-25

Terms & Conditions

Estimated Completion Date: Subject to availability, based on information at the time of quote.
Validity of Quote: 30 Days - please contact ABM Equipment for an updated proposal after expiration.
Payment: Payment terms are Net 10 days. Any amount paid by a credit card will be subject to a surcharge fee.
A monthly interest charge of 1/2% will be added for late payments.

Taxes: This quote does not include applicable local, state, or (F.E.T.) federal taxes. The quote does not include title or licensing fees.
Delivery: Unless noted on this quotation, equipment is sold F.O.B. point of shipment, and ABM Equipment, LLC's responsibility shall cease upon delivering the equipment in good order to the carrier. ABM Equipment, LLC shall not be responsible for delays in delivery due to reasons beyond its control, including labor disputes and supply chain issues.
Warranty: Warranty coverage shall be based on the manufacturer's warranty terms. Warranty work is to be performed at ABM Equipment, LLC. The warranty does not include travel charges.
Cancellation: It is understood that any order on this quotation and accepted by the seller shall be firm in as much as ABM Equipment, LLC, in turn, must place firm orders for the equipment and the parts thereof. No cancellations may be made except on terms agreed to by ABM Equipment, LLC in writing.
Liability: ABM Equipment, LLC assumes no liability for damage due to theft, vandalism, fire, weather, or damage due to gradual deterioration or inherent defects in such property. In addition, we are not responsible for any damage while storing your chassis or parts on our premises while waiting for modification or installation. The storage location of the property shall be determined by ABM Equipment, LLC, at its discretion.
Entire Agreement: This quotation sets forth the full terms and conditions applicable to the equipment described herein and may not be modified without ABM Equipment, LLC written consent. The terms and conditions of this quotation shall prevail over those of any other writing concerning this equipment in case of any inconsistency between them.
Confidentiality: The information in this quote; and all supporting documentation is confidential and may only be used by ABM Equipment, LLC, and the customer listed on this quote
Chassis: You agree to accept the following when purchasing a new chassis through ABM Equipment.

1. ABM provided chassis - Pay for the chassis in full as soon as it is available to ABM Equipment for the mounting of the quoted components.
2. Customer supplied chassis - If the chassis is late or cancelled customer must pay for ABM ordered equipment, parts and components. Labor for the installation will be billed upon completion of the unit.
3. Chassis pricing should be considered a budgetary only and is subject to change when specific model year pricing becomes available from the OEM. Additionally, the chassis model year is subject to change based on availability at the time of the order.

*Due to extended lead times and market volatility, we reserve the right to impose a surcharge on the quoted price. We are experiencing surcharges from our suppliers, and passing these on to our customers has become necessary. ABM Equipment will inform you about these surcharges before you begin the build for your order. If ABM Equipment cannot proceed with the build at the scheduled time because of the unavailability of the chassis, ABM Equipment will invoice the customer for the cost of the equipment on hand, and payment will be due according to our standard terms.

Please sign below indicating your intent to purchase the above equipment at the price and terms quoted; or with modifications as stated below. The changes of materials to be supplied, terms of sale, or pricing are contingent upon acceptance by ABM Equipment, LLC.

Customer:

PO Number

I agree to the terms and conditions above: ☐

Sales Rep Initials

Approved By:

ABM Officer

City Council Action Request

7.O.

Meeting Date 2/4/2026

Department Community Development

Agenda Category Action Item

Title Mississippi Landing 3rd Addition – Final Plat, Development Agreement, and Plans & Specs

Staff Recommendation 1) Adopt Resolution 2026-024 approving the Mississippi Landing 3rd Addition final plat, which is an approximate 10.82-acre residential development with 66 single-family lots. 2) Approve the Mississippi Landing 3rd Addition Development Agreement with Rachel Development, Inc. and authorize execution of all easements, deeds, and agreements required for the plat and project. 3) Adopt Resolution 2026-025 approving the Mississippi Landing 3rd Addition Development Plans dated January 26, 2026, prepared by Alliant Engineering, and as modified by request of the City Engineer.

Budget Implication N/A

Attachments

1.	Mississippi Landing 3rd CC Memo
2.	Mississippi Landing 3rd Resolution 2026-024 - Final Plat
3.	Mississippi Landing 3rd Final Plat
4.	Mississippi Landing 3rd - Development Agreement Signed
5.	Mississippi Landing 3rd Plans & Specs 2026-01-26
6.	Mississippi Landing 3rd Resolution 2026-025 - Plans & Specs
7.	Mississippi Landing 3rd Plan Review Memo 2026-01-14
8.	Mississippi Landing - 3rd Addition - Narrative - v1

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

FROM: Samantha Pierret, Senior Planner

DATE: January 28, 2026

RE: Mississippi Landing 3rd Addition – Final Plat, Development Agreement, and Plans & Specs

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Introduction

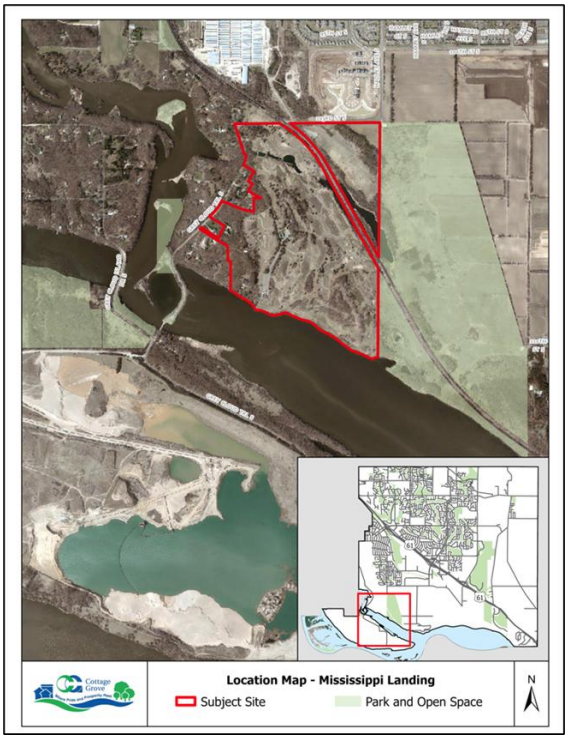
The City Council is requested to take the following actions:

1) Adopt a resolution approving the final plat for Mississippi Landing 3rd Addition.

2) Approve the Mississippi Landing 3rd Addition Development Agreement with Rachel Development, Inc. and authorize execution of all easements, deeds, and agreements required for the plat and project.

3) Adopt a resolution approving the Mississippi Landing 3rd Addition Development Plans dated January 26, 2026, prepared by Alliant Engineering, and as modified by the request of the City Engineer.

The location for the proposed Mississippi Landing 3rd Addition subdivision is shown on the map below:



Location Map

Background

The Mississippi Landing development is located on the former Mississippi Dunes Golf Course. The following is background of the site and the history of the development review process:

- The former Mississippi Dunes Golf Course property was approximately 200 acres, which was mass site graded in the mid-90's to create the golf course.

- The Golf Course operated from the mid-90's until 2017, when the Course closed and remained vacant until it was sold in 2019.

- The City initiated the Master Planning process in 2020 and finalized a Master Plan for the former golf course on December 1, 2021. An application for a land use amendment was submitted and approved by the Met Council on August 24, 2022, amending the land use from Transitional Planning Area to Low and Medium Density as well as preserving a large portion of the land adjacent to the Mississippi River as park. The zoning was adjusted at that time to reflect the land use change.

- Pulte Homes received a negative declaration by the City Council for an EAW for a proposed single-family development on December 20, 2021.

- Pulte Homes submitted a preliminary plat application to the City in 2022, which received Council approval on March 16, 2022. However, Pulte did not continue with their development.

- The City, with its financing partners at the County, purchased 19.91 acres of park land adjacent to the river on June 30, 2023, and the property owner deeded additional park acres to the City.

- Rachel Development submitted a preliminary plat application for a 377 single-family lot development in 2023, which received Council approval on February 21, 2024 (Resolution 2024-029).

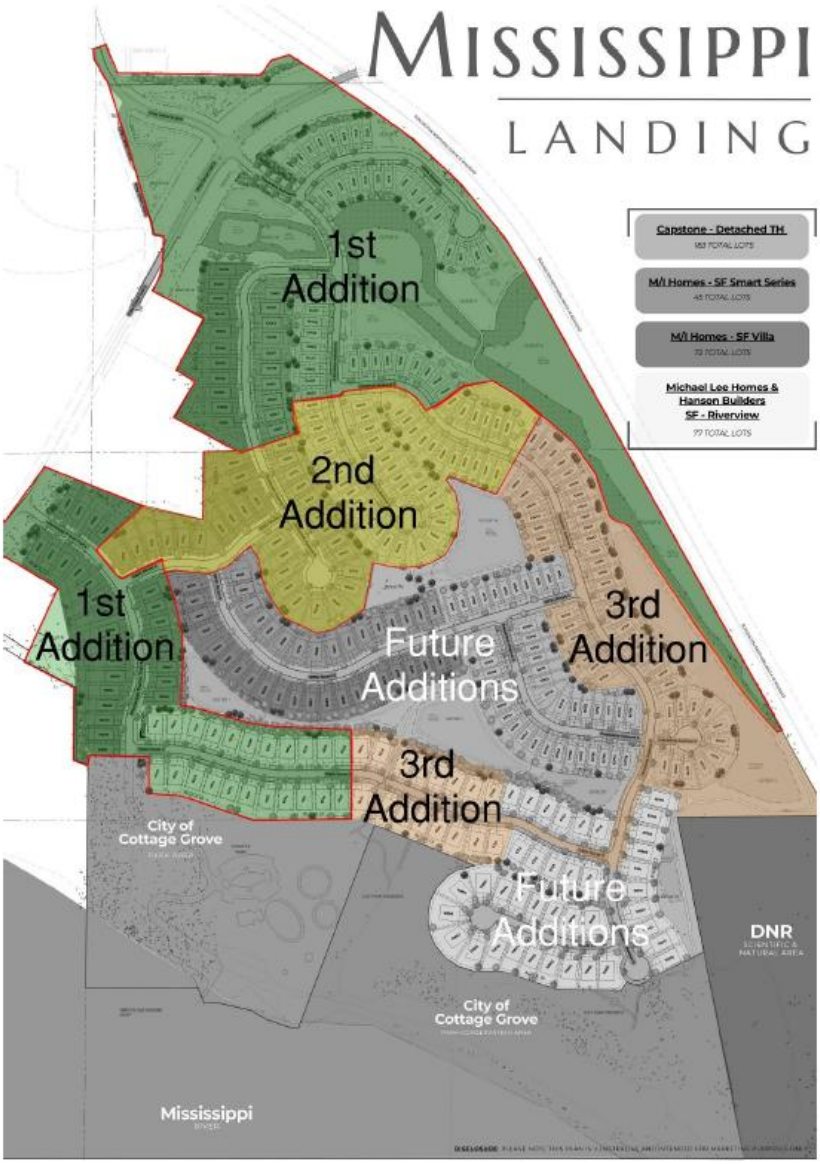
- In 2024, the DNR purchased the former driving range parcel (35 acres) to be an extension of the Scientific and Natural Area (SNA).

- Rachel Development submitted the Mississippi Landing 1st Addition final plat, which was reviewed and approved by the City Council on May 1, 2024. The 1st Addition included 110 lots and 16 outlots. This included the dedication of Oulot P (13.62 acres) that covered the total park dedication for the project.

- Rachel Development submitted the Mississippi Landing 2nd Addition final plat, which was reviewed and approved by the City Council on April 2, 2025. The 2nd Addition included 80 lots and 2 outlots.

1) Final Plat Review

Rachel Development has submitted a final plat application for Mississippi Landing 3rd Addition for 66 single-family homes and 7 outlots: Outlot A for stormwater, wetlands, and public trail; Outlot B for trail connection; and Outlots C, D, E, F, and G for future lots. The final plat is in conformance with all other conditions of the preliminary plat as approved by the City Council and as stipulated in City Resolution 2024-029. The Mississippi Landing 3rd Addition final plat development area is shown below, and the final plat in its entirety is attached.



Mississippi Landing 3rd Addition Final Plat Area

Multiple lot sizes are proposed as part of the 3rd Phase final plat. The table below outlines the required setbacks for each of the proposed lot sizes. Setbacks will be reviewed as part of each submitted building permit for each lot.

Standard	Proposed 40' Lot Width	Proposed 65' Lot Width
Minimum Lot Area	5,000 sf	8,450 sf
Minimum lot width at the front setback	40 feet	65 feet
Minimum side yard setback, house	5 feet	6.25 feet
Minimum side yard setback, garage	5 feet	6.25 feet
Minimum front yard setback	20 feet	25 feet
Minimum rear yard setback	20 feet	35 feet
Corner lot setback	20 feet	20 feet
Maximum Principal structure height	30 feet	35 feet

Park Dedication

The Mississippi Dunes Master Plan completed in 2022 guides the entirety of the area adjacent to the Mississippi River to be preserved as park and open space. The City purchased 19.91 acres in 2023, the property owner at the time deeded to the City an additional 9.6 acres as park dedication ahead of development, and Rachel Development dedicated an additional 4 acres as part of the 1st Addition final plat. The DNR purchased 12 acres from the property owner in the southeast corner of the site expanding the existing Mississippi Dunes Scientific and Natural Area (SNA). The total dedication of park land as part of the 1st Addition met the City's required park land dedication requirement; therefore, no additional park dedication is required as part of future phases.

Utilities

The required sanitary sewer lift station and Pressure Reducing Valves (PRVs) on the watermain, along with the required utility connections, were completed as part of the 1st Addition final plat. Outlot B of the 1st Addition has been deeded to the City for ownership and maintenance of the lift station.

Proposed Outlots D, E, and F are reserved for future residential lots. The development plans show utility stubs being installed during the 3rd Addition; however, the stubs will not be used until a future phase is platted. The Development Agreement specifies that the Developer is responsible for maintenance and repair of these utility stubs constructed beyond the curb box and beyond the curb. City staff will have access to the stubs via existing easements in an emergency situation.

Tree Preservation/Landscape

A tree inventory was completed and accepted as part of the Mississippi Landing preliminary plat review. Given the proposed preservation of all trees within the old driving range portion of the site as outlined in the preliminary plat review, no mitigation is required as part of the 3rd Addition final plat.

During the preliminary plat process, varied landscape requirements for each of the lot sizes were approved. Three deciduous trees will be planted on Outlot A between Lot 6, Block 4 of Mississippi Landing 2nd Addition and Lot 1 Block 1 of Mississippi Landing 3rd Addition. Proposed landscaping meets performance standards approved with the Mississippi Landing Preliminary Plat.

Standard	Proposed 40' Lot Width	Proposed 65' Lot Width
Boulevard Trees	Every other lot, 1 per adjacent street	Every lot, 1 per adjacent street
Lot Trees	2 per lot (one can be ornamental)	3 per lot
Shrubs	5 per lot	10 per lot

2) Development Agreement

The Developer has signed the development agreement, which is attached for review.

3) Development Plan Review

The City Engineer has reviewed the development plans dated January 26, 2026, by the Developer's consulting engineer, Alliant Engineering, and is recommending approval of those plans (e.g., construction plans, drawings, specifications, and surveys) subject to the comments in the January 14, 2026, review letter (attached) and any subsequent review comments.

Recommendations

The City Council is recommended to take the following actions:

1. Adopt Resolution 2026-024 approving the Mississippi Landing 3rd Addition final plat, which is an approximate 10.82-acre residential development with 66 single family lots.

2. Approve the Mississippi Landing 3rd Addition Development Agreement with Rachel Development, Inc. and authorize execution of all easements, deeds, and agreements required for the plat and project.

3. Adopt Resolution 2026-025 approving the Mississippi Landing 3rd Addition Development Plans dated January 26, 2026, prepared by Alliant Engineering, and as modified by request of the City Engineer.

Attachments
Mississippi Landing 3rd Addition Final Plat
Mississippi Landing 3rd Addition Development Agreement
Mississippi Landing 3rd Addition Development Plans dated January 26, 2026
Engineer's Comments Review Letter dated January 14, 2026

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-024

RESOLUTION APPROVING THE FINAL PLAT NAMED MISSISSIPPI LANDING 3RD ADDITION AND THE DEVELOPMENT AGREEMENT

WHEREAS, Rachel Development, LLC applied for a final plat to develop a residential subdivision named Mississippi Landing 3rd Addition. This subdivision consists of 66 detached single-family homes and is located on the 10.82-acre property legally described as:

Outlot B, MISSISSIPPI LANDING 2ND ADDITION, according to the recorded plat thereof, Washington County, Minnesota.

WHEREAS, the Planning Commission held the public hearing for the preliminary plat and Planned Unit Development (PUD) for the proposed Mississippi Landing subdivision on January 22, 2024; and

WHEREAS, the City Council subsequently accepted the Planning Commission's recommendations and approved the preliminary plat and Planned Unit Development (PUD) (Resolution 2024-029) on February 21, 2024; and

WHEREAS, City staff found the Mississippi Landing 3rd Addition final plat substantially consistent with the approved preliminary plat and Planned Unit Development (PUD) plan.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby approves the final plat for a residential subdivision plat named “Mississippi Landing 3rd Addition” and the Development Agreement and authorize execution of all documents related thereto subject to the following conditions:

1. The Developer and builders must comply with all City ordinances and policies.

2. The Developer must abide by the conditions stipulated in Resolution No. 2024-029, which approved the Mississippi Landing preliminary plat, except as hereafter modified.

3. All utility, drainage, and development construction must conform to the plan set dated January 26, 2026, and include the completion of the comments included in the January 14, 2026, letter from Bolton & Menk and any subsequent review comments by the City Engineer.

4. Development of this project must comply with the grading and erosion control plans as approved by the City Engineer.

5. After the site is rough graded, but before any utility construction commences or building permits are issued, the erosion control plan shall be implemented by the Developer and inspected and approved by the City. The City may impose additional erosion control requirements if it is determined that the methods implemented are insufficient to properly control erosion.

6. The home builder for each lot shall post a letter of credit or cash escrow to the City for the estimated cost of the required park boundary markers, boulevard tree, yard trees, and shrubs on each lot as outlined in the development agreement. Before final

financial guarantees are released, a certificate signed by a registered engineer must be provided. This certificate will state that all final lot and building grades are in conformance to the grading and drainage development plan(s) approved by the City Engineer.

7. All monument signs must comply with the City's Sign Ordinance, must be placed on private property, a building permit secured, and must be under the control of the HOA.

8. All mailboxes and location of mailboxes must comply with the U.S. Post Office guidelines and regulations. Mailboxes placed at the curb shall all be the same design and color.

9. Hours of all construction type operations as outlined in the development agreement shall be followed for all material work on site.

Passed this 4th day of February 2026.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

MISSISSIPPI LANDING 3RD ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Rachel Development, Inc., a Minnesota corporation, owner of the following described property situated in the County of Washington, State of Minnesota to wit:

Outlot B, MISSISSIPPI LANDING 2ND ADDITION, Washington County, Minnesota.

Has caused the same to be surveyed and platted as MISSISSIPPI LANDING 3RD ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Rachel Development, Inc., a Minnesota corporation, has caused these presents to be signed by Donald J. Rachel, CEO on this ___ day of _____, 20___.

Signed: Rachel Development, Inc.

By: _____
Donald J. Rachel, CEO

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this ___ day of _____, 20___, by Donald J. Rachel, CEO, of Rachel Development, Inc., a Minnesota corporation on behalf of the corporation.

_____ (Signature)

_____(Print)

Notary Public, _____ County, _____

My Commission Expires _____.

SURVEYOR'S CERTIFICATE

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

Dated this ___ day of _____, 20___

_____
Daniel Ekrem, Licensed Land Surveyor
Minnesota License No. 57366

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this ___ day of _____, 20___, by Daniel Ekrem, Licensed Land Surveyor.

_____(Signature)

_____(Print)

Notary Public, _____ County, Minnesota

My Commission Expires _____.

CITY OF COTTAGE GROVE, MINNESOTA

This plat was approved by the City Council of Cottage Grove, Minnesota, this ___ day of _____, 20___, and hereby certifies compliance with all the requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Signed: _____ Signed: _____
Mayor Clerk

COUNTY SURVEYOR

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ___ day of _____, 20___.

By:_____ By: _____
Washington County Surveyor

COUNTY AUDITOR/TREASURER

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

By: _____ By:_____
Washington County Auditor/Treasurer Deputy

COUNTY RECORDER

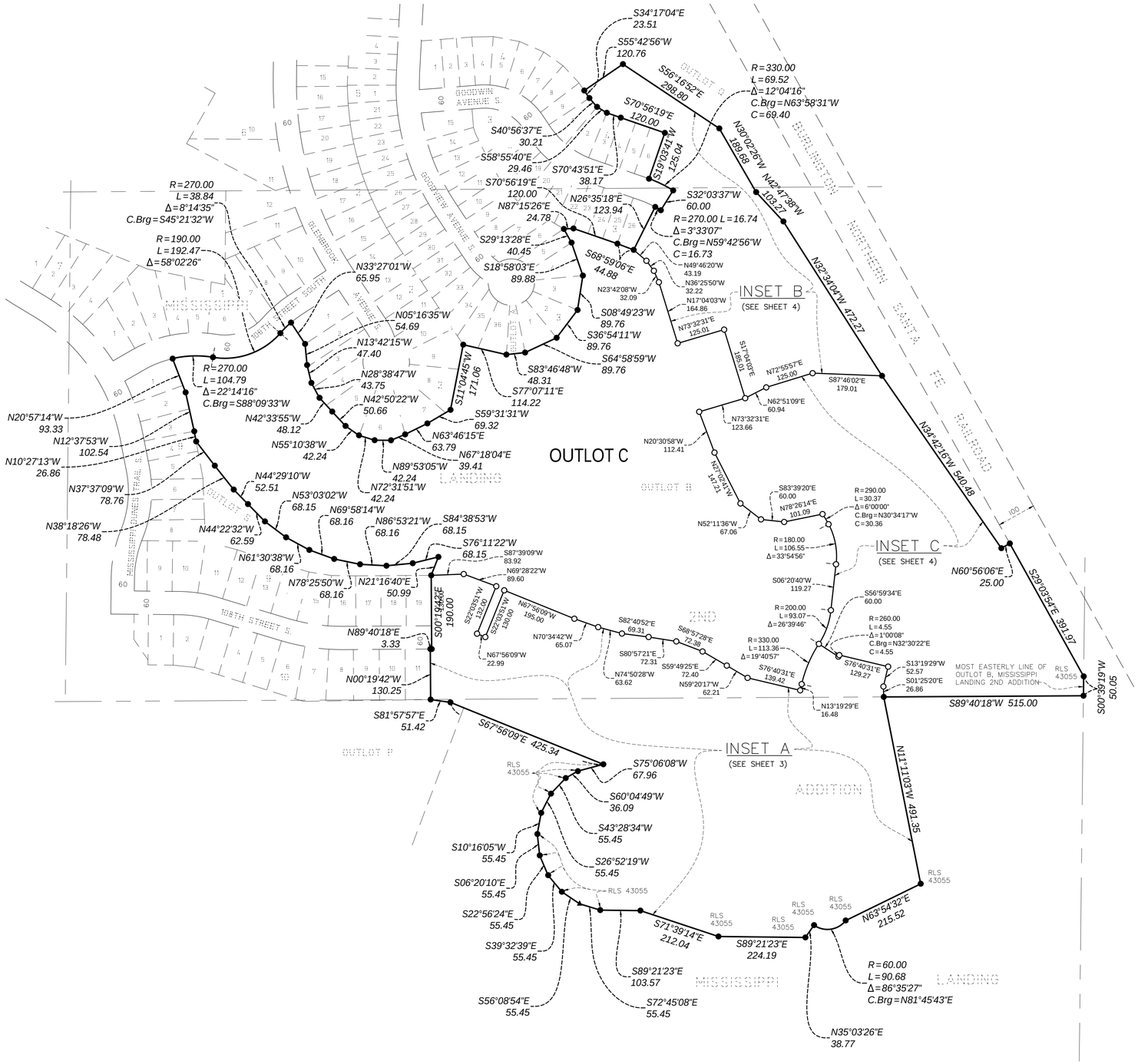
Document Number _____

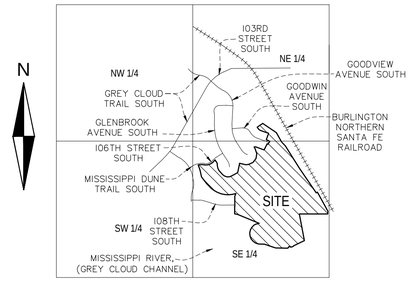
I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _____ day of _____, 20___ at _____ o'clock ___.M. and was duly recorded in Washington County Records.

By: _____ By: _____
Washington County Recorder Deputy

ALLIANT ENGINEERING

MISSISSIPPI LANDING 3RD ADDITION





VICINITY MAP
S. 30, T. 27, R. 21
NOT TO SCALE

THE MOST EASTERLY LINE OF OUTLOT B, MISSISSIPPI LANDING 2ND ADDITION HAS AN ASSUMED BEARING OF S00°39'19"W.

LEGEND

- ○ Denotes 1/2 inch x 18 inch iron pipe monument set marked by license no. 57366, unless otherwise shown.
- ● Denotes found 1/2 inch iron pipe monument, marked 57366, unless otherwise shown.
- ▲ Denotes found mag nail

N

SCALE IN FEET
0 75 150 300
SCALE IN FEET
1 INCH = 150 FEET

ALLIANT ENGINEERING

MISSISSIPPI LANDING 3RD ADDITION

INSET A

(FROM SHEET 2 OF 4)



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
NOT TO SCALE

Being 5 feet in width and adjoining side lot lines and 10 feet in width and adjoining rear lot lines and right of way lines, unless otherwise indicated on the plat.

THE MOST EASTERLY LINE OF OUTLOT B, MISSISSIPPI LANDING 2ND ADDITION HAS AN ASSUMED BEARING OF S00°39'19"W.

LEGEND

- ○ Denotes 1/2 inch x 18 inch iron pipe monument set marked by license no. 57366, unless otherwise shown.
- ● Denotes found 1/2 inch iron pipe monument, marked 57366, unless otherwise shown.
- ▲ Denotes found mag nail
- D&U Drainage & Utility Easement

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

DETAIL C
NOT TO SCALE

ALLIANT ENGINEERING

MISSISSIPPI LANDING 3RD ADDITION

INSET B

(FROM SHEET 2 OF 4)

INSET C

(FROM SHEET 2 OF 4)

OUTLOT A

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT A

GOODWIN AVENUE SOUTH

GOODVIEW AVENUE SOUTH

MATCH LINE SEE INSET B

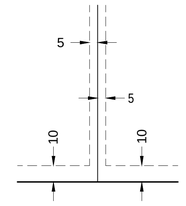
MATCH LINE SEE INSET C

MATCH LINE SEE INSET A

SEE DETAIL D

SEE DETAIL E

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: NOT TO SCALE



Being 5 feet in width and adjoining side lot lines and 10 feet in width and adjoining rear lot lines and right of way lines, unless otherwise indicated on the plat.

THE MOST EASTERLY LINE OF OUTLOT R, MISSISSIPPI LANDING 1ST ADDITION HAS AN ASSUMED BEARING OF S00°39'19"W.

LEGEND

- ○ Denotes 1/2 inch x 18 inch iron pipe monument set marked by license no. 57366, unless otherwise shown.
- ● Denotes found 1/2 inch iron pipe monument, marked 57366, unless otherwise shown.
- D&U Drainage & Utility Easement

SCALE IN FEET
0 25 50 100
SCALE IN FEET
1 INCH = 50 FEET

ALLIANT ENGINEERING

DEVELOPMENT AGREEMENT

FOR THE PLAT OF

MISSISSIPPI LANDING 3RD ADDITION

BY AND BETWEEN

THE CITY OF COTTAGE GROVE

AND

RACHEL DEVELOPMENT, INC.

THIS AGREEMENT, made and entered into on the_____day of_____, 2026, by and between the City of Cottage Grove, a Minnesota municipal corporation ("CITY"), and Rachel Development, Inc., a Minnesota corporation ("DEVELOPER").

RECITALS:

WHEREAS, the DEVELOPER and CITY are the fee simple owners of the DEVELOPMENT PROPERTY, as identified on the FINAL PLAT; and

WHEREAS, in pursuant of the DEVELOPMENT PROJECT, the DEVELOPER applied to the CITY for approval of the DEVELOPMENT PLANS and FINAL PLAT of Mississippi Landing 3rd Addition, which is consistent with the PRELIMINARY PLAT; and

WHEREAS, in conjunction with the granting of these approvals, the CITY requires the installation and/or availability of public utilities (sewer and water), public streets, storm sewer pipes, ponds, street lighting and other facilities; and

WHEREAS, under authority granted to it, including Minnesota Statutes Chapters 412, 429, and 462, the COUNCIL is approving the FINAL PLAT of Mississippi Landing 3rd Addition and DEVELOPMENT PLANS on the following conditions:

1. That the DEVELOPER enters into this DEVELOPMENT AGREEMENT, which contract defines the work which the DEVELOPER undertakes to complete; and

2. The DEVELOPER shall provide an irrevocable letter of credit and cash deposits in the amounts and with conditions satisfactory to the CITY, providing for assurance of payment for the actual construction and installation of the improvements in the DEVELOPMENT PLANS, as specified and required by the CITY.

WHEREAS, the DEVELOPMENT PLANS were prepared by a registered professional engineer and have been submitted to and approved by the CITY ENGINEER.

NOW, THEREFORE, subject to the terms and conditions of this DEVELOPMENT AGREEMENT and in reliance upon the representations, warranties and covenants of the parties herein contained, the CITY and DEVELOPER agree as follows:

ARTICLE 1
DEFINITIONS

1.1. TERMS. The following terms, unless elsewhere defined specifically in the DEVELOPMENT AGREEMENT, shall have the following meanings as set forth below.

1.2. BUILDER. "BUILDER" means an entity that will be constructing a residence on a lot in the FINAL PLAT.

1.3. CITY. "CITY" means the City of Cottage Grove, a Minnesota municipal corporation.

1.4. CITY ENGINEER. "CITY ENGINEER" means the City Engineer of the City of Cottage Grove or delegatees.

1.5. CITY WARRANTIES. "CITY WARRANTIES" means all CITY WARRANTIES identified in Article 12 of this DEVELOPMENT AGREEMENT.

1.6. COMMUNITY DEVELOPMENT DIRECTOR. "COMMUNITY DEVELOPMENT DIRECTOR" means the Community Development Director of the City of Cottage Grove or delegatees.

1.7. COUNCIL. "COUNCIL" means the Council of the City of Cottage Grove.

1.8. COUNTY. "COUNTY" means Washington County, Minnesota.

1.9. DEVELOPER. "DEVELOPER" means Rachel Development, Inc., a Minnesota corporation.

1.10. DEVELOPER DEFAULT. "DEVELOPER DEFAULT" means and includes, jointly and severally, any of the following or any combination thereof:

a) failure by the DEVELOPER to timely pay the CITY any money required to be paid under the DEVELOPMENT AGREEMENT;

b) failure by the DEVELOPER to timely construct the DEVELOPER IMPROVEMENTS according to the DEVELOPMENT PLANS and the CITY standards and specifications;

c) failure by the DEVELOPER to observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed under this DEVELOPMENT AGREEMENT;

d) breach of the DEVELOPER WARRANTIES.

1.11. DEVELOPER IMPROVEMENTS. "DEVELOPER IMPROVEMENTS" means and includes, individually and collectively, all the improvements identified in Article4.

1.12. DEVELOPER WARRANTIES. "DEVELOPER WARRANTIES" means all DEVELOPER WARRANTIES identified in Article 10 of this DEVELOPMENT AGREEMENT.

1.13. DEVELOPMENT AGREEMENT. "DEVELOPMENT AGREEMENT" means this instant agreement by and among the CITY and DEVELOPER.

1.14. DEVELOPMENT PLANS. "DEVELOPMENT PLANS" means all street infrastructure, utility and grading plans, drawings, specifications, and surveys, dated December 3, 2026 prepared by Alliant Engineering or as may be updated and approved by the CITY ENGINEER,

hereby incorporated by reference and made a part of this DEVELOPMENT AGREEMENT.

1.15. DEVELOPMENT PROJECT. "DEVELOPMENT PROJECT" means a residential development to be known as Mississippi Landing 3rd Addition that will be constructed on the DEVELOPMENT PROPERTY that is substantially in conformance with the FINAL PLAT.

1.16. DEVELOPMENT PROPERTY. "DEVELOPMENT PROPERTY" means that real property legally described on Exhibit A, attached hereto, upon which the DEVELOPMENT PROJECT will be constructed.

1.17. FINAL ACCEPTANCE. "FINAL ACCEPTANCE" means all conditions of a DEVELOPER IMPROVEMENT have been completed and approved by the CITY ENGINEER or COMMUNITY DEVELOPMENT DIRECTOR.

1.18. FINAL PLAT. "FINAL PLAT" means the FINAL PLAT, approved by the COUNCIL on February 4, 2026, attached hereto as Exhibit B.

1.19. FORCE MAJEURE. "FORCE MAJEURE" means acts of God, including, but not limited to floods, ice storms, blizzards, tornadoes, landslides, lightning and earthquakes (but not including reasonably anticipated weather conditions for the geographic area), riots, global pandemics, insurrections, war or civil disorder affecting the performance of work, blockades, power or other utility failures, and fires or explosions or District or Federal Court orders that prevent DEVELOPER from performing its obligations under the DEVELOPMENT AGREEMENT.

1.20. FORMAL NOTICE. "FORMAL NOTICE" means notices given by one party to the other if in writing and if and when delivered or tendered either in person or by depositing it in the United States mail in a sealed envelope, by certified mail, return receipt requested, with postage and postal charges prepaid, addressed as follows:

If to CITY:	City of Cottage Grove Attention: City Administrator 12800 Ravine Parkway South Cottage Grove, MN 55016
If to DEVELOPER:	Rachel Development, Inc. Attn: Paul Robinson 4180 Napier Court St. Michael, MN 55376 probinson@racheldevelopment.com

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, or on the third day after mailing if mailed as provided above, 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.

1.21. **INDIRECT COSTS.** "INDIRECT COSTS" means the costs related to:

a) Finance, administration and legal costs; and

b) Engineering services performed by CITY Staff; and

c) Testing and Right of Way services; and

d) Consulting engineering services.

1.22. **ON-SITE IMPROVEMENTS**. "ON-SITE IMPROVEMENTS" means and includes, individually and collectively, all the improvements identified on Exhibit C and in Article 3.

1.23. **OTHER REGULATORY AGENCIES.** "OTHER REGULATORY AGENCIES" means and includes, individually and collectively, the following:

a) Minnesota Department of Transportation

b) Washington County

c) South Washington Watershed District

d) Minnesota Department of Health

e) Minnesota Pollution Control Agency

f) Metropolitan Council

g) Minnesota Department of Natural Resources

h) Minnesota Board of Water and Soil Resources

i) Any other regulatory or governmental agency or entity affected by or having jurisdiction over the DEVELOPER IMPROVEMENTS.

1.24. **PRELIMINARY PLAT.** "PRELIMINARY PLAT" means the preliminary plat approved by the COUNCIL.

1.25. **PRIOR EASEMENT HOLDERS.** "PRIOR EASEMENT HOLDERS" means and includes, jointly and severally, all holders of any easements or other property interests which existed prior to the grant or dedication of any public easements transferred by the FINAL PLAT or transferred pursuant to this DEVELOPMENT AGREEMENT.

1.26. **UTILITY COMPANIES.** "UTILITY COMPANIES" means and includes, jointly and severally, the following:

a) Utility companies, including electric, gas, cable and fiber;

b) Pipeline companies.

ARTICLE 2
FINAL PLAT APPROVAL

2.1. FINAL PLAT APPROVAL. The COUNCIL approved the FINAL PLAT. All conditions contained in the CITY Council Resolution for the FINAL PLAT shall be considered a condition of this DEVELOPMENT AGREEMENT.

2.2. RECORDING OF FINAL PLAT. The DEVELOPER shall record the FINAL PLAT and this DEVELOPMENT AGREEMENT with the COUNTY Recorder. No building permits shall be issued unless the DEVELOPER shows evidence to the CITY that the FINAL PLAT and this DEVELOPMENT AGREEMENT have been recorded with the COUNTY Recorder and the CITY has received the financial obligations required in Article 15.

ARTICLE 3
ON-SITE IMPROVEMENTS

3.1. ON-SITE IMPROVEMENTS. DEVELOPER shall construct and install, at its own cost, all ON-SITE IMPROVEMENTS identified on Exhibit C in accordance with industry standards for making public improvements.

3.2. AREA CHARGES. The CITY imposes Area Charges for sanitary sewer, water and storm sewer impacts to all new developments pursuant to City Code Section 8-1-3 C.3 and the Fee Schedule. The CITY shall provide credits for portions of the installed trunk infrastructure that are in excess of what is needed for the DEVELOPMENT PROJECT, if any. Area Charges are identified on Exhibit G.

ARTICLE 4
DEVELOPER IMPROVEMENTS

4.1. DEVELOPER IMPROVEMENTS. The DEVELOPER shall install, at its own cost, the DEVELOPER IMPROVEMENTS in accordance with the DEVELOPMENT PLANS and in accordance with the approvals of the CITY Council, and all ordinances and PRELIMINARY and FINAL PLAT resolutions of the CITY or any amendments thereto and any Miscellaneous Requirements on Exhibit D, attached hereto.

4.2. GROUND MATERIAL. The DEVELOPER shall ensure that adequate and suitable ground material shall exist in the areas of public street and utility improvements and shall guarantee the removal, replacement or repair of substandard or unstable material through the warranty period. The cost of said removal, replacement or repair is the responsibility of the DEVELOPER.

4.3. GRADING/DRAINAGE PLAN, EASEMENTS AND HOURS OF CONSTRUCTION ACTIVITIES.

a) The DEVELOPER shall construct drainage facilities adequate to serve the DEVELOPMENT PROJECT in accordance with the DEVELOPMENT PLANS. The DEVELOPER agrees to grant to the CITY all necessary outlots and temporary or permanent easements for the preservation and maintenance of the drainage system, for drainage basins and for utility service and for utility looping. The DEVELOPER shall enter into any easement agreements and stormwater management agreements with the CITY on property owned by the DEVELOPER that are deemed necessary to fulfill the obligations of this Section. The grading and drainage plan shall include lot and building elevations, drainage swales to be seeded and blanketed, storm sewer, catch basins, erosion control structures and ponding areas necessary to conform to the overall CITY storm sewer plan. The grading of the site shall be completed in conformance with the DEVELOPMENT PLANS and the approved grading permit, subject only to such design criteria and engineering design and construction specifications as are used in the DEVELOPMENT PLANS, unless otherwise agreed to by the DEVELOPER and CITY ENGINEER.

b) DEVELOPER shall dedicate drainage and utility easements as shown on the FINAL PLAT. Additional utility and drainage easements may be granted by an acceptable document as approved by the CITY with mutual consent between the City and DEVELOPER. Prior to issuance of a Certificate of Occupancy to a BUILDER for any dwelling unit constructed on a lot within the subdivision, a Certificate of Compliance by a land surveyor must be submitted to the CITY by the BUILDER reflecting conformance with the approved grading plan and confirming that the lot corner monuments are installed. Unless previously agreed to in writing by the CITY and the DEVELOPER, the DEVELOPER shall provide the CITY an as-built survey of the DEVELOPMENT PROPERTY in PDF and AUTOCAD format after the final rough grading is complete for review and approval prior to development utility installation.

c) Building construction and general construction activities are limited to Monday through Friday between the hours 7:00 AM and 7:00 PM. Site grading/excavation and street and utility construction activities are limited to Monday through Friday between the hours 7:00 AM and 7:00 PM. Building construction and construction activities are not allowed on City-observed holidays or on Saturdays unless agreed to in advance by the City Engineer for specific hours.

4.4. GRADING OF PUBLIC STREETS. The DEVELOPER must grade the areas within the FINAL PLAT and additional areas as identified in the grading plans, in order to be able to convey and treat water from the FINAL PLAT. Grading of all public streets, boulevards, driveways and other public lands, if any, and other lands shown in the approved grading plan and as secured by the LOC required in Exhibit F shall be done in accordance with the grading plan provided to and approved by the CITY. If the DEVELOPER does not perform the work required by this paragraph, the CITY will complete all work required of the DEVELOPER.

4.5. INTERIM BITUMINOUS STREET. The DEVELOPER will construct a bituminous wedge for the roadways within the FINAL PLAT. The bituminous wedge will be removed, and final wear course installed once 90% of the residences have final Certificates of Occupancy or after two (2) years. At the end of two (2) years from the day the bituminous wedge is installed, even if 90% of the homes do not have Certificates of Occupancy, the DEVELOPER will remove the wedge and place the wear course pavement. The DEVELOPER is responsible for the replacement of any damaged sidewalk or curb (this obligation does not preclude DEVELOPER and BUILDER(S) from making agreement for reimbursement of replacement obligations from BUILDER(S) to DEVELOPER). The BUILDER will be responsible to preserve and protect the public roadway and any sidewalk/trail.

4.6. PUBLIC STREET MAINTENANCE. DEVELOPER is responsible for all maintenance, upkeep and repair of all public streets contained within the FINAL PLAT and DEVELOPMENT PLANS from initiation of construction through final acceptance by the CITY.

4.7. STREET SWEEPING. The DEVELOPER is responsible for the removal of all construction debris and earth materials within the public right-of-way typically resulting from new home construction activities. The CITY will inspect the roadways to ensure the DEVELOPER is keeping all public roadway surfaces clean. If any portion of a public roadway surface is found in an unacceptable condition, the CITY will have appropriate equipment dispatched to the site and all costs associated with the clean-up effort will be billed to the DEVELOPER. DEVELOPER may assign this responsibility to the BUILDERS.

4.8. STREET SIGNS. The CITY shall manufacture and install street identification signs and non-mechanical and non-electrical traffic control signs. DEVELOPER shall be financially responsible for these costs. Street signs will be in conformance with the names as indicated on the FINAL PLAT and pursuant to CITY standards. The actual number and location of signs to be installed shall be determined by the CITY.

4.9. SOD AND CURB BOX. The DEVELOPER agrees that the BUILDER must pay for and install cultured sod from the street curb to the rear lot line(s) of each lot in the entire FINAL PLAT and curb box installed in working condition. For a lot where a Temporary Certificate of Occupancy is issued between October 2 and June 30 of the following year, completion of the work described in this paragraph shall be completed by the BUILDER by July 15; for a lot where a Temporary Certificate of Occupancy is issued between July 1 and October 1, completion of the work described in this paragraph shall be completed by the BUILDER by October 15. Notwithstanding anything to the contrary in this DEVELOPMENT AGREEMENT, it is agreed that in lieu of the BUILDER installing sod on each lot, the BUILDER may provide to a lot owner a certificate that entitles the lot owner to have sod delivered to that lot at the owner's request for installation by the lot owner. The following lots shall be sodded by DEVELOPER as follows:

a) Outlot B, Mississippi Landing 3rd Addition shall be sodded to the edge of the trail in Outlot B and maintained by adjacent property owners upon sale of the lots.

b) The south side of Lots 35 and 36, Block 1, Mississippi Landing 3rd Addition shall be sodded to the edge of the trail in Outlot A and maintained by the property owners upon sale of the lots.

c) The west side of Lot 1, Block 1, Mississippi Landing 3rd Addition shall be sodded to the edge of the trail in Outlot A and maintained by adjacent property owners upon sale of the lots.

d) The west side of Lot 1, Block 4, and east side of Lot 2, Block 6, Mississippi Landing 3rd Addition shall be sodded to the edge of the trail in Outlot C and maintained by adjacent property owners upon sale of the lots.

e) The west side of Lot 1, Block 5, and east side of Lot 1, Block 7, Mississippi Landing 3rd Addition shall be sodded to the edge of the trail in Outlot B and maintained by adjacent property owners upon sale of the lots.

4.10. BOULEVARD AND AREA RESTORATION. All boulevards shall be permanently sodded within 30 days of final grading, with the exception of those boulevards directly adjacent to buildable lots. These boulevards may be temporarily seeded until the lot is final graded, and then sod shall be installed. The DEVELOPER shall restore all other areas disturbed by the development grading operation in accordance with the approved erosion control plan, over the entire FINAL PLAT. Upon request of the CITY ENGINEER, the DEVELOPER shall remove the silt fences once the vegetation on the surrounding area has reached 70% coverage.

4.11. LOT CORNER MONUMENTS. The DEVELOPER shall install all subdivision lot corner monumentation within one year from the date of recording the FINAL PLAT. At the end of the one-year period from recording of this DEVELOPMENT AGREEMENT, the DEVELOPER shall submit to CITY ENGINEER written verification by a registered land surveyor that the required monuments have been installed throughout the FINAL PLAT.

4.12. BOULEVARD TREES. If DEVELOPER or BUILDER proposes a boulevard tree location that does not align with the approved landscape plan, the City Forester shall review and must approve the new location of the boulevard trees to be planted. The minimum size of tree to be planted in the City's Right-of-Way shall be two-and-a-half-inch caliper (2½"), as measured by the American Association of Nurserymen. All boulevard trees shall be warranted to be alive, of good quality, and disease free as determined by the City Forester for twelve (12) months after planting. Additional requirements for boulevard trees are described in the table in Section 4.17(b) iii.

4.13. STREET MAINTENANCE, RESTORATION, ACCESS AND REPAIR DURING CONSTRUCTION. The DEVELOPER or BUILDER shall clear, on a daily basis, any soil, earth or construction debris from the surrounding streets and lands within or adjacent to the FINAL PLAT resulting from the grading or building on the land within the FINAL PLAT by the DEVELOPER or its agents, and shall restore to the CITY's specifications any gravel base contaminated by mixing construction or excavation debris, or earth in it, and repair to the CITY's specifications any damage to bituminous surfacing resulting from the use of construction equipment.

Furthermore, the DEVELOPER shall maintain reasonable access to any occupied buildings within the FINAL PLAT, including necessary street maintenance such as grading, graveling, patching and snow removal prior to permanent street surfacing. The DEVELOPER agrees to perform and assume all responsibilities relating to snow removal and ice control, if the streets have not been accepted for winter maintenance as determined by the CITY ENGINEER by October 15, or later if

approved by the CITY's Public Works Director. CITY will consider the following factors when considering acceptance for winter maintenance: the status of installation of curb, pavement and wedge. Completion of the work described in this section shall be completed within fifteen (15) days after notice by the CITY to the DEVELOPER that repair or restoration is required.

4.14. OCCUPANCY AND ACCESS.

a) No building permit for any lot shall be issued until the DEVELOPER has constructed a temporary access consisting of a bituminous surface base and wedge that is acceptable in design by the CITY and the conditions on Exhibit D have been followed. Special consideration may be given for two model home building permits if approved by the City's Building Official and Fire Marshal as follows:

   i. Two building permits may be issued prior to roadway Class V gravel base and utilities being installed provided there is a gravel access to the building site for building inspector and emergency services access.

b) A Temporary Certificate of Occupancy for any home may be issued in accordance with the following:

   i. The DEVELOPER has constructed a temporary bituminous roadway that is acceptable in design and approved by the CITY;
   ii. Water and sanitary sewer improvements are installed, tested, televised, reviewed and available for use as described in Exhibit D, Section 2(d). Hydrant tags must also be removed;
   iii. No Temporary Certificate of Occupancy for any lot shall be issued unless the Residential Temporary Certificate of Occupancy Fee is paid, pursuant to the City's Fee Table;
   iv. Grading as-builts have been approved by the CITY ENGINEER. No Temporary Certificate of Occupancy will be issued between July 1 and October 1 without a grading as-built survey.

Furthermore, the DEVELOPER is responsible for the construction and cost of constructing any necessary temporary bituminous roadway before the public roadway is constructed and shall maintain reasonable access to any occupied home or homes, including necessary street maintenance prior to permanent street improvements that are accepted by the CITY.

4.15. DRIVEWAYS. Upon building a residence on a lot, the BUILDER shall construct a concrete or bituminous surface driveway for the lot in accord with CITY approved standards. For a lot for which a Certificate of Occupancy is issued between October 2 and June 30 of the following year, completion of the work described in this paragraph must be completed by July 15; for a lot for which a Certificate of Occupancy is issued between July 1 and October 1, completion of the work described in this paragraph shall be completed by October 15.

4.16. VEGETATION. The DEVELOPER shall comply with CITY ordinances and policies related to preservation of vegetation and trees and specifically shall exercise reasonable efforts in residential areas to save mature, non-diseased trees and vegetation on the subject land which do not have to be removed for reasonable installation of buildings, streets, utilities or drainage improvements,

construction activities related thereto, or site grading. Prior to any excavation, the DEVELOPER shall install tree protection around all trees that are to be saved as shown in the approved DEVELOPMENT PLANS prior to any excavation. All diseased trees shall be removed according to CITY ordinance requirements.

4.17. LANDSCAPING. The responsibility for landscaping requirements are as follows:

a) The DEVELOPER is responsible for:

i. Installing all landscaping improvements within the lots shown on the DEVELOPER'S approved landscape plan.
ii. Installing all landscaping improvements as depicted on the DEVELOPER'S landscape plan. Landscaping for individual lots shall be installed during the construction of each lot.

b) Single-family lots shall meet the following standards:

i. Property owners shall maintain their yards all the way to the curb or shoulder of the abutting roadways, sidewalks and trail for each parcel, including any landscaping in the boulevards.
ii. Property owners shall maintain their yards as sod to the edge of any abutting CITY trail.
iii. The DEVELOPER is responsible to ensure that the BUILDER plants the following number, size, and types of trees and shrubs prior to the issuance of a certificate of occupancy for each lot:

Landscape Lot Performance Standards			
Standard	40' Lot Width	52.5' Lot Width	65' Lot Width
Boulevard Trees	Every other lot, 1 per adjacent street	Every other lot, 1 per adjacent street	Every lot, 1 per adjacent street
Lot Trees	2 per lot (one can be ornamental)	2 per lot (one can be ornamental)	3 per lot
Shrubs	5 per lot	10 per lot	10 per lot

Deciduous trees shall be two different species, and a coniferous tree may be substituted. Deciduous trees must have a trunk caliper width of not less than two and a half inches. Coniferous trees shall not be less than six feet in height.

iv. The DEVELOPER shall record a restrictive covenant ensuring that fencing, if allowed, shall be uniform.

4.18. EROSION CONTROL. The DEVELOPER shall provide and follow a plan for erosion control and pond maintenance in accord with the Best Management Practices (BMP) as delineated in the Minnesota Pollution Control Agency online *Minnesota Stormwater Manual* and the grading permit from the CITY. Such plan shall be detailed on the DEVELOPMENT PLANS and

shall be subject to approval of the CITY ENGINEER. The DEVELOPER shall install and maintain such erosion control structures as appear necessary under the DEVELOPMENT PLANS and as required in Exhibit F. The DEVELOPER shall be responsible for all damage caused as the result of grading and excavation within the FINAL PLAT including, but not limited to, restoration of existing control structures and clean-up of public right-of-way, until all lots are final graded and improvements are completed. As a portion of the erosion control plan, the DEVELOPER shall seed or sod any disturbed areas in accordance with the DEVELOPMENT PLANS. After the site is rough graded, the DEVELOPER must provide erosion control devices as detailed on the Development Plans or as reasonably required by the City. The parties recognize that time is of the essence in controlling erosion. If the DEVELOPER does not provide erosion control, the CITY may, after a twenty-four (24) hour notice, take appropriate action to control erosion. The CITY may, without notice draw upon any posted financial guarantee to pay costs incurred by the CITY in controlling erosion within the FINAL PLAT, or at the CITY's option, assess the additional costs incurred as part of the DEVELOPER IMPROVEMENTS.

4.19. PROHIBITION ON TRANSFER OF RESPONSIBILITY. It is agreed that DEVELOPER may transfer its responsibility for sod installation, Street Sweeping, Street Signs, Street Maintenance, Restoration, Access and Repair, Landscaping, and Erosion Control provided DEVELOPER ultimately remains liable for the performance or nonperformance thereof and it is understood and agreed that upon transfer of the NPDES permit to the BUILDER or buyer of an individual lot, all responsibilities subsumed under the said NPDES permit specific to the subject lot shall, thereafter, be the BUILDER'S or buyer's responsibility and not DEVELOPER'S responsibility.

4.20. WEED/GRASS MAINTENANCE. During the term of this AGREEMENT, DEVELOPER must not allow or permit within the FINAL PLAT, any weeds, grass, brush, or other rank vegetation to a height greater than eight (8) inches, or permit any accumulation of dead weeds, grass or brush until FINAL ACCEPTANCE. However, in CITY outlots temporary cover crops, and native plants are allowed pursuant to CITY Code Section 4-3-1(B)(2)(L) and in compliance with the approved landscape plan. In the event the DEVELOPER fails to comply with this provision, the CITY may give the DEVELOPER notice to cut or remove material in violation of this paragraph. All costs of cutting or removing incurred by the CITY must be paid by the DEVELOPER or assessed against the property that is in violation. The DEVELOPER shall maintain all City Outlots until acceptance in writing by City Staff.

ARTICLE 5
PARK CONTRIBUTION REQUIREMENTS

5.1. PARK DEDICATION. Park Dedication Fees were satisfied as part of the Mississippi Landing 1st Addition Plat.

ARTICLE 6
PERMITS, LICENSES AND OTHER APPROVALS

6.1. PERMITS. The DEVELOPER shall obtain all necessary approvals, permits and licenses from the CITY, the OTHER REGULATORY AGENCIES and the UTILITY COMPANIES, as identified on Exhibit E, attached hereto. Major design requirements of any such entities shall be determined prior to completion and incorporated into the DEVELOPMENT PLANS. All costs incurred to obtain said approvals, permits and licenses, and also all fines or penalties levied by any

agency due to the failure of the DEVELOPER to obtain or comply with conditions of such approvals, permits and licenses, shall be paid by the DEVELOPER. The DEVELOPER shall defend and hold the CITY harmless from any action initiated by the OTHER REGULATORY AGENCIES and the UTILITY COMPANIES resulting from such failures of the DEVELOPER. City will work with DEVELOPER to have UTILITY COMPANIES relocate their utilities.

ARTICLE 7
OTHER DEVELOPMENT REQUIREMENTS

7.1. MISCELLANEOUS REQUIREMENTS. Any additional requirements to approval of the FINAL PLAT and DEVELOPMENT PLANS as specified by the COUNCIL are incorporated herein.

7.2. COMMON AREA IRRIGATION SYSTEMS. If irrigation systems and the associated equipment, feeder water lines and related piping, valves and devices, and all facilities and improvements ancillary, incident or related thereto ("Irrigation Systems"), which are necessary to support landscaping required to be installed by the DEVELOPER, must be located on property or easements owned by the CITY, then DEVELOPER or any Homeowners Association responsible for such Irrigation Systems shall be required to enter into encroachments agreements with the CITY for the Irrigation Systems prior to issuance of any permits or construction for the Irrigation Systems.

7.3. LIABILITY FOR MAINTENANCE OF UTILITY STUBS. DEVELOPER will be installing utility stubs for sanitary sewer and water lines in Outlots D, E and F, Mississippi Landing 3rd Addition for the future development of buildable lots ("Future Development Utility Stubs"). DEVELOPER acknowledges and understands that DEVELOPER is solely responsible for all maintenance and repair of any Future Development Utility Stubs constructed beyond the curb box and beyond the curb and that the CITY shall have no responsibility for any repairs. DEVELOPER shall hold CITY harmless for any and all responsibility for the Future Development Utility Stubs.

ARTICLE 8
WARRANTY PERIOD

8.1. WARRANTY PERIOD. Upon FINAL ACCEPTANCE, CITY ENGINEER or COMMUNITY DEVELOPMENT DIRECTOR, as deemed appropriate depending on the type of DEVELOPER IMPROVEMENTS, will provide written notice to DEVELOPER that the warranty period has begun.

8.2. WARRANTY ON PROPER WORK AND MATERIALS. The DEVELOPER warrants all work required to be performed by it under this DEVELOPMENT AGREEMENT against defective material and faulty workmanship after FINAL ACCEPTANCE for the period of time as stated below:

a) Landscaping, which includes all trees, grass, and sod in boulevards not adjacent to a buildable lot, outlots, parks and open space, shall be warranted to be alive, of good quality and disease free shall for a period of one (1) year after planting. Any replacements shall be similarly warranted for one year after planting.

b) Streets, sidewalks, trails, lighting and utilities shall be for a period of two (2) years and begins after acceptance by the CITY. The warranty shall include the obligation of the DEVELOPER to repair and correct any damage to or deficiency in such improvements during the warranty period.

ARTICLE 9
RESPONSIBILITY FOR COSTS

9.1. DEVELOPER IMPROVEMENTS, ON-SITE IMPROVEMENTS COSTS. The DEVELOPER shall pay for the DEVELOPER IMPROVEMENTS, and ON-SITE IMPROVEMENTS; that is, all costs of persons doing work or furnishing skills, tools, machinery or materials, or insurance premiums or equipment or supplies and all just claims for the same; and the CITY shall be under no obligation to pay the contractor or any subcontractor any sum whatsoever on account thereof, whether or not the CITY shall have approved the contract or subcontract.

The DEVELOPER is responsible for contracting and paying for the street and utility testing costs. The CITY's designated inspector on the DEVELOPMENT PROJECT will coordinate the street and utility testing activities. All testing reports shall be sent to the CITY with a copy to the DEVELOPER.

If deductions are owed on the street and utility construction pursuant to the MNDOT standards for construction, then these deductions will be paid by DEVELOPER to CITY within thirty (30) days after DEVELOPER receives notices of such deductions.

9.2. ENFORCEMENT COSTS. The DEVELOPER shall pay the CITY for costs incurred in the enforcement of this DEVELOPMENT AGREEMENT, including reasonable engineering costs and reasonable attorneys' fees.

9.3. TIME OF PAYMENT. DEVELOPER shall pay all bills from the CITY within thirty (30) days after billing. Bills not paid within thirty (30) days shall bear interest at the rate of eight percent (8%) per year.

ARTICLE 10
DEVELOPER WARRANTIES

10.1. STATEMENT OF DEVELOPER WARRANTIES. The DEVELOPER hereby warrants and represents the following:

a) **AUTHORITY.** DEVELOPER is the fee title owner of the DEVELOPMENT PROPERTY as identified in the FINAL PLAT, and has the right, power, legal capacity and authority to enter into and perform its obligations under this DEVELOPMENT AGREEMENT, and no approvals or consents of any persons are necessary in connection with the authority of DEVELOPER to enter into and perform

its obligations under this DEVELOPMENT AGREEMENT.

b) **NO DEFAULT.** DEVELOPER is not in default under any lease, contract or agreement to which it is a party or by which it is bound which would affect performance under this DEVELOPMENT AGREEMENT. DEVELOPER is not a party to or bound by any mortgage, lien, lease, agreement, instrument, order, judgment or decree which would prohibit the execution or performance of this DEVELOPMENT AGREEMENT by DEVELOPER or prohibit any of the transactions provided for in this DEVELOPMENT AGREEMENT.

c) **PRESENT COMPLIANCE WITH LAWS.** DEVELOPER has complied with and is not in violation of applicable federal, state or local statutes, laws, and regulations including, without limitation, permits and licenses and any applicable zoning, environmental or other law, ordinance or regulation affecting the FINAL PLAT and the DEVELOPMENT PLANS and the DEVELOPER IMPROVEMENTS; and DEVELOPER is not aware of any pending or threatened claim of any such violation.

d) **CONTINUING COMPLIANCE WITH LAWS.** DEVELOPER will comply with all applicable federal, state and local statutes, laws and regulations including, without limitation, permits and licenses and any applicable zoning, environmental or other law, ordinance or regulation affecting the FINAL PLAT and the DEVELOPMENT PLANS and the DEVELOPER IMPROVEMENTS.

e) **NO LITIGATION.** There is no suit, action, arbitration or legal, administrative or other proceeding or governmental investigation pending, or threatened against or affecting DEVELOPER or the FINAL PLAT or the DEVELOPMENT PLANS or the DEVELOPER IMPROVEMENTS. DEVELOPER is not in default with respect to any order, writ, injunction or decree of any federal, state, local or foreign court, department, agency or instrumentality.

f) **FULL DISCLOSURE.** None of the representatives and warranties made by DEVELOPER or made in any exhibit hereto or memorandum or writing furnished or to be furnished by DEVELOPER or on its behalf intentionally contains or will contain any untrue statement of material fact or intentionally omit any material fact the omission of which would be misleading. Any unintentional untrue statements or omissions shall be corrected or cured within thirty (30) days after the DEVELOPER receives FORMAL NOTICE or obtains knowledge of such error, unless an extension is granted by the CITY.

g) **PLAT COMPLIANCE.** The FINAL PLAT and the DEVELOPMENT PLANS comply with all CITY, COUNTY, metropolitan, state and federal laws and regulations, including but not limited to, subdivision ordinances, zoning ordinances and environmental regulations.

h) **OBTAINING PERMITS.** The DEVELOPER shall obtain in a timely manner and pay for all required permits, licenses and approvals, and shall meet, in a timely manner,

all requirements of all applicable, local, state and federal laws and regulations which must be obtained or met before the DEVELOPER IMPROVEMENTS may be lawfully constructed. A list of the CITY permits, licenses, and approvals required is identified on Exhibit E.

ARTICLE 11
HAUL ROUTE REPAIR

11.1. ESCROW. DEVELOPER deposited an irrevocable Letter of Credit for repair of the Haul Route ("Haul Route LOC") as part of the Mississippi Landing 2nd Addition Development Agreement and in the event DEVELOPER fails to repair the damage to the Haul Routes within a timely manner, the City shall be authorized to collect on the Haul Route LOC and perform the work.

ARTICLE 12
CITY WARRANTIES

12.1. STATEMENT OF CITY WARRANTIES. The CITY hereby warrants and represents as follows:

a) **ORGANIZATION.** CITY is a municipal corporation duly incorporated and validly existing in good standing the laws of the State of Minnesota.

b) **AUTHORITY.** CITY is the fee simple owner of the DEVELOPMENT PROPERTY as identified in the FINAL PLAT, and has the right, power, legal capacity and authority to enter into and perform its obligations under this DEVELOPMENT AGREEMENT.

ARTICLE 13
INDEMNIFICATION OF CITY

13.1. INDEMNIFICATION OF CITY. Provided the CITY is not in DEFAULT under the DEVELOPMENT AGREEMENT with respect to the particular matter causing the claim, loss or damage, DEVELOPER shall indemnify, defend and hold the CITY, its COUNCIL, agents, employees, attorneys 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 of suffers, which arise out of, result from or relate to:

a) breach by the DEVELOPER of the DEVELOPER WARRANTIES;

b) failure of the DEVELOPER to timely construct the DEVELOPER IMPROVEMENTS according to the DEVELOPMENT PLANS and the CITY ordinances, standards and specifications;

c) failure by the DEVELOPER to observe or perform any covenant, condition,

obligation or agreement on its part to be observed or performed under this DEVELOPMENT AGREEMENT;

d) failure by the DEVELOPER to pay contractors, subcontractors, laborers, or materialmen;

e) failure by the DEVELOPER to pay for materials;

f) approval by the CITY of the FINAL PLAT;

g) approval by the CITY of the DEVELOPMENT PLANS;

h) failure to obtain the necessary permits and authorizations to construct the DEVELOPER IMPROVEMENTS;

i) construction of the DEVELOPER IMPROVEMENTS;

j) delays in construction of the DEVELOPER IMPROVEMENTS;

k) payment by DEVELOPER for any required costs or assessments;

l) all costs and liabilities arising because building permits were issued prior to the completion and acceptance of the DEVELOPER IMPROVEMENTS.

13.2. NOTICE. Within a reasonable period of time after the CITY's receipt of actual notice of any matter giving rise to a right of payment against the CITY pursuant to Section 13.1, the CITY shall give the FORMAL NOTICE in reasonable detail to the DEVELOPER. The DEVELOPER shall not be obligated to make any payment to the CITY for any such claim until the passage of thirty (30) days from the date of its receipt of FORMAL NOTICE from the CITY, during which time the DEVELOPER shall have the right to cure or remedy the event leading to such claim.

13.3. DEFENSE OF CLAIM. Provided the CITY is not in DEFAULT under the DEVELOPMENT AGREEMENT with respect to the particular matter causing the claim or demand, with respect to claims or demands asserted against the CITY by a third party of the nature covered by Section 13.1, and provided that the CITY gives FORMAL NOTICE thereof, the DEVELOPER will, at its sole expense, provide for the defense thereof with counsel of its own selection but approved by the CITY; the DEVELOPER will pay all costs and expenses including attorneys' fees incurred in so defending against such claims, provided that the CITY shall at all times also have the right to fully participate in the defense at the CITY's expense. If the DEVELOPER fails to defend, the CITY shall have the right, but not the obligation, to undertake the defense of, and to compromise or settle the claim or other matter, for the account of and at the risk of the DEVELOPER.

ARTICLE 14
CITY REMEDIES UPON DEVELOPER DEFAULT

14.1. CITY REMEDIES. If a DEVELOPER DEFAULT occurs, that is not caused by FORCE MAJEURE, the CITY shall give the DEVELOPER FORMAL NOTICE of the

DEVELOPER DEFAULT and the DEVELOPER shall have thirty (30) days to cure the DEVELOPER DEFAULT. If the DEVELOPER, after FORMAL NOTICE to it by the CITY, does not cure the DEVELOPER DEFAULT, then the CITY may avail itself of any remedy afforded by law and any of the following remedies:

a) the CITY may specifically enforce this DEVELOPMENT AGREEMENT;

b) the CITY may suspend any work, improvement or obligation to be performed by the CITY;

c) the CITY may collect on the irrevocable letter of credit ("LOC") or cash deposit pursuant to Article 15 hereof;

d) the CITY may suspend or deny building and occupancy permits for buildings within the FINAL PLAT;

e) the CITY may, at its sole option, perform the work or improvements to be performed by the DEVELOPER, in which case the DEVELOPER shall within thirty (30) days after written billing by the CITY reimburse the CITY for any costs and expenses incurred by the CITY. In the alternative, the CITY may in whole or in part, specially assess any of the costs and expenses incurred by the CITY; and the DEVELOPER hereby waives any and all procedural and substantive objections to the installation and construction of the work and improvements and the special assessment resulting therefrom, including, but not limited to, notice and hearing requirement and any claim that the special assessments exceed benefit to the FINAL PLAT. The DEVELOPER hereby waives any appeal rights otherwise available pursuant to Minn. Stat. § 429.081.

14.2. NO ADDITIONAL WAIVER IMPLIED BY ONE WAIVER. In the event any agreement contained in this DEVELOPMENT AGREEMENT is breached by the DEVELOPER and thereafter waived in writing by the CITY, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder. All waivers by the CITY must be in writing.

14.3. NO REMEDY EXCLUSIVE. 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 the DEVELOPMENT 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. In order to entitle the CITY to exercise any remedy reserved to it, it shall not be necessary to give notice, other than the FORMAL NOTICE.

14.4. EMERGENCY. Notwithstanding the requirement contained in Section 14.1 hereof relating to FORMAL NOTICE to the DEVELOPER in case of a DEVELOPER DEFAULT and notwithstanding the requirement contained in Section 14.1 hereof relating to giving the DEVELOPER a right to cure the DEVELOPER DEFAULT, in the event of an emergency as determined by the CITY ENGINEER, resulting from the DEVELOPER DEFAULT, the CITY may perform the work

or improvement to be performed by the DEVELOPER without giving any notice or FORMAL NOTICE to the DEVELOPER and without giving the DEVELOPER the right to cure the DEVELOPER DEFAULT. In such case, the DEVELOPER shall within thirty (30) days after written billing by the CITY reimburse the CITY for any and all costs incurred by the CITY. In the alternative, the CITY may, in whole or in part, specially assess the costs and expenses incurred by the CITY; and the DEVELOPER hereby waives any and all procedural and substantive objections to the installation and construction of the work and improvements and the special assessments resulting therefrom, including, but not limited to, notice and hearing requirements and any claim that the special assessments exceed benefit to the FINAL PLAT. The DEVELOPER hereby waives any appeal rights otherwise available pursuant to Minn. Stat. § 429.081.

ARTICLE 15
FINANCIAL OBLIGATIONS

15.1. DEVELOPER'S LETTER OF CREDIT AMOUNT. Prior to release of the FINAL PLAT for recording, the DEVELOPER shall deposit with the CITY an irrevocable LOC for the amounts required in Exhibits C and F. In lieu of an irrevocable LOC, DEVELOPER may deposit cash or other security acceptable to CITY.

All cost estimates shall be acceptable to the CITY ENGINEER. The bank and form of the irrevocable LOC shall be subject to approval by the CITY Finance Director and shall continue to be in full force and effect until released by the CITY. The irrevocable LOC shall have auto-renewal terms. The irrevocable LOC shall secure compliance by the DEVELOPER with the terms of this DEVELOPMENT AGREEMENT. The CITY may draw down on the irrevocable LOC or cash deposit, without any further notice than that provided in Section 14.1 relating to a DEVELOPER DEFAULT, or for any of the following reasons:

a) at DEVELOPER'S written request; or

b) upon the CITY receiving notice that the irrevocable LOC will be allowed to lapse prior to two (2) years after acceptance by the CITY.

The CITY shall use the LOC proceeds or cash escrows to reimburse the CITY for its costs and to cause the DEVELOPER IMPROVEMENTS, ON-SITE IMPROVEMENTS to be constructed to the extent practicable; if the CITY ENGINEER determines that such DEVELOPER IMPROVEMENTS, ON-SITE IMPROVEMENTS have been constructed and after retaining 10% of the proceeds for later distribution pursuant to Section 15.2, the remaining proceeds shall be distributed to the DEVELOPER. At DEVELOPER'S request and CITY'S written consent, which shall not be unreasonably withheld, in lieu of using the LOC proceeds or cash escrows, the CITY and DEVELOPER may enter into a deferred assessment waiver agreement for a portion or all of the CITY'S reimbursement costs.

With CITY approval, the irrevocable LOC may be reduced pursuant to Section 15.2 from time to time as financial obligations are paid.

15.2. LOC RELEASE AND CASH ESCROW INCREASE. The DEVELOPER may request that the LOC or cash deposits required by the DEVELOPMENT AGREEMENT be reduced

at the following milestones:

a) LOC or cash escrow reductions. DEVELOPER may request LOC or cash escrow deposits required by the DEVELOPMENT AGREEMENT be reduced at the following milestones and in such amounts that are commensurate with the amount of work that has been completed to date, but subject to the limitations for retainage amounts needed during the warranty period, as described below:

   i. Two (2) grading reductions at least two (2) months apart, except for pond cleaning.
   ii. Three (3) site improvement reductions at least two (2) months apart.
   iii. One (1) landscaping reduction.

b) LOC or cash escrow release. Upon FINAL ACCEPTANCE by the CITY ENGINEER or COMMUNITY DEVELOPMENT DIRECTOR of each portion of the DEVELOPER IMPROVEMENTS and upon commencement of the warranty periods, the LOC or cash escrows will be released as follows:

   i. Grading will be released in full and no retainage is required through the warranty period with the exception of pond cleaning which will be retained in its entirety through the warranty period.
   ii. Landscaping will be reduced by 50% and the balance will be retained through the warranty period.
   iii. Streets will be reduced by at least 75% and the balance will be retained through the warranty period.
   iv. Upon completion of streets, ON-SITE IMPROVEMENTS will be reduced by at least 75% and the balance will be retained through the warranty period or final home construction, whichever occurs last.

Following the expiration of the warranty periods, all LOC and cash escrows will be released.

If it is determined by the CITY that the DEVELOPMENT PLANS were not strictly adhered to, or that work was done without CITY inspection, the CITY may require, as a condition of acceptance, that the DEVELOPER post an irrevocable LOC, or cash deposit equal to 125% of the estimated amount necessary to correct the deficiency or to protect against deficiencies arising therefrom. In the event that work, which is concealed, was done without permitting CITY inspection, then the CITY may, in the alternative, require the concealed condition to be exposed for inspection purposes. LOC reductions will be processed within 30 days of DEVELOPER request.

15.3. DEVELOPER'S CASH FEES AND CASH ESCROW REQUIREMENTS. Prior to the FINAL PLAT being released for recording, DEVELOPER shall deposit cash and cash escrows with the CITY for those items and in the amounts required in Exhibit G. DEVELOPER shall be responsible for all fees related to the purpose of the cash escrow. If the cash escrow deposit is depleted to 50%, DEVELOPER shall be required to replenish the cash escrow deposit to 100% within 30 days of notice by the CITY.

15.4. BUILDER'S CASH FEES AND CASH ESCROW REQUIREMENTS. DEVELOPER shall notify each BUILDER that certain building permit fees and an escrow shall be required prior to the issuance of a building permit for each lot for those items and in the amount stated on Exhibit H, attached hereto. If the DEVELOPER is the only BUILDER pulling building permits, the CITY, in its sole discretion, may accept an irrevocable LOC from the DEVELOPER for each lot, in an amount equal to or exceeding the total amount of cash escrow requirement that would otherwise be required under this paragraph.

ARTICLE 16
MISCELLANEOUS

16.1. CITY'S DUTIES. The terms of this DEVELOPMENT AGREEMENT shall not be considered an affirmative duty upon the CITY to complete any DEVELOPER IMPROVEMENTS.

16.2. NO MODIFICATIONS TO DEVELOPMENT PROJECT. All work with respect to the DEVELOPMENT PROJECT to be constructed or provided by DEVELOPER on the DEVELOPMENT PROPERTY shall be in substantial conformity with the DEVELOPMENT PLANS and DEVELOPER will not materially modify the size or exterior appearance of the DEVELOPMENT PROJECT without the consent of the CITY, which consent shall not be unreasonably withheld.

16.3. NO THIRD PARTY RECOURSE. Third parties shall have no recourse against the CITY under this DEVELOPMENT AGREEMENT.

16.4. VALIDITY. If any portion, section, subsection, sentence, clause, paragraph or phrase of this DEVELOPMENT AGREEMENT is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this DEVELOPMENT AGREEMENT.

16.5. RECORDING. The DEVELOPMENT AGREEMENT and PLAT shall be recorded with the COUNTY Recorder and the DEVELOPER shall provide and execute any and all documents necessary to implement the recording.

16.6. BINDING AGREEMENT. The parties mutually recognize and agree that all terms and conditions of this recordable DEVELOPMENT AGREEMENT shall run with the land in the FINAL PLAT, and shall be binding upon the successors and assigns of the DEVELOPER. This DEVELOPMENT AGREEMENT shall also run with and be binding upon any after acquired interest of the DEVELOPER in the land made the subject of the FINAL PLAT.

16.7. CONTRACT ASSIGNMENT. The DEVELOPER may not assign this DEVELOPMENT AGREEMENT without the prior written consent of the COUNCIL, which approval will not be unreasonably withheld. In such case, the third-party buyer will be required to accept and assume all contractual and financial responsibilities provided in this DEVELOPMENT AGREEMENT. Upon satisfaction of such requirements by such third-party buyer, the DEVELOPER'S obligations hereunder shall terminate. Absent approval of the Council, the DEVELOPER'S obligations hereunder shall continue in full force and effect, even if the DEVELOPER sells one or more lots, the entire PLAT, or any part of it.

16.8. AMENDMENT AND WAIVER. The parties hereto may by mutual written agreement amend this DEVELOPMENT 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 DEVELOPMENT AGREEMENT or in any document delivered pursuant hereto which inaccuracies would otherwise constitute a breach of this DEVELOPMENT AGREEMENT, waive compliance by another with any of the covenants contained in this DEVELOPMENT 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 DEVELOPMENT 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 DEVELOPMENT 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.

16.9. GOVERNING LAW. This DEVELOPMENT AGREEMENT shall be governed by and construed in accordance with the laws of the State of Minnesota.

16.10. COUNTERPARTS. This DEVELOPMENT 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.

16.11. HEADINGS. The subject headings of the paragraphs and subparagraphs of this DEVELOPMENT AGREEMENT are included for purposes of convenience only and shall not affect the construction of interpretation of any of its provisions.

16.12. INCONSISTENCY. If the DEVELOPMENT PLANS are inconsistent with the words of this DEVELOPMENT AGREEMENT or if the obligation imposed hereunder upon the DEVELOPER are inconsistent, then that provision or term which imposes a greater and more demanding obligation on the DEVELOPER shall prevail.

16.13. ACCESS. The DEVELOPER hereby grants to the CITY, its agents, employees, officers, and contractors a license and right of entry to enter the DEVELOPMENT PROPERTY to perform all work and inspections deemed appropriate by the CITY during the installation of DEVELOPER IMPROVEMENTS and ON-SITE IMPROVEMENTS.

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

IN WITNESS WHEREOF, the parties have executed this DEVELOPMENT AGREEMENT.

CITY:
CITY OF COTTAGE GROVE

By:_____
Myron Bailey
Its Mayor

By:_____
Tamara Anderson
Its City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

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

DEVELOPER:
RACHEL DEVELOPMENT, INC.

By: _____
Printed Name: David Stradtman
Its: Vice President

STATE OF MINNESOTA)
) ss.
COUNTY OF WRIGHT)

The foregoing instrument was acknowledged before me on this 29th day of JANUARY, 2026, by David Stradtman the Vice President of Rachel Development, Inc., a Minnesota corporation, on behalf of said corporation.

ANDREA LEIGH SMITH
Notary Public
Minnesota
My Commission Expires Jan. 31, 2031

_____
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
DEVELOPMENT PROPERTY

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

Lots 1-36, inclusive, Block 1;

Lots 1-7, inclusive, Block 2;

Lots 1-7, inclusive, Block 3;

Lots 1-8, inclusive, Block 4;

Lots 1-8, inclusive, Block 5;

Lots 1-2, inclusive, Block 6;

Lot 1, Block 7;

Outlots A-G, inclusive

all in Mississippi Landing 3rd Addition

MISSISSIPPI LANDING 3RD ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Rachel Development, Inc., a Minnesota corporation, owner of the following described property situated in the County of Washington, State of Minnesota to wit:

Outlot B, MISSISSIPPI LANDING 2ND ADDITION, according to the recorded plat thereof, Washington County, Minnesota.

Has caused the same to be surveyed and platted as MISSISSIPPI LANDING 3RD ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Rachel Development, Inc., a Minnesota corporation, has caused these presents to be signed by Donald J. Rachel, CEO on this ____ day of _____, 20____.

Signed: Rachel Development, Inc

By: _____
Donald J. Rachel, CEO

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____, by Donald J. Rachel, CEO, of Rachel Development, Inc., a Minnesota corporation on behalf of the corporation.

_____ (Signature)

_____ (Print)

Notary Public, _____ County, Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

Dated this ____ day of _____, 20____

_____
Derek Ekren, Licensed Land Surveyor
Minnesota License No. 51356

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____, by Derek Ekren, Licensed Land Surveyor.

_____ (Signature)

_____ (Print)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY OF COTTAGE GROVE, MINNESOTA

This plat was approved by the City Council of Cottage Grove, Minnesota, this ____ day of _____, 20____, and hereby certifies compliance with all the requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2

Signed: _____ Signed: _____
Mayor Clerk

COUNTY SURVEYOR

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____

By: _____ By: _____
Washington County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9 and Sections 272.12, taxes payable in the year 20____ on real estate hereinbefore described, have been paid and there are no delinquent taxes, and transfer has been entered on this ____ day of _____, 20____.

By: _____ By: _____
Washington County Auditor/Treasurer Deputy

COUNTY RECORDER

Document Number _____

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on the _____ day of _____, 20____ at _____ o'clock __.M. and was duly recorded in Washington County Records

By: _____ By: _____
Washington County Recorder Deputy

ALLIANT NATIONAL

Sheet 1 of 4 Sheets

EXHIBIT B
FINAL PLAT

EXHIBIT B
FINAL PLAT
CONT.

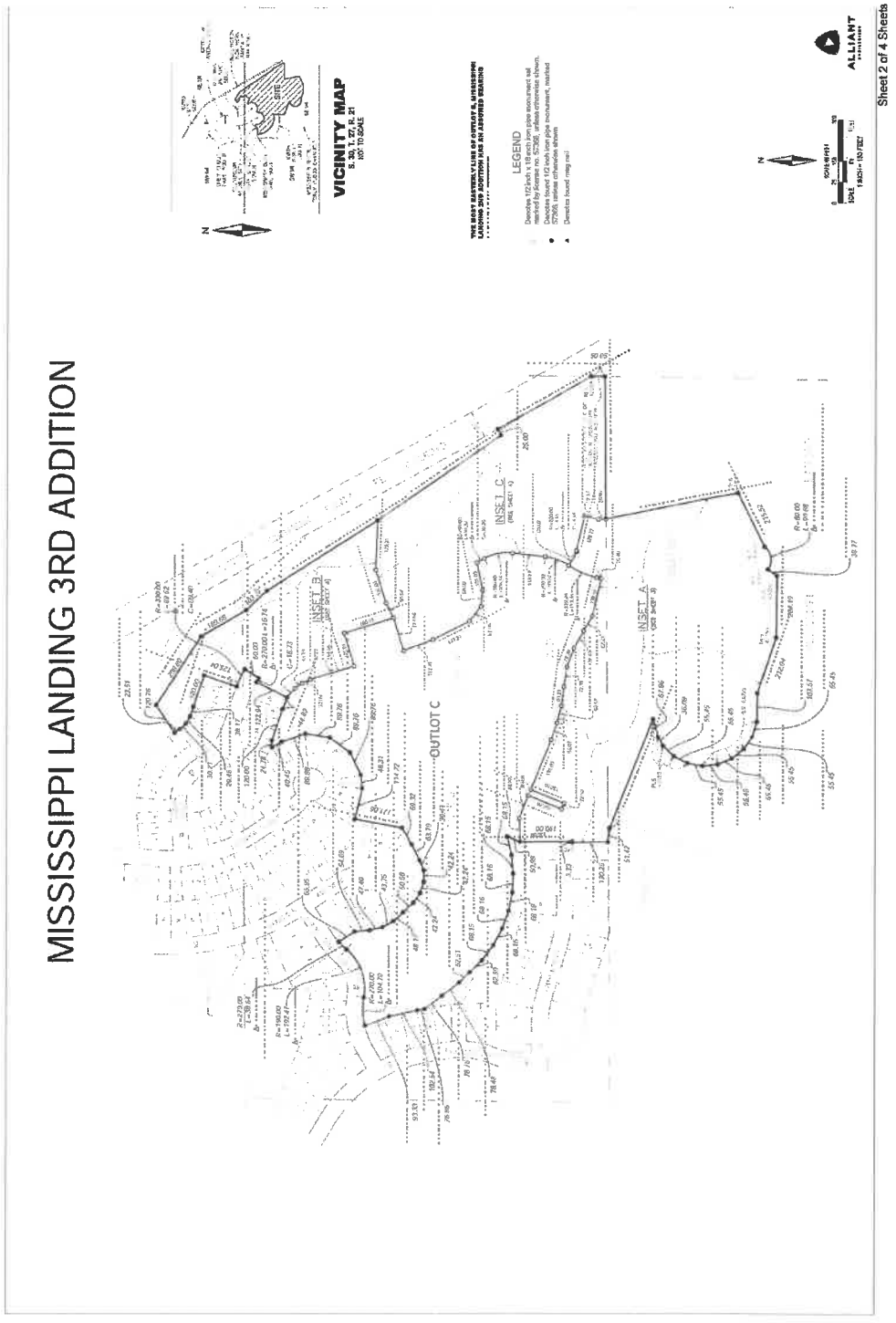


EXHIBIT B
FINAL PLAT
CONT.

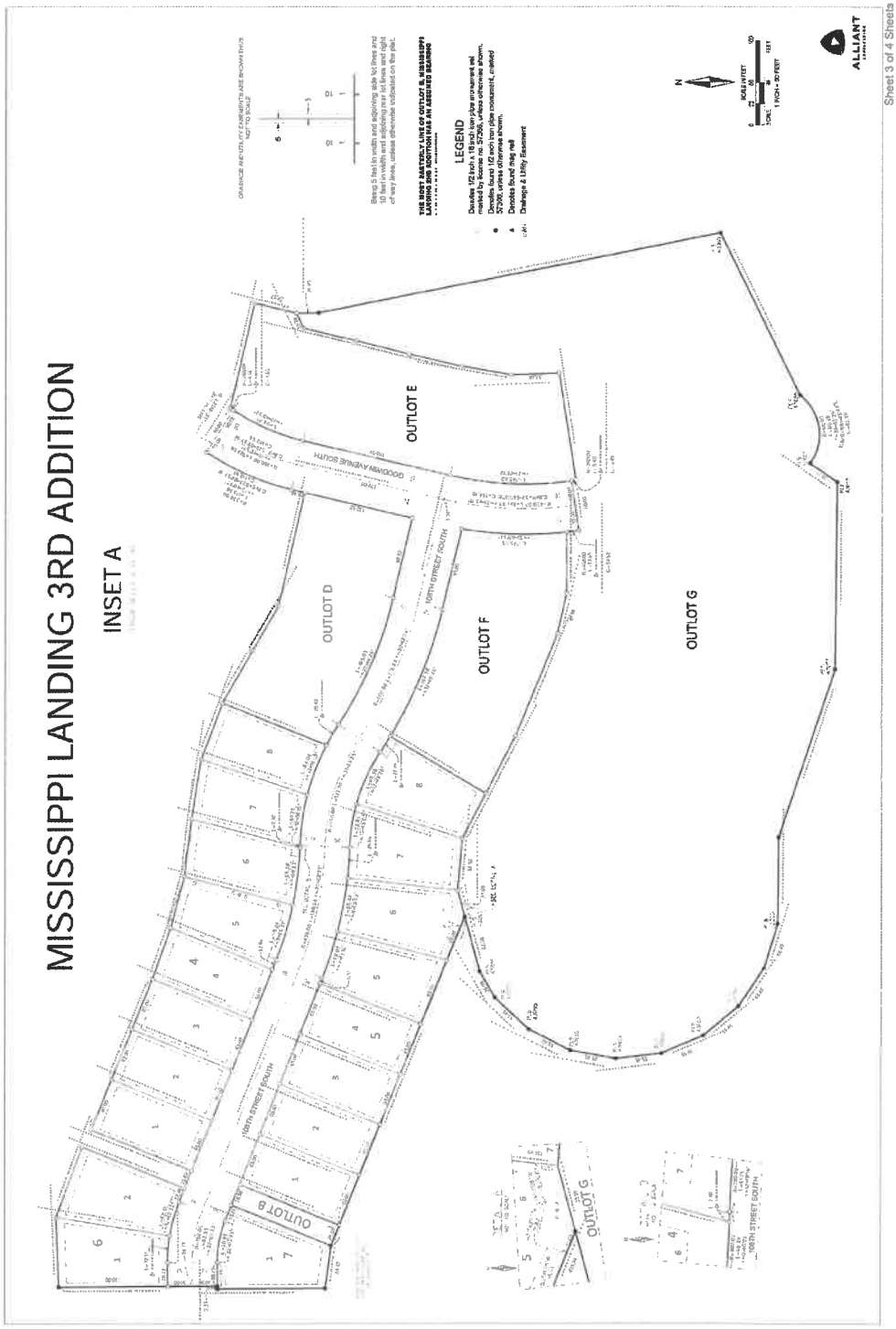


EXHIBIT B
FINAL PLAT
CONT.

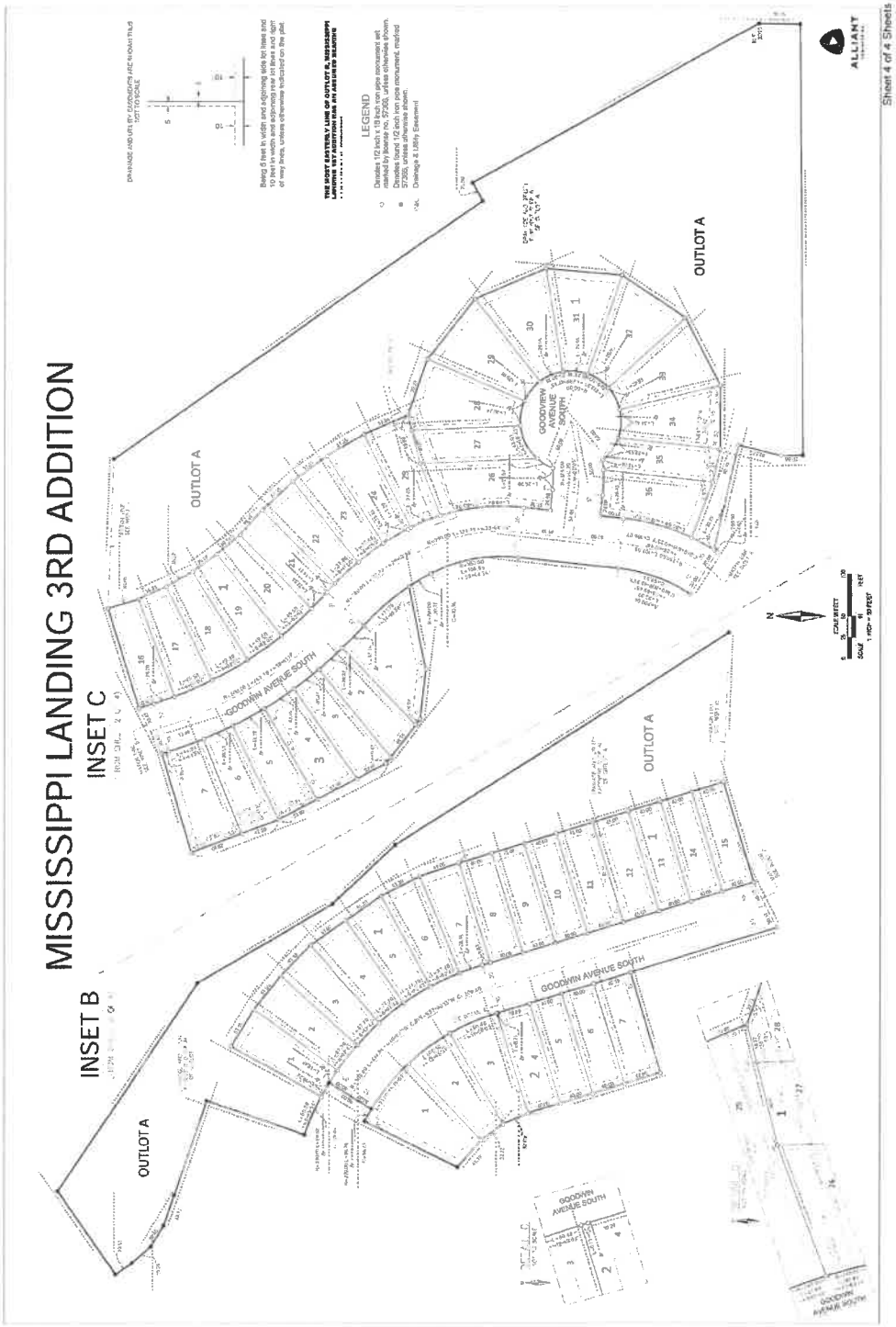


EXHIBIT C
ON-SITE IMPROVEMENTS

Site Improvement LOC	Estimated Construction Cost	
Sanitary Sewer	$	391,556.36
Watermain	$	575,542.07
Storm Sewer	$	563,631.53
Streets	$	669,331.15
Street Lighting	$	139,882.50
Subtotal:	$	2,339,943.61
LOC (125%)	$	2,924,929.51
Final Streets Construction Cost	$	146,836.40
Final Streets LOC (130%):	$	190,887.32
Record Plan (2%)	$	46,799.00
Total Site Improvement LOC:	**$**	**3,162,615.83**

Landscape LOC	Total	
Landscaping Estimate	$	1,650.00
Total LOC (150%):	**$**	**2,475.00**

EXHIBIT D
MISCELLANEOUS REQUIREMENTS AND CONDITIONS IMPOSED BY THE CITY

1) **CONDITIONS TO BE SATISFIED BEFORE CITY RELEASES THE FINAL PLAT TO BE RECORDED.**

a) Letter of Credit. DEVELOPER must provide the LOC required in this DEVELOPMENT AGREEMENT.

b) All Cash Deposits. DEVELOPER must pay all cash deposits required in this DEVELOPMENT AGREEMENT.

c) Planning Fees. DEVELOPER must pay the CITY all planning, engineering review and legal fees that have been incurred up to the date of approval of this DEVELOPMENT AGREEMENT.

d) Outlot A. DEVELOPER must execute a warranty deed for Outlot A for a trail, stormwater, and drainage and utility easements.

e) Outlot B. DEVELOPER must execute a warranty deed for Outlot B for a trail.

2) **BUILDING PERMITS.** Except as provided in Section 4.14, no building permits may be issued until:

a) All the conditions in Paragraph 1 of this Exhibit D have been met;

b) All storm water ponds and associated drainage features including storm sewer and drainage swales have been installed and approved by the CITY ENGINEER;

c) All sanitary sewer and water main, including services, have been installed, tested, televised as necessary, and reviewed and approved by the CITY ENGINEER and are available for use;

d) DEVELOPER has constructed a temporary bituminous roadway and wedge that is acceptable in design and approved by the CITY ENGINEER.

e) The documents below have been recorded in the following order:

- Final Plat
- Development Agreement
- Warranty Deed for Outlot A
- Warranty Deed for Outlot B

f) Open space markers are installed and trail is graded (for trails within 30 feet of any

lot lines of single family homes).

3) **CERTIFICATES OF OCCUPANCY.** Prior to issuance of any certificate of occupancy, all the following conditions must be satisfied:

a) All the conditions listed in Paragraphs 1 and 2 of this Exhibit D must be satisfied.

b) Lot as-built surveys have been approved by the CITY.

c) All trees and shrubs required in Section 4.17(a) and (b) have been planted.

d) All sod has been installed.

4) **SUBDIVISION EROSION CONTROL.** DEVELOPER is responsible for erosion control throughout the FINAL PLAT pursuant to the NPDES permit until all lots in the FINAL PLAT are built upon and until turf is established in each of the individual lots in the FINAL PLAT.

5) **CLEAN UP OF CONSTRUCTION DEBRIS ON STREETS AND ADJOINING PROPERTY.** The escrow amount stated on Exhibit G shall include an appropriate amount as determined by the Director of Public Works to ensure that the DEVELOPER removes any construction debris from streets adjoining the FINAL PLAT and from private properties that adjoin the FINAL PLAT. During the construction of the residences and other improvements within the FINAL PLAT, the DEVELOPER is responsible for removing any construction debris (including roofing materials, paper wrappings, construction material and other waste products resulting from construction) that may be blown from the construction site into adjoining private properties or into CITY streets or that may fall from delivery trucks onto adjoining private properties or CITY streets. Further, during construction, the DEVELOPER must clear the CITY streets of any dirt or other earthen material that may fall onto the CITY streets from the delivery trucks that are being used in the excavation and grading of the site.

6) **MAILBOXES.** The DEVELOPER is responsible for the placement of a mailbox for all the lots within the DEVELOPMENT PROJECT and must comply with the United States Postal Service's mailbox design and placement requirements. The mailboxes must all be of similar design and color within the DEVELOPMENT PROJECT.

7) **SIDEWALK SNOW REMOVAL AND TRAIL MAINTENANCE.** The CITY shall provide snow removal of transportation trails and sidewalks. If the CITY does not provide snow removal on a trail or sidewalk within the DEVELOPMENT PROJECT, the property owner abutting the trail or sidewalk must remove the snow and/or ice.

EXHIBIT E
PERMITS, LICENSES AND OTHER APPROVALS

1. Any licenses or permits required by the Minnesota Department of Health.

2. NPDES Permit from the MPCA.

3. Right of Way Permit from the CITY.

4. Grading Permit from the CITY.

5. Any contractor licenses from the CITY or the State of Minnesota.

6. Building Permits from the CITY.

7. Electrical Permits from the CITY.

8. South Washington Watershed Permit

9. Utility permits that may be required from the CITY, State of Minnesota or any utility company

10. Other permits or licenses as may be required for the construction of the DEVELOPMENT PROJECT

EXHIBIT F
DEVELOPER'S LETTER OF CREDIT REQUIREMENTS FOR
SITE GRADING & EROSION CONTROL AND LANDSCAPING ITEMS

Grading LOC - Entire Development	Unit	Qty	Unit Cost	Total
Site Grading Restoration: Topsoil	CY	28,400.00	$ 2.00	$ 56,800.00
Site Grading: MnDOT 250 Seed & Mulch	AC	53.39	$ 2,000.00	$106,780.00
Misc. Site Grading	LS	1.00	$ 15,000.00	$ 15,000.00
Erosion Control: Temp Rock Entrance	EA	2.00	$ 2,500.00	$ 5,000.00
Erosion Control: Silt Fence	LF	3,090.00	$ 3.00	$ 9,270.00
Erosion Control: Swale & EOF Blanket	SY	8,591.00	$ 4.00	$ 34,364.00
Street Sweeper w/ Pickup Broom	HR	9.00	$ 175.00	$ 1,575.00
Pond Liner	CY	1,340.00	$ 22.00	$ 29,480.00
Pond Cleaning	LS	1.00	$ 10,000.00	$ 10,000.00
Grading Record Plan	LS	1.00	$ 5,400.00	$ 5,400.00
Total Grading Restoration Cost				$273,669.00
			Grading LOC 150%	**$410,503.50**

EXHIBIT G
DEVELOPER'S CASH REQUIREMENTS AND INDIRECT COST CASH ESCROW

CASH REQUIREMENTS

City Fees	Unit	Qty	Unit Cost	Total
City Supplied Poles & Luminaires	EA	12	$ 3,601.40	$ 43,216.80
Street Light Utility Surcharge	EA	66	$ 151.68	$ 10,010.88
Seal Coating: Trails	SY	2,689	$ 2.50	$ 6,722.50
Park and Open Space Markers	EA	48	$ 175.00	$ 8,400.00
Park Dedication Fees[1]	LOT	66	$ -	$ -
2% Engineering Fee	LS	1	$ 49,735.60	$ 49,735.60
Total Fees				**$118,085.78**

1. Covered as part of 1st Addition

CASH ESCROW

Engineering Escrow	Total
Plan Review	$ 59,735.60
Inspection	$ 134,339.00
Total Escrow:	**$ 194,074.60**

EXHIBIT G
(CONTINUED)

AREA CHARGES

Area Charges (Credits) – Reconciliation

	Estimated Cost (Credits)[1]	Actual Cost (Credits)[2]	Additional Credit Owed
Trunk Watermain Credit	($289,880.14)	($271,315.60)	$18,564.54
Watermain PRV Credit	($65,000.00)	($89,811.61)	($24,811.61)
Sanitary Forcemain Credit	($225,220.00)	($328,832.40)	($103,612.40)
Sanitary Lift Station Credit	($450,000.00)	($589,195.87)	($139,195.87)
Other Credits (Xcel, Cover, Etc)		($27,886.68)	($27,886.68)
Total Area Charges:	($1,030,100.14)	($1,307,042.16)	($276,942.02)

1 – Estimated Credit applied to trunk charges in First Addition DA

2 – Actual Credit difference applied in 3rd Addition DA

Area Charges	**Cost/Acre**	**Acres**	**Total**
Sanitary Area Charge - South District Lower	$ 9,550.00	18.57	$ 177,343.50
Water Area Charge - Remainder of City	$ 6,010.00	18.57	$ 111,605.70
Storm Area Charge - Southwest Drainage Area	$ 8,700.00	18.57	$ 161,559.00
Area Charges (credits)			($276,942.02)
Total Area Charges:			**$ 173,566.18**

*Ponding HWLs were omitted from Area Charge Calculations

EXHIBIT H
BUILDER'S ESCROW REQUIREMENTS
AND CASH REQUIREMENTS

ESCROW

Builder Escrow	**Per Lot**	
Yard & Boulevard Sod	$	4,900.00
Boulevard Trees	$	500.00
Curb Box Escrow	$	500.00
Administrative Escrow	$	500.00
Property As-built Survey & Corner Replacement	$	1,000.00
Total Escrow:	**$**	**7,400.00**

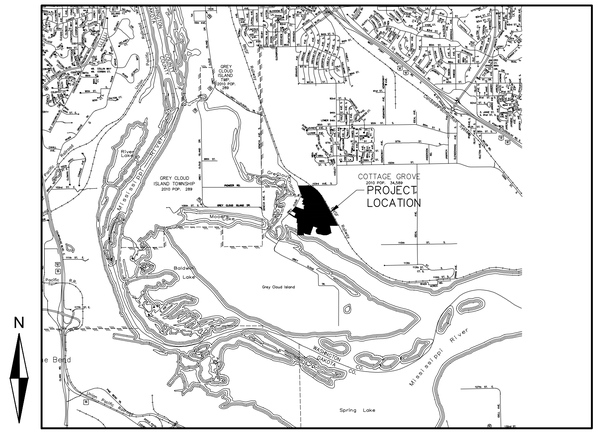
CASH REQUIREMENTS

Building Permit Fees	**Per Lot**	
Sod & Boulevard Tree Inspection Fee	$	165.00
Curb Stop Inspection Fee	$	170.00
Grading As-built Review Fee	$	39.00
Right-of-way Permit Fee	$	50.00
Total Cash Added to Building Permit:	**$**	**424.00**

Mississippi Landing 3rd Addition & Mass Grading

Cottage Grove, Minnesota





VICINITY MAP

Scale: 1"=5000'

CONTACT LIST

DEVELOPER
Rachel Development
4180 Napier Court NE
Saint Michael, MINNESOTA 55376
Email: swolbeck@racheldevelopment.com
Contact: Steve Wolbeck

ENGINEER
Ben Palazzolo
License No. 6166861668
Email: bpalazzolo@alliant-inc.com

CONSULTANT
Alliant Engineering, Inc.
Marquette Avenue South, Suite 700
Minneapolis, MN 55402
Phone: 612.758.3080
Fax: 612.758.3099

SURVEYOR
Dan Ekrem
License No. 57366
Email: dekrem@alliant-inc.com

LANDSCAPE ARCHITECT
John Gronhovd
License No. 59233
Email: jgronhovd@alliant-inc.com

PLAN SUBMISSION/REVISION MATRIX

#	SHEET DESCRIPTION	2025-12-03	2026-01-26
1	Cover Sheet	X	X
2-5	Construction Details	X	X
6-10	Existing Conditions Plan	X	X
11-14	Site Plan	X	X
15-19	Grading & Drainage Plan	X	X
20	Road Grading Profiles	X	X
21	Trail Grading Profiles	X	X
22-23	Pond And Infiltration Details	X	X
24-28	Erosion & Sediment Control Plan	X	X
29	Erosion & Sediment Control Plan Notes & Details	X	X
30	Sanitary Sewer & Watermain Plan	X	X
31-34	Sanitary Sewer & Watermain Plan & Profiless	X	X
35	Storm Sewer Plan	X	X
36-41	Street & Storm Sewer Plan & Profiles	X	X
42	Intersection Details	X	X
43	Signage Plan	X	X
45-48	Landscape Plan	X	X
49	Landscape Plan - Details	X	X
50-53	Lighting Plan	X	X
54	Tree Preservation Plan	X	X

NOTE:
- HORIZONTAL DATUM IS NAD 83
- VERTICAL DATUM IS NAVD 88.
- CITY OF COTTAGE GROVE STANDARD SPECIFICATIONS AND DETAILS FOR STREET AND UTILITY CONSTRUCTION, DATED 2025 SHALL GOVERN ALL IMPROVEMENTS ON THE PROJECT

ALLIANT
www.alliant-inc.com

RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Cover Sheet

DESCRIPTION	DATE
City Submittal	12-3-2025
City Submittal	1-26-2026

CERTIFICATION

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

Ben Palazzolo

1-26-2026 — Date
61668 — License no.

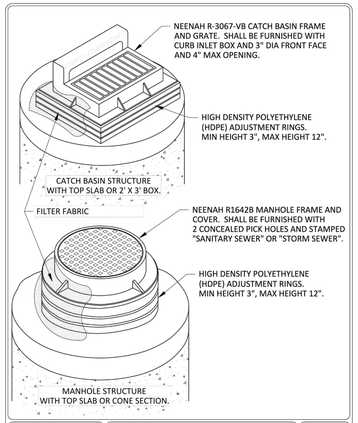
QA/QC CHECK

By — Date

PROJECT TEAM DATA

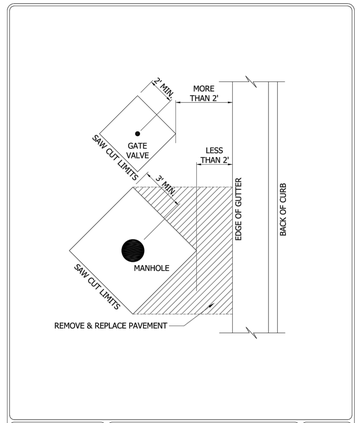
Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

1



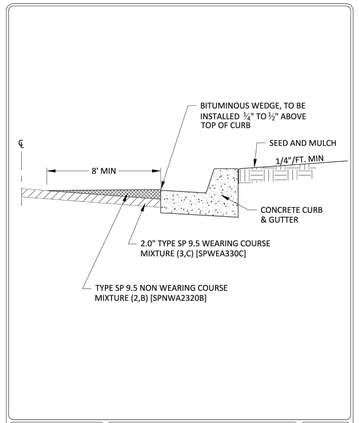
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS CATCHBASIN AND MANHOLE ADJUSTMENT COTTAGE GROVE, MINNESOTA	JANUARY 2025 PLATE NO. STR-23

48_STR23.DWG



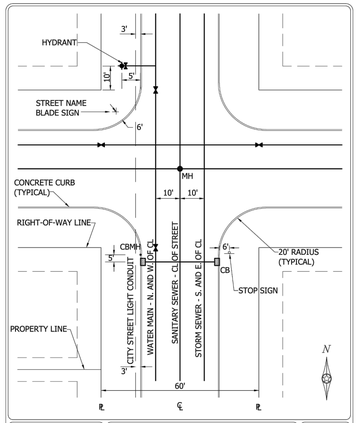
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS STRUCTURE ADJUSTMENT PATCH (BITUMINOUS OR CONCRETE) COTTAGE GROVE, MINNESOTA	JANUARY 2025 PLATE NO. STR-25

48_STR25.DWG



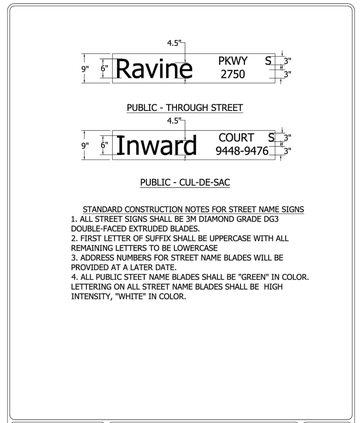
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS CONCRETE CURB PROTECTION BITUMINOUS WEDGE COTTAGE GROVE, MINNESOTA	JANUARY 2025 PLATE NO. STR-26

48_STR26.DWG



Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS TYPICAL UTILITY LOCATIONS COTTAGE GROVE, MINNESOTA	JANUARY 2025 PLATE NO. STR-28

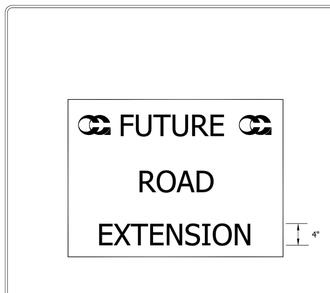
48_STR28.DWG



STANDARD CONSTRUCTION NOTES FOR STREET NAME SIGNS
1. ALL STREET SIGNS SHALL BE 3M DIAMOND GRADE DG3 DOUBLE-FACED EXTRUDED BLADES.
2. FIRST LETTER OF SUFFIX SHALL BE UPPERCASE WITH ALL REMAINING LETTERS TO BE LOWERCASE
3. ADDRESS NUMBERS FOR STREET NAME BLADES WILL BE PROVIDED AT A LATER DATE.
4. ALL PUBLIC STEET NAME BLADES SHALL BE "GREEN" IN COLOR. LETTERING ON ALL STREET NAME BLADES SHALL BE HIGH INTENSITY, "WHITE" IN COLOR.

Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS STREET NAME BLADE SIGNS PUBLIC STREETS COTTAGE GROVE, MINNESOTA	JANUARY 2025 PLATE NO. STR-29

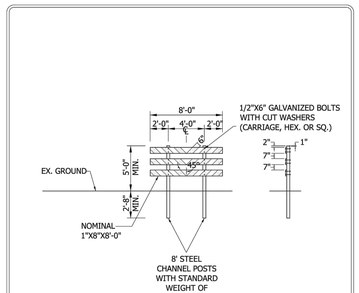
48_STR29.DWG



NOTES:
1. SIGN SIZE SHALL BE 18"X24".
2. LETTERS TO BE BLACK ON A WHITE BACKGROUND.
3. THE SIGN IS TO BE MOUNTED ON THE PERMANENT BARRICADES.
4. THE TEXT HEIGHT SHALL BE 4"

Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS FUTURE ROAD EXTENSION SIGN COTTAGE GROVE, MINNESOTA	JANUARY 2025 PLATE NO. STR-31

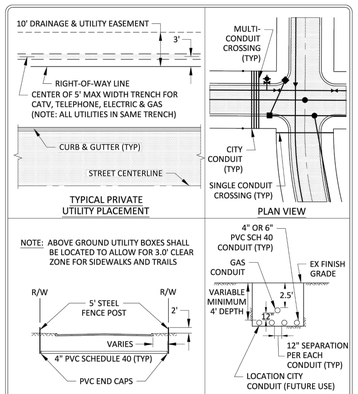
48_STR31.DWG



NOTES:
1. THE PLACEMENT OF THE BARRICADE SHALL BE 10'-0" FROM THE END OF THE BITUMINOUS ROAD WITH THE BARRICADE CENTERED ON THE ROADWAY FACING THE FLOW OF TRAFFIC. BARRICADES SHALL BE PLACED WITH MAXIMUM 6' SPACING AND SHALL SPAN ENTIRE ROADWAY WIDTH.
2. ONLY ONE "END OF ROAD MARKER" REQUIRED PER STREET.

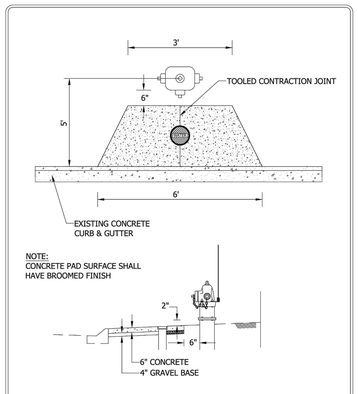
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS PERMANENT BARRICADE COTTAGE GROVE, MINNESOTA	JANUARY 2025 PLATE NO. STR-32

48_STR32.DWG



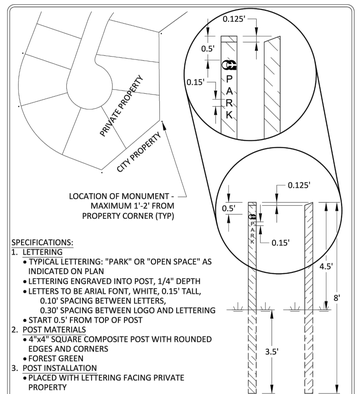
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS PRIVATE UTILITY CONDUIT CROSSING COTTAGE GROVE, MINNESOTA	JANUARY 2025 PLATE NO. STR-34

48_STR34.DWG



Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS CONCRETE HYDRANT PAD COTTAGE GROVE, MINNESOTA	JANUARY 2025 PLATE NO. STR-37

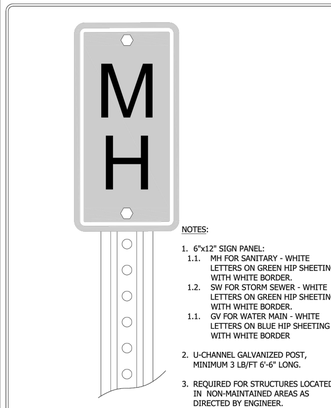
48_STR37.DWG



SPECIFICATIONS:
1. LETTERING
   - TYPICAL LETTERING: "PARK" OR "OPEN SPACE" AS INDICATED ON PLAN
   - LETTERING ENGRAVED INTO POST, 1/4" DEPTH
   - LETTERS TO BE ARIAL FONT, WHITE, 0.15" TALL, 0.10' SPACING BETWEEN LETTERS, 0.30' SPACING BETWEEN LOGO AND LETTERING
   - START 0.5' FROM TOP OF POST
2. POST MATERIALS
   - 4"x4" SQUARE COMPOSITE POST WITH ROUNDED EDGES AND CORNERS
   - FOREST GREEN
3. POST INSTALLATION
   - PLACED WITH LETTERING FACING PRIVATE PROPERTY

Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS CITY MONUMENT POST COTTAGE GROVE, MINNESOTA	JANUARY 2025 PLATE NO. STR-40

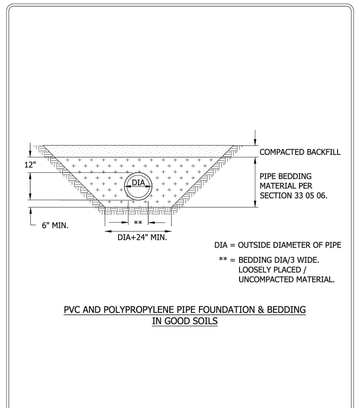
48_STR40.DWG



NOTES:
1. 6"x12" SIGN PANEL:
   1.1. MH FOR SANITARY - WHITE LETTERS ON GREEN HIP SHEETING WITH WHITE BORDER.
   1.2. SW FOR STORM SEWER - WHITE LETTERS ON GREEN HIP SHEETING WITH WHITE BORDER.
   1.1. GV FOR WATER MAIN - WHITE LETTERS ON BLUE HIP SHEETING WITH WHITE BORDER
2. U-CHANNEL GALVANIZED POST, MINIMUM 3 LB/FT 6'-6" LONG.
3. REQUIRED FOR STRUCTURES LOCATED IN NON-MAINTAINED AREAS AS DIRECTED BY ENGINEER.

Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS STRUCTURE MARKER SIGN COTTAGE GROVE, MINNESOTA	JANUARY 2025 PLATE NO. STR-41

48_STR41.DWG

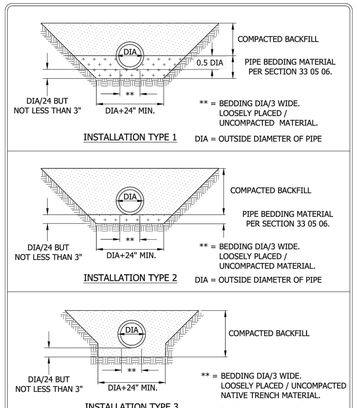


DIA = OUTSIDE DIAMETER OF PIPE
** = BEDDING DIA/3 WIDE. LOOSELY PLACED / UNCOMPACTED MATERIAL.

PVC AND POLYPROPYLENE PIPE FOUNDATION & BEDDING IN GOOD SOILS

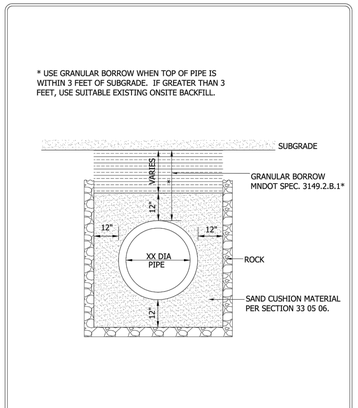
Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS PIPE FOUNDATION & BEDDING METHOD FOR PVC & POLYPROPYLENE PIPE COTTAGE GROVE, MINNESOTA	JANUARY 2025 PLATE NO. BED-1

48_BED1.DWG



Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS PIPE FOUNDATION & BEDDING METHODS FOR RCP & DIP COTTAGE GROVE, MINNESOTA	JANUARY 2025 PLATE NO. BED-2

48_BED2.DWG



Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS PVC, POLYPROPYLENE, RCP AND DIP PIPE BEDDING IN ROCK COTTAGE GROVE, MINNESOTA	JANUARY 2025 PLATE NO. BED-4

48_BED4.DWG

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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading
Construction Details

DESCRIPTION	DATE
City Submittal	12-3-2025
City Submittal	1-26-2026

CERTIFICATION

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

Ben Palazzolo
1-26-2026 61668
Date License no.

QA/QC CHECK

By Date

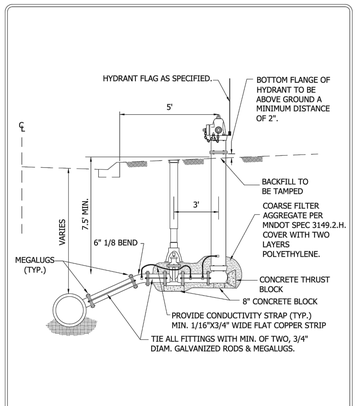
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Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

2

Sheet 2 of 54

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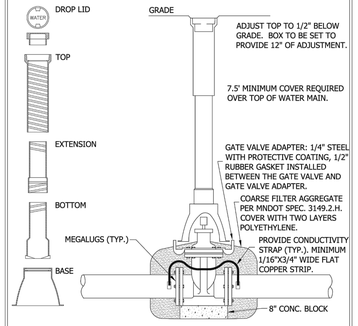
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
HYDRANT DETAIL WITH VERTICAL BEND
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. WAT-2

48_WAT2.DWG



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
GATE VALVE AND BOX INSTALLATION
COTTAGE GROVE, MINNESOTA

JANUARY 2025

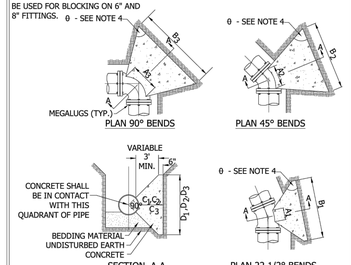
PLATE NO. WAT-3

48_WAT3.DWG

NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION C1,C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE θ EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.
4. θ = 45° MINIMUM.
5. PLACE POLYETHYLENE BETWEEN CONCRETE & PIPE.
6. PRECAST CONCRETE BLOCK CAN BE USED FOR BLOCKING ON 6" AND 8" FITTINGS.

BUTTRESS DIMENSIONS

PIPE SIZE	22 1/2° BEND B1	22 1/2° BEND D1	45° BEND B2	45° BEND D2	90° BEND B3	90° BEND D3
6"	--	--	--	--	2'-1"	1'-6"
8"	--	--	--	--	2'-8"	2'-0"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"
30"	--	--	9'-3"	6'-0"	17'-0"	6'-0"



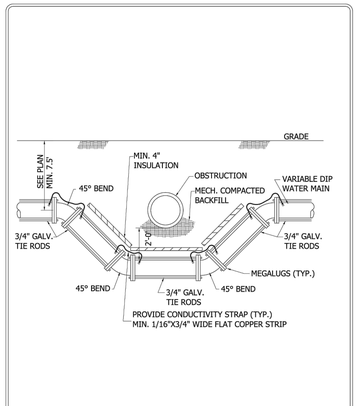
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CONCRETE THRUST BLOCKING
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. WAT-6

48_WAT6.DWG



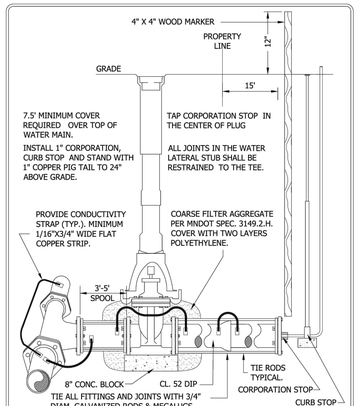
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
WATER MAIN OFFSET
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. WAT-7

48_WAT7.DWG



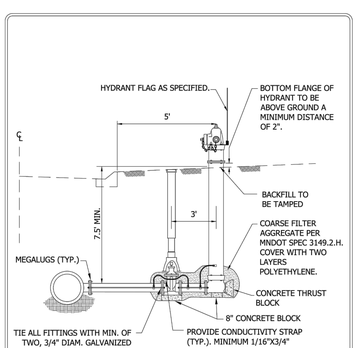
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
DIP SERVICE OR DEAD END LINE
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. WAT-8

48_WAT8.DWG



PIPE SHALL BE CENTERED UNDER INSULATION UNLESS OTHERWISE SPECIFIED.

COVER OVER PIPE - A	WIDTH OF INSULATING BOARD - B
2'	11'
3'	9'
4'	7'
5'	5'
6'	3'

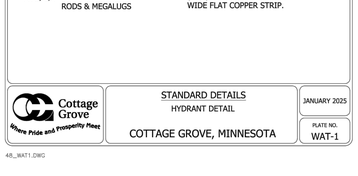
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
INSULATION DETAIL
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. WAT-9

48_WAT9.DWG



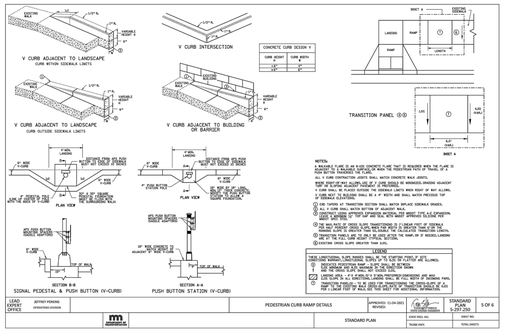
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
HYDRANT DETAIL
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. WAT-1

48_WAT1.DWG



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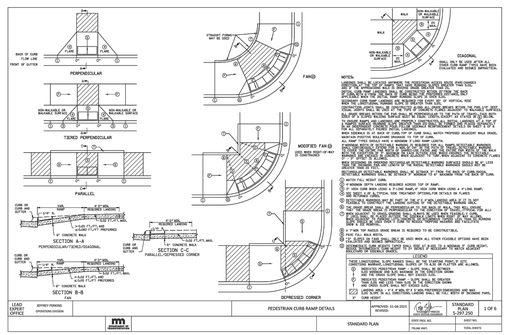
PEDESTRIAN CURB RAMP DETAILS

APPROVED: 03-04-2025 REVISED:

STANDARD PLAN 5-297.250

5 OF 6

STANDARD PLAN



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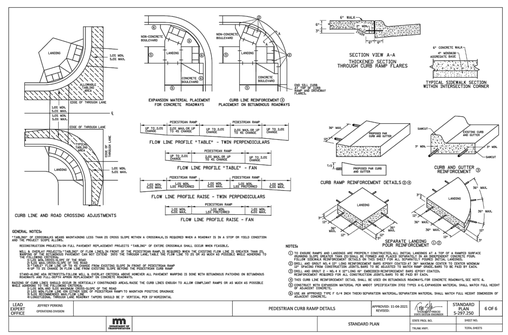
PEDESTRIAN CURB RAMP DETAILS

APPROVED: 03-04-2025 REVISED:

STANDARD PLAN 5-297.250

1 OF 6

STANDARD PLAN



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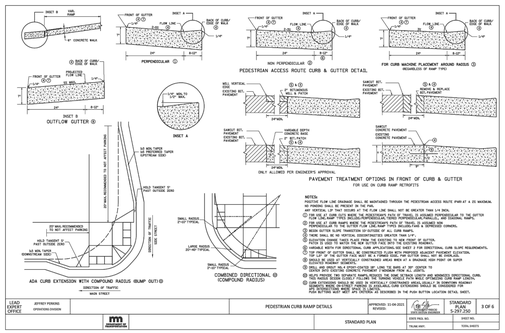
PEDESTRIAN CURB RAMP DETAILS

APPROVED: 03-04-2025 REVISED:

STANDARD PLAN 5-297.250

6 OF 6

STANDARD PLAN



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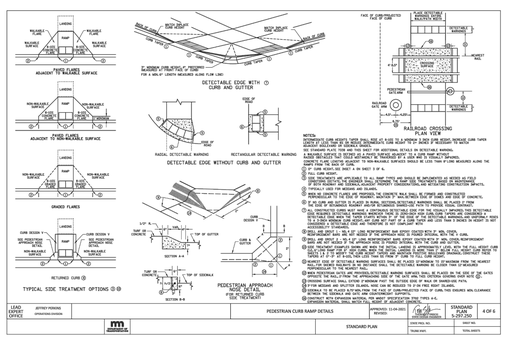
PEDESTRIAN CURB RAMP DETAILS

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3 OF 6

STANDARD PLAN



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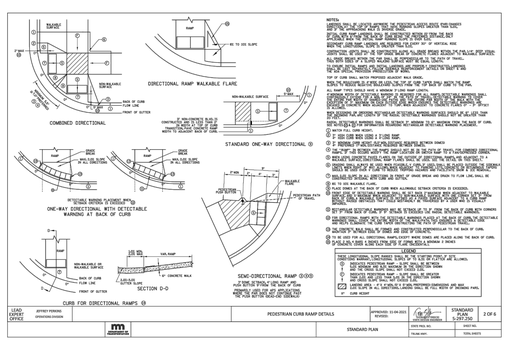
PEDESTRIAN CURB RAMP DETAILS

APPROVED: 03-04-2025 REVISED:

STANDARD PLAN 5-297.250

4 OF 6

STANDARD PLAN



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PEDESTRIAN CURB RAMP DETAILS

APPROVED: 03-04-2025 REVISED:

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2 OF 6

STANDARD PLAN

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RACHEL DEVELOPMENT

Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Construction Details

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

CERTIFICATION

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

Ben Palazzolo

Ben Palazzolo

1-26-2026 — Date

61668 — License no.

QA/QC CHECK

By — Date

PROJECT TEAM DATA

Designed By: BJP

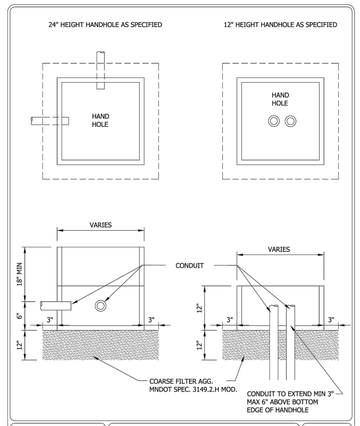
Drafted By: BJP

Project No.: 223-0166

3

Sheet 3 of 54

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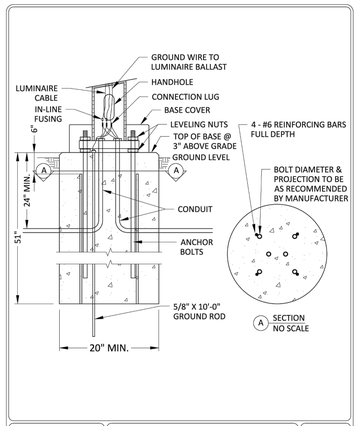
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
LIGHTING HANDHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. LGT-1

48_LGT1.DWG



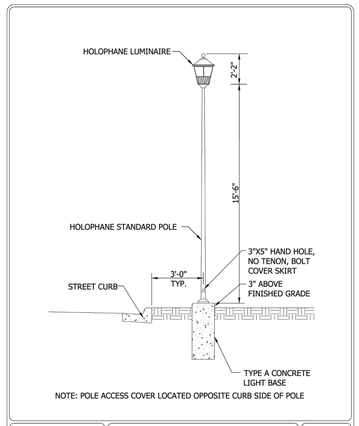
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CONCRETE LIGHT BASE TYPE A
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. LGT-2

48_LGT2.dwg



NOTE: POLE ACCESS COVER LOCATED OPPOSITE CURB SIDE OF POLE

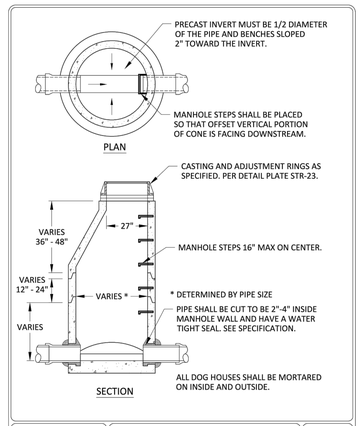
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
LIGHT POLE TYPE A
RESIDENTIAL
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. LGT-7

48_LGT7.DWG



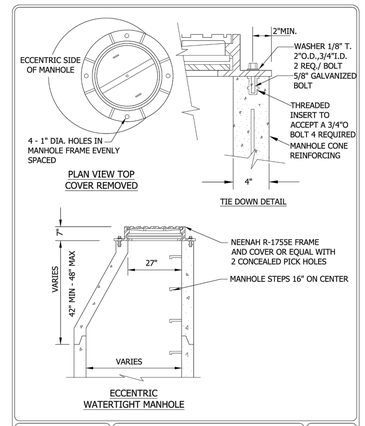
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
SANITARY SEWER MANHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. SAN-1

48_SAN1.DWG



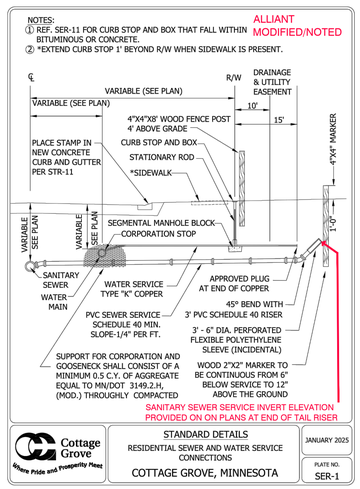
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
WATERTIGHT CASTING FOR SANITARY SEWER MANHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. SAN-5

48_SAN5.DWG



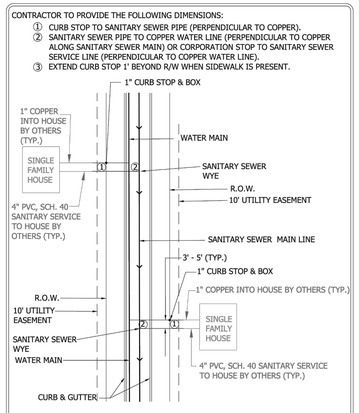
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
RESIDENTIAL SEWER AND WATER SERVICE CONNECTIONS
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. SER-1

48_SER1.DWG



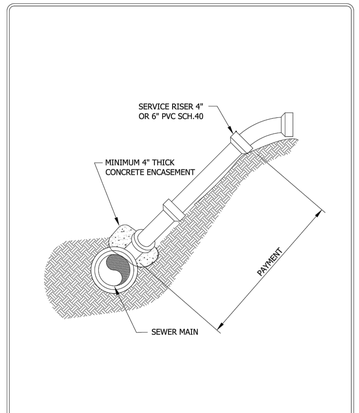
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
LOCATING REQUIREMENTS FOR SINGLE FAMILY HOUSES
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. SER-5

48_SER5.DWG



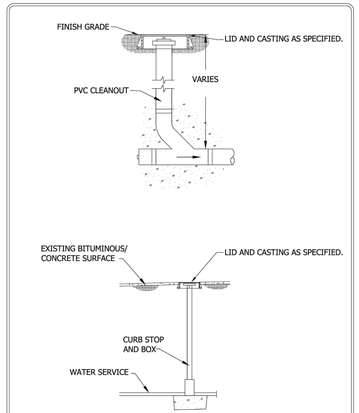
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
SERVICE RISER
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. SER-9

48_SER9.DWG



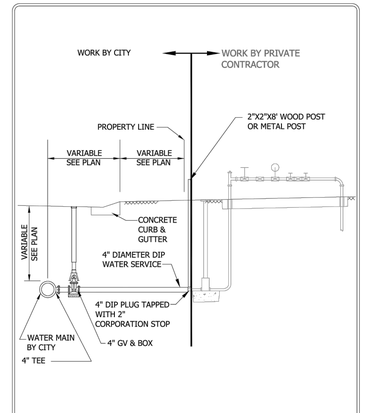
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CASTING PROTECTION AT CLEANOUT
CASTING PROTECTION AT CURB BOX
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. SER-11

48_SER11.DWG



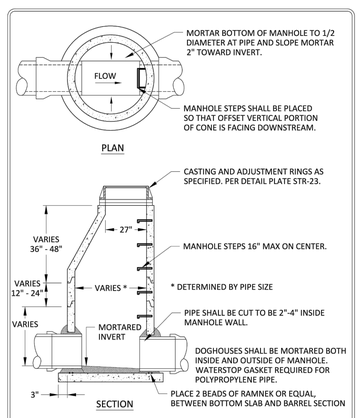
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
IRRIGATION SERVICE
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. SER-12

48_SER12.DWG



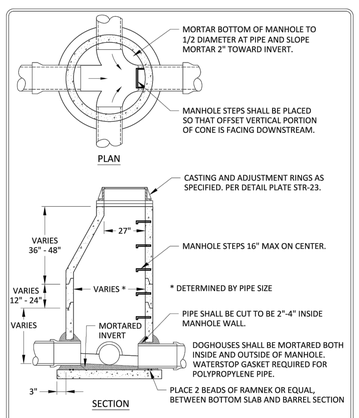
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
STORM SEWER MANHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. STO-1

48_STO1.DWG



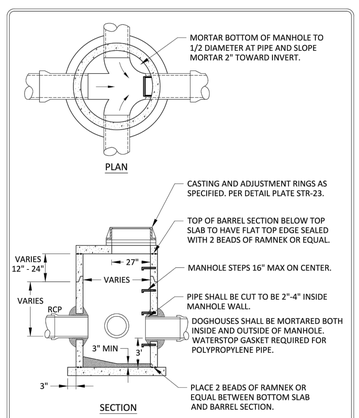
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
STORM SEWER JUNCTION MANHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. STO-2

48_STO2.DWG



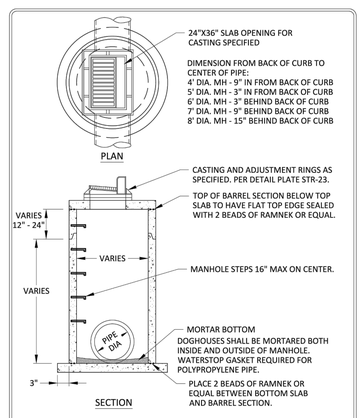
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
STORM SEWER JUNCTION MANHOLE WITH REINFORCED TOP SLAB AND SUMP
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. STO-4

48_STO4.DWG



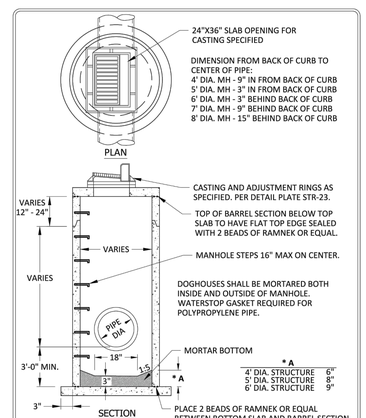
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CATCH BASIN MANHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. STO-5

48_STO5.DWG



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CATCH BASIN MANHOLE WITH SUMP
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. STO-6

48_STO6.DWG

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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota
3rd Addition - Final Plat & Mass Grading
Construction Details

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

CERTIFICATION

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

Ben Palazzolo
1-26-2026 — Date
61668 — License no.

QA/QC CHECK

By — Date

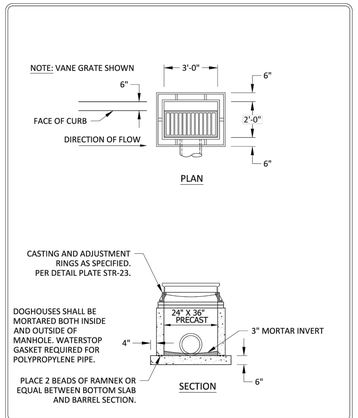
PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

4

Sheet 4 of 54

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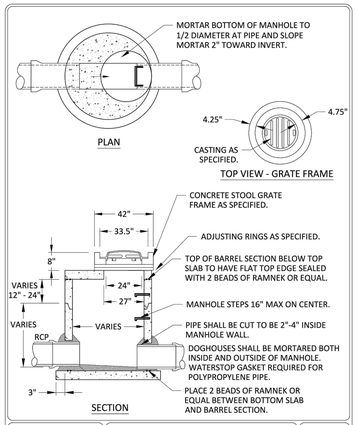
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CATCH BASIN
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. STO-7

48_STO7.DWG



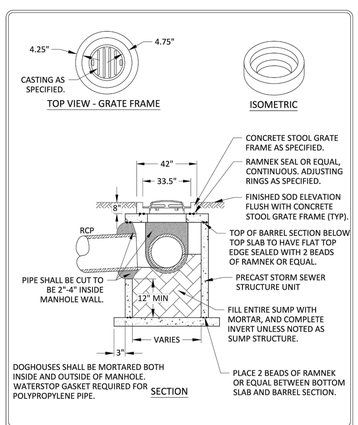
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
OFF STREET CATCH BASIN
WITH CONCRETE STOOL GRATE FRAME
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. STO-9

48_STO9.DWG



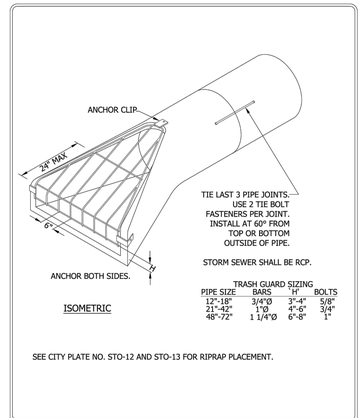
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
SHALLOW OFF STREET CATCH BASIN
WITH CONCRETE STOOL GRATE FRAME
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. STO-10

48_STO10.DWG



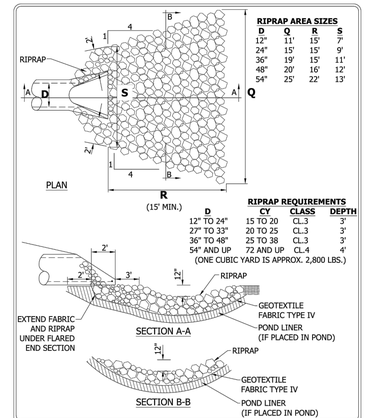
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
FLARED END SECTION AND
TRASH GAURD
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. STO-11

48_STO11.DWG



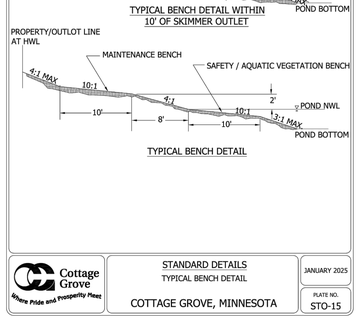
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
RIPRAP AT FLARED END SECTION
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. STO-12

48_STO12.DWG



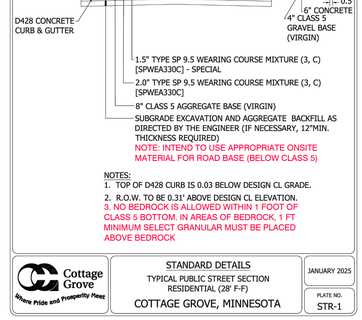
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
TYPICAL BENCH DETAIL
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. STO-15

48_STO15.DWG



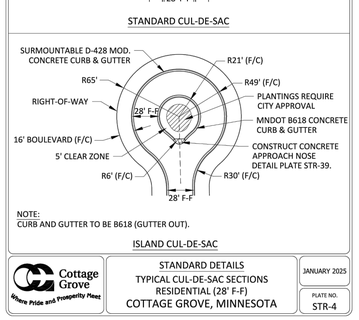
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
TYPICAL PUBLIC STREET SECTION
RESIDENTIAL (28' F-F)
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. STR-1

48_STR1.DWG



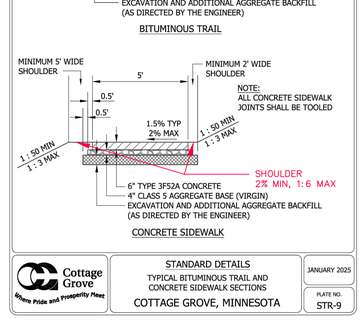
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
TYPICAL CUL-DE-SAC SECTIONS
RESIDENTIAL (28' F-F)
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. STR-4

48_STR4.DWG



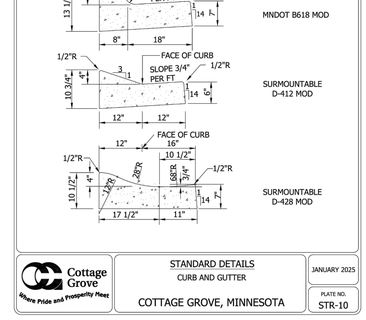
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
TYPICAL BITUMINOUS TRAIL AND
CONCRETE SIDEWALK SECTIONS
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. STR-9

48_STR9.DWG



Cottage Grove — Where Pride and Prosperity Meet

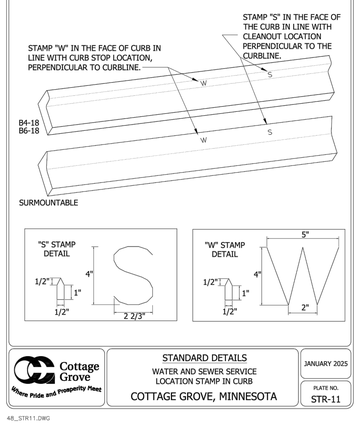
STANDARD DETAILS
CURB AND GUTTER
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. STR-10

48_STR10.DWG

NOTES:
1. ALL NEW AND EXISTING WATER AND SEWER SERVICE LOCATIONS SHALL BE MARKED IN CURB AS SHOWN. STAMPING OF SERVICE LOCATIONS SHALL BE CONSIDERED INCIDENTAL TO THE PRICE OF CURB.
2. CONCRETE CURB PANELS WITH W'S AND S'S NOT PLACED BY SPECIFIED STAMP WILL NOT BE ACCEPTED.



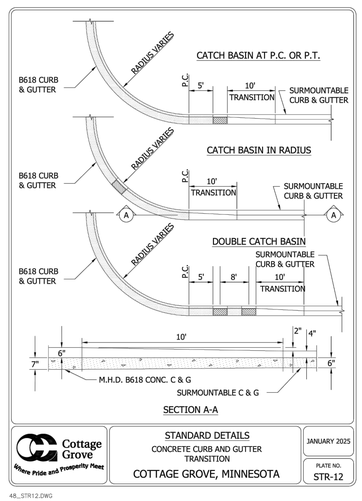
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
WATER AND SEWER SERVICE
LOCATION STAMP IN CURB
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. STR-11

48_STR11.DWG



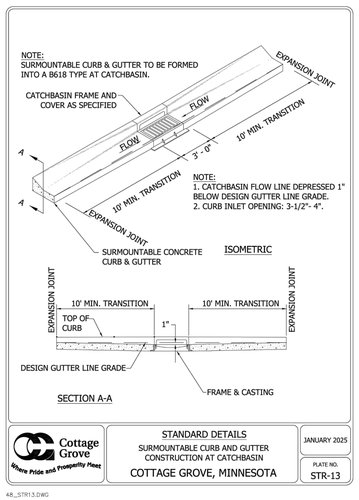
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CONCRETE CURB AND GUTTER
TRANSITION
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. STR-12

48_STR12.DWG



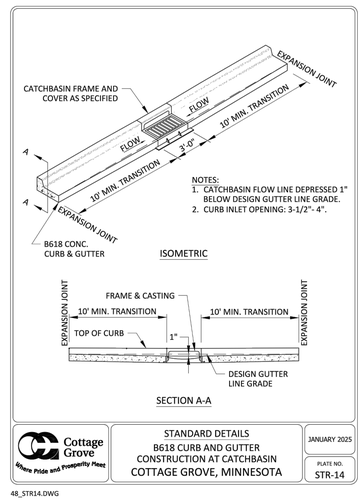
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
SURMOUNTABLE CURB AND GUTTER
CONSTRUCTION AT CATCHBASIN
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. STR-13

48_STR13.DWG



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
B618 CURB AND GUTTER
CONSTRUCTION AT CATCHBASIN
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. STR-14

48_STR14.DWG

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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading
Construction Details

DESCRIPTION	DATE
City Submittal	12-3-2025
City Submittal	1-26-2026

CERTIFICATION

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

Ben Palazzolo
1-26-2026 — Date
61668 — License no.

QA/QC CHECK

By — Date

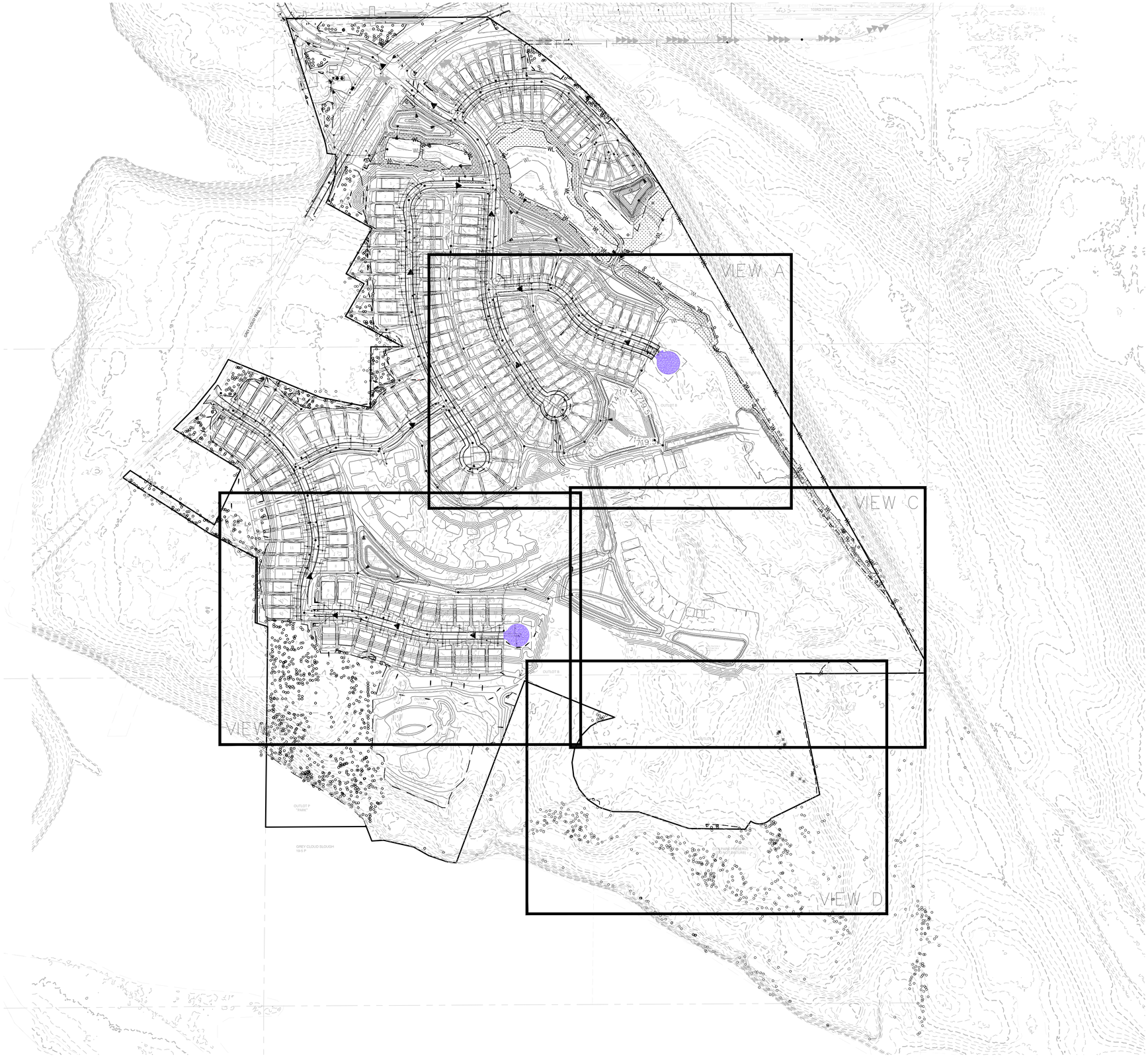
PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

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Sheet 5 of 54

File Location: X:\2022\230166 - Mississippi Landing\plan sheets\Final Plat - Construction Docs - Phase 3\Ph3_230166detail.dwg Plotted By: Ben Palazzolo on January 26, 2026 at 4:30:17 PM



NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR TO NOTIFY GOPHER STATE ONE CALL, 800-252-1166, 48 HOURS PRIOR TO EXCAVATION WORK. CONTRACTOR SHALL HAVE PRIVATE UTILITIES LOCATED
3. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
4. ALL EXISTING FEATURES AS SHOWN BUT ALSO INCLUDING UNDERGROUND UTILITIES SHALL BE REMOVED FROM PROPOSED PUBLIC ROW. NO ABANDONMENT IS ALLOWED.
5. CONTRACTOR SHALL PROPERLY DISPOSE OF ALL MATERIAL REMOVALS. CONTRACTOR TO SALVAGE ALL MATERIALS POSSIBLE AND COORDINATE WITH OWNER ON FINAL USE.
6. PRIOR TO EARTH DISTURBANCE, INSTALL EROSION AND SEDIMENT CONTROL AS NECESSARY TO PREVENT SEDIMENT TRANSPORT OFFSITE DURING CONSTRUCTION WORK. INSTALL SILT FENCE AND INLET PROTECTION TO AT DISTURBANCE LIMITS.
7. SEE SEPARATE PHASE I MASS GRADING PLAN SET AND PHASE 2 TREE CLEARING AND SILT FENCE INSTALLATION PLAN FOR FULL DEMOLITION PLANS AND TREE PRESERVATION PLANS FOR TREE REMOVALS AND INDIVIDUAL TREE LOCATIONS.
8. DEVELOPER OR CONTRACTOR TO PROVIDE A COPY OF THE WELL SEALING RECORDS ONCE WELL SEALING IS COMPLETE.
9. ALL REMOVALS IN AREAS OF NO MASS GRADING SHALL INCLUDE RESTORATION OF AREA COMPLETE WITH SEEDING AND APPROPRIATE EROSION CONTROL
10. REMOVAL PHASING SHALL BE DONE IN COORDINATION WITH CITY STAFF REGARDING ROADWAY REMOVALS AND RESIDENT ACCESS.

LEGEND:

- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER
- PAVEMENT/GRAVEL REMOVAL
- EASEMENT TO BE VACATED
- TREE REMOVAL LIMITS (PREVIOUSLY CLEARED)
- EXISTING CURB AND GUTTER
- WL WETLAND
- SOIL BORING/TEST PIT
- EXISTING TREES TO REMAIN

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SCALE IN FEET

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RACHEL DEVELOPMENT

Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Existing Conditions - Overall

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

CERTIFICATION

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

Ben Palazzolo

1-26-2026 — Date
61668 — License no.

QA/QC CHECK

By — Date

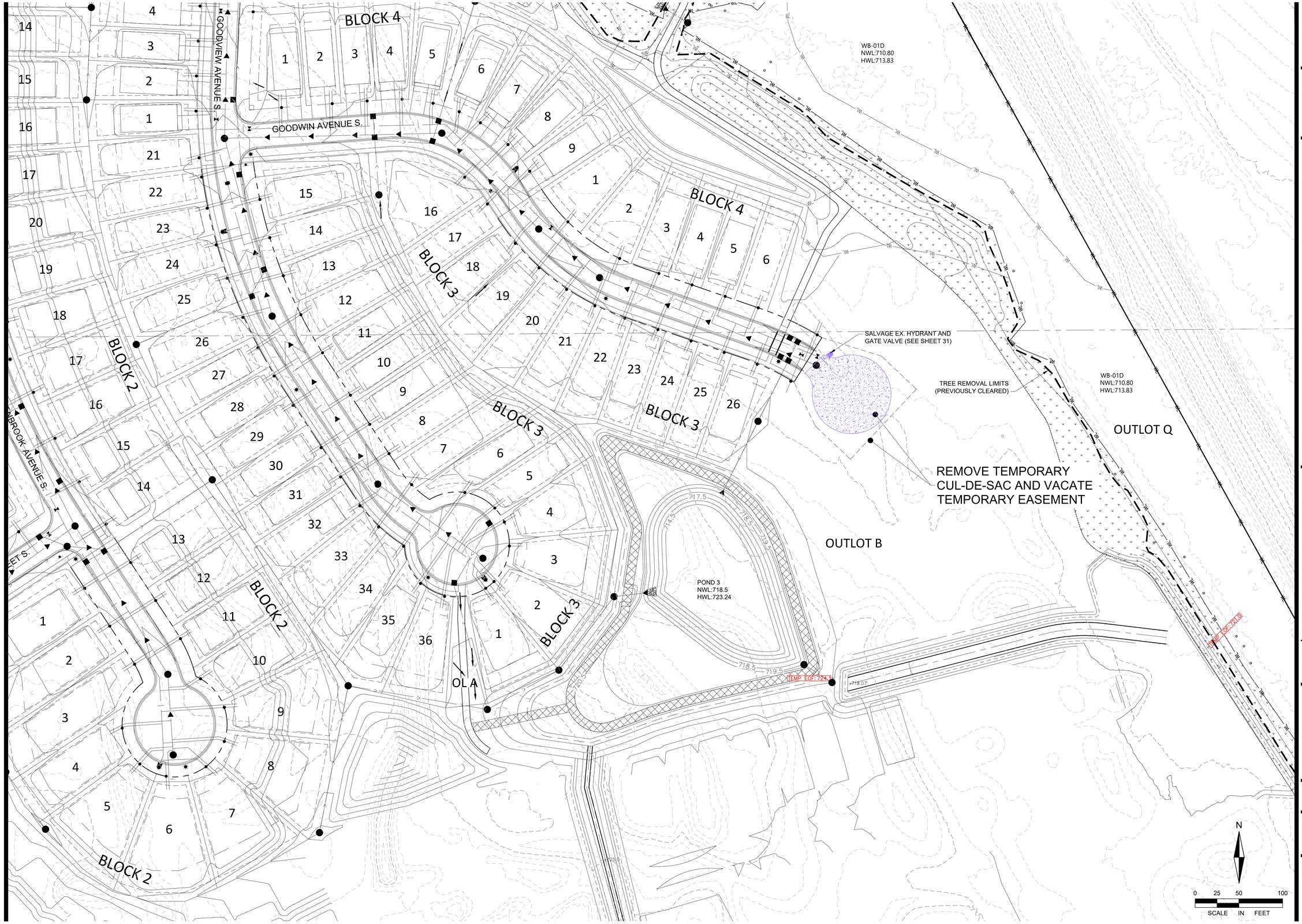
PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

6

Sheet 6 of 54

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RACHEL DEVELOPMENT

Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Existing Conditions Plan - View A

DESCRIPTION	DATE
City Submittal	12-3-2025
City Submittal	1-26-2026

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Ben Palazzolo

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QA/QC CHECK

By — Date

PROJECT TEAM DATA

Designed By: BJP

Drafted By: BJP

Project No.: 223-0166

7

Sheet 7 of 54

File Location: X:\2023\230166 - Mississippi Landing\plan sheets\Final Plat - Construction Docs - Phase 3\PH3_230166xcon.dwg Plotted By: Ben Palazzolo on January 29, 2026 at 4:30:55 PM

OUTLOT M

SW LOW POINT
HWL:931.70

BLOCK 9

MISSISSIPPI DUNES TRAIL S.

POND 1
NWL:736.0
HWL:739.66

OUTLOT S

OUTLOT B

BLOCK 2

BLOCK 1

OUTLOT N

BLOCK 9

108TH STREET S.

TRAIL A

REMOVE TEMPORARY
CUL-DE-SAC AND VACATE
TEMPORARY EASEMENT

BLOCK 10

TRAIL B

OUTLOT B

OUTLOT P
"PARK"

TREE REMOVAL LIMITS
(PREVIOUSLY CLEARED)

CITY PARK PRESERVE
(DO NOT DISTURB)

N

0 25 50 100
SCALE IN FEET

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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading
Existing Conditions Plan - View B

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

CERTIFICATION

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Ben Palazzolo
1-26-2026 61668
Date License no.

QA/QC CHECK

By Date

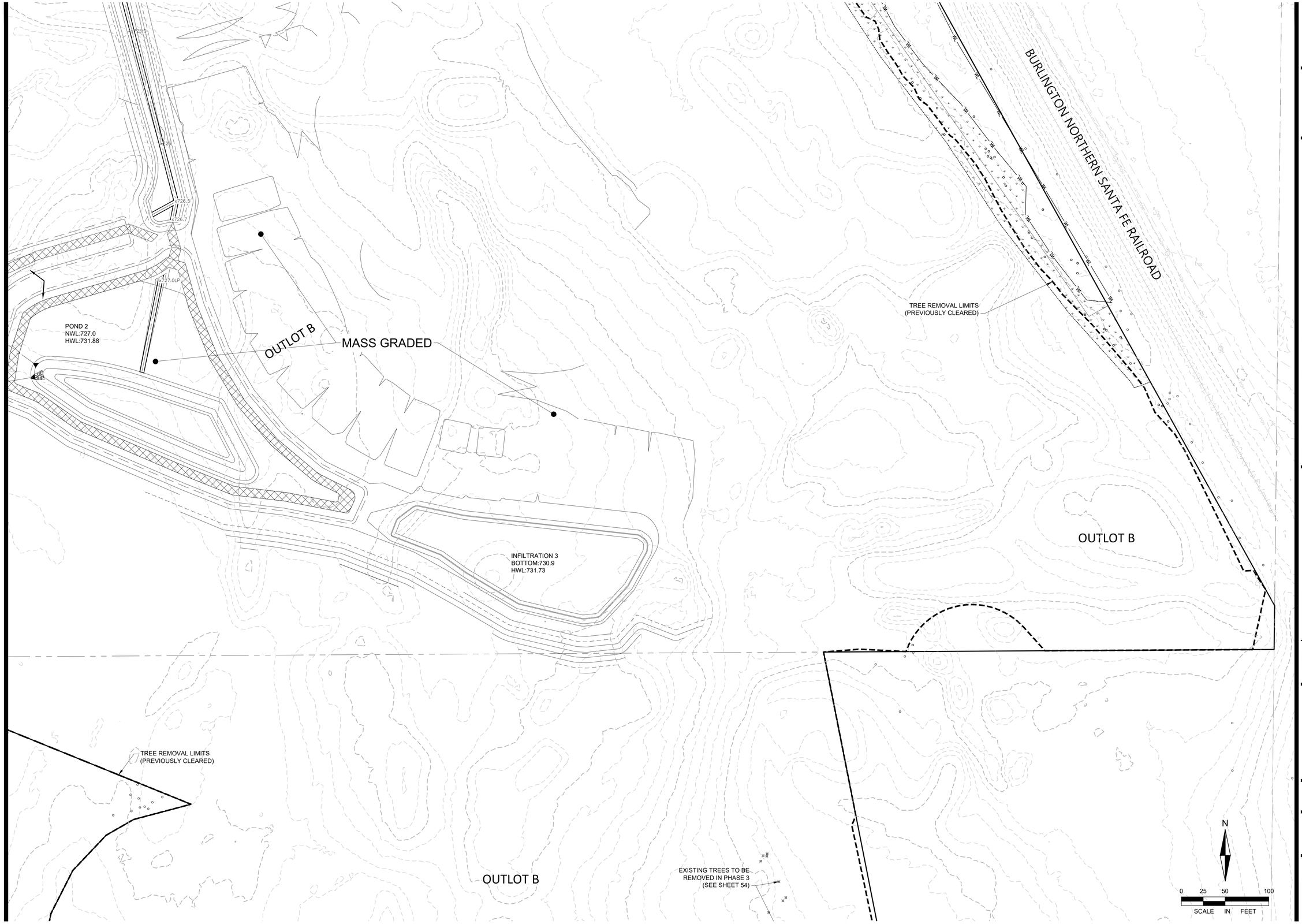
PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

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Sheet 8 of 54

File Location: X:\2023\223-0166 - Mississippi Landing\plan sheets\Final Plat - Construction Docs - Phase 3\PH3_223-0166mcon.dwg Plotted By: Ben Palazzolo on January 26, 2026 at 4:30:58 PM



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RACHEL DEVELOPMENT

Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Existing Conditions Plan - View C

DESCRIPTION	DATE
City Submittal	12-3-2025
City Submittal	1-26-2026

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Ben Palazzolo

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61668 — License no.

QA/QC CHECK

By — Date

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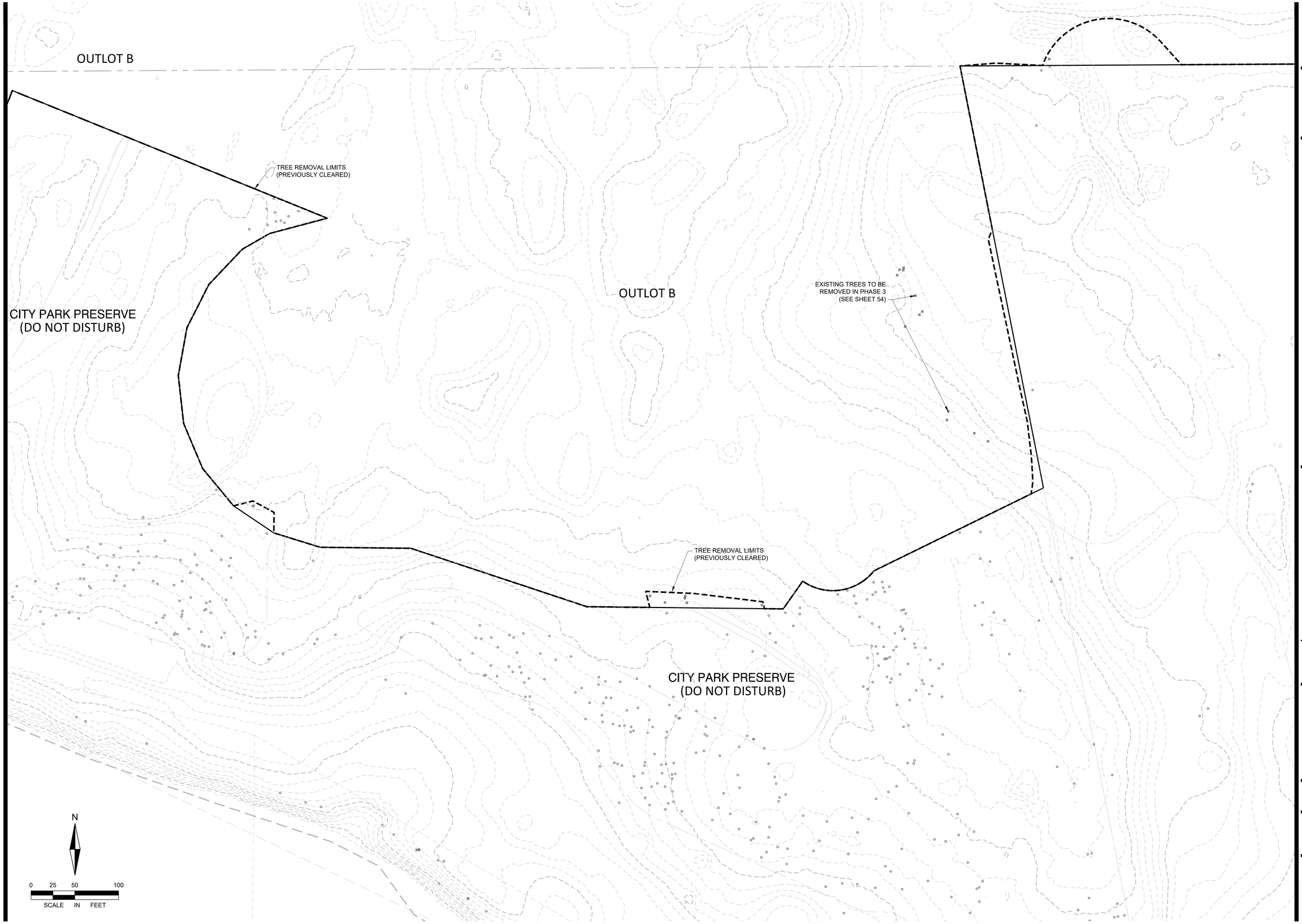
Drafted By: BJP

Project No.: 223-0166

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Sheet 9 of 54

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RACHEL DEVELOPMENT

Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Existing Conditions Plan - View D

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

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Ben Palazzolo

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By — Date

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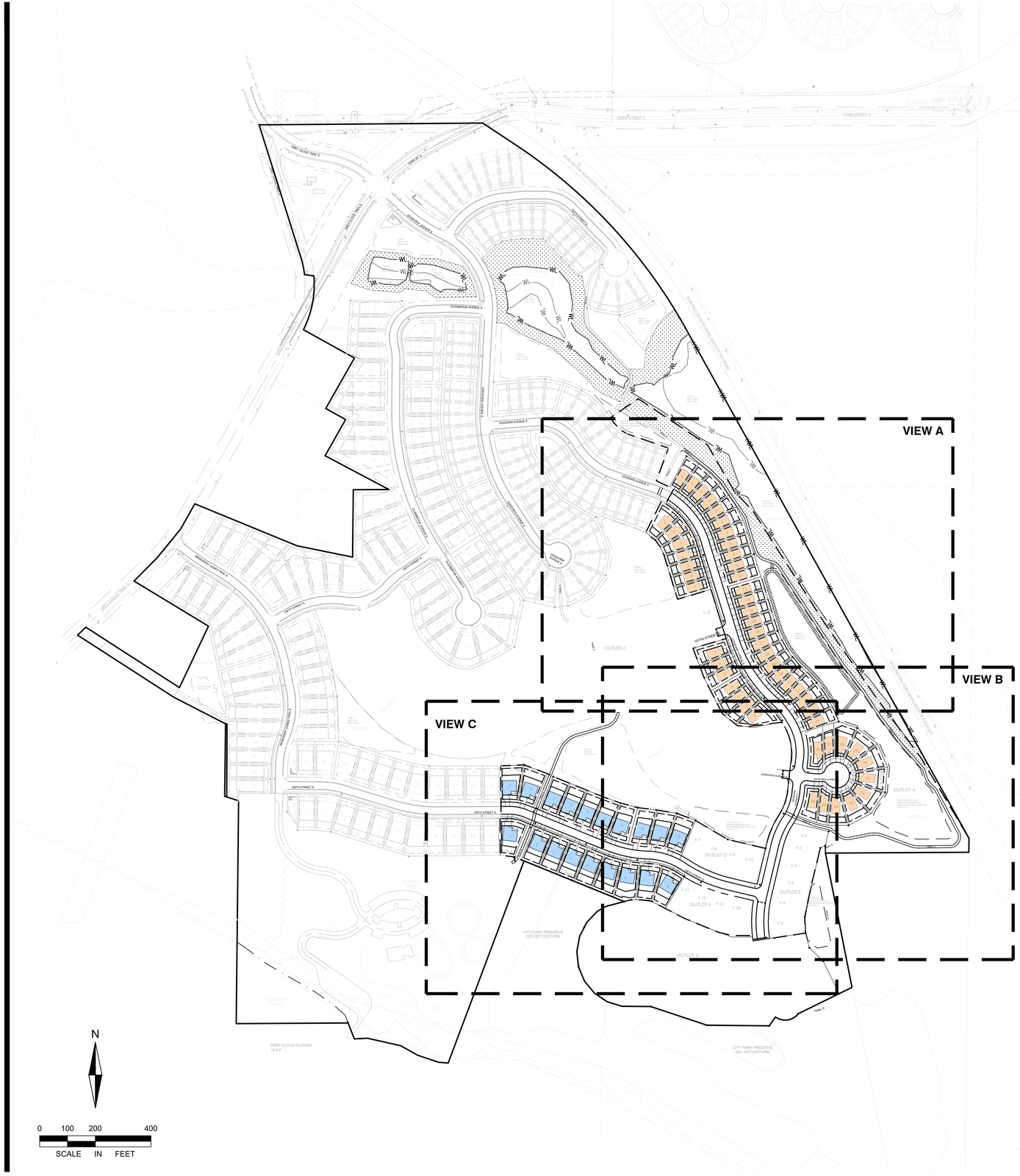
Drafted By: BJP

Project No.: 223-0166

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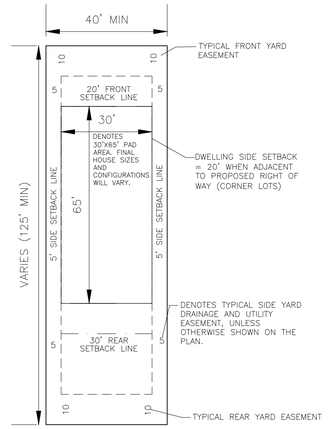
Sheet 10 of 54

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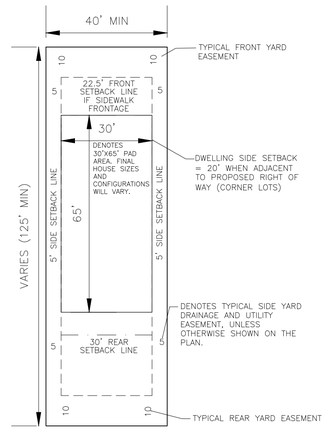


DEVELOPMENT LOT DETAILS

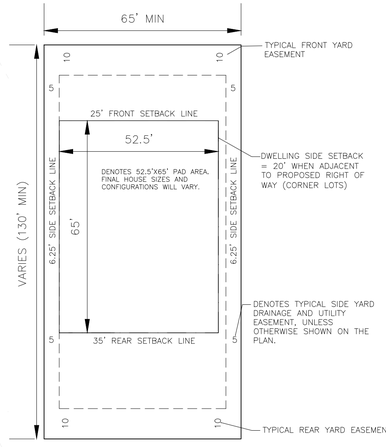
SMALL (40') SINGLE FAMILY LOTS
(WITHOUT SIDEWALK FRONTAGE)



SMALL (40') SINGLE FAMILY LOTS
(WITH SIDEWALK FRONTAGE)



LARGE (65') SINGLE FAMILY LOT



LOT STYLE	PAD SIZE
SMALL SF LOTS	30'X65'
LARGE SF LOTS	52.5'X65'

SITE PLAN LOT DATA:

SMALL SINGLE FAMILY LOTS (40'):

LOT WIDTH MINIMUM:	40 FT
LOT DEPTH MINIMUM:	125 FT
FRONT YARD SETBACK:	20 FT (NON-SIDEWALK SIDE) OR 22.5 FT (SIDEWALK FRONTAGE)
REAR YARD SETBACK:	30 FT
SIDE YARD SETBACK:	5 FT (BOTH SIDES - 10' TOTAL)
SIDE YARD SETBACK:	20 FT SIDE TO RIGHT OF WAY

LARGE SINGLE FAMILY LOTS (65'):

LOT WIDTH MINIMUM:	65 FT
LOT DEPTH MINIMUM:	130 FT
FRONT YARD SETBACK:	25 FT (ALL)
REAR YARD SETBACK:	35 FT
SIDE YARD SETBACK:	6.25 FT (BOTH SIDES - 12.5' TOTAL)
SIDE YARD SETBACK:	20 FT SIDE TO RIGHT OF WAY

LOT TYPE BREAKDOWN:

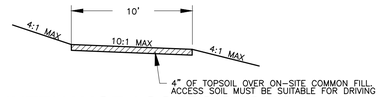
SMALL 40' SINGLE FAMILY LOTS	50
LARGE 65' SINGLE FAMILY LOTS	16
TOTAL UNITS	66

SITE NOTES:

SEE SHEET 5 FOR STANDARD DETAILS, SEE SHEET 16 FOR TYPICAL LOT DETAILS, AND TYPICAL ROAD SECTIONS.

LEGEND:

- PHASE 3 CONSTRUCTION LIMITS
- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- STREET SIGN
- STREET LIGHT
- WETLAND BUFFER
- POND ACCESS (TURF)
- OPEN SPACE MARKER



MAINTENANCE ACCESS SECTION
NOT TO SCALE

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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Site Plan - Overall

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

CERTIFICATION

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Ben Palazzolo
1-26-2026 (Date) 61668 (License no.)

QA/QC CHECK

By Date

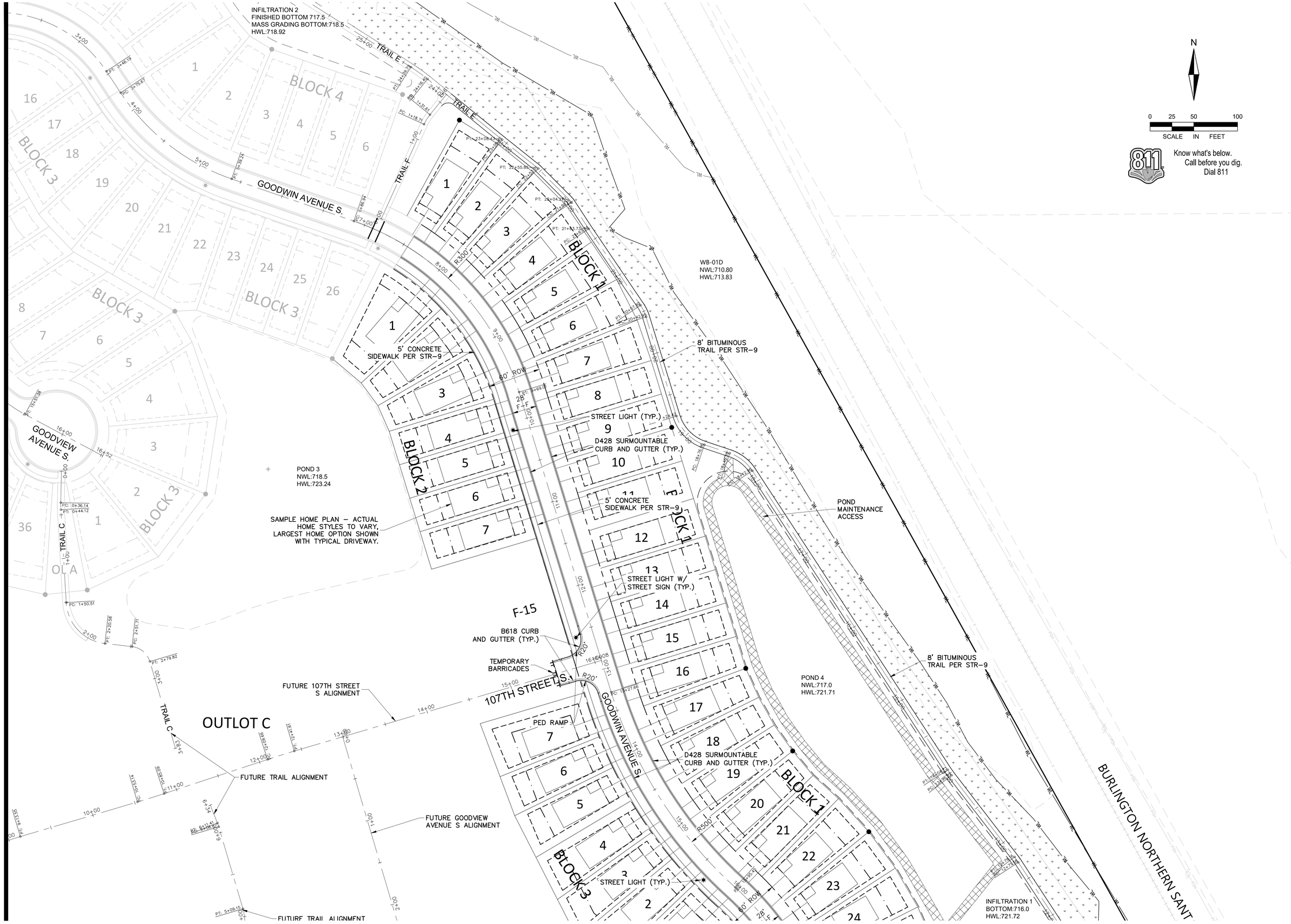
PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

11

Sheet 11 of 54

File Location: X:\2023\230166 - Mississippi Landing\plan sheets\Final Plat - Construction Docs - Phase 3\Ph3_230166site.dwg Plotted By: Ben Palazzolo on January 26, 2026 at 4:31:20 PM



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RACHEL DEVELOPMENT

Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Site Plan - View A

DESCRIPTION	DATE
City Submittal	12-3-2025
City Submittal	1-26-2026

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61668 — License no.

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By — Date

PROJECT TEAM DATA

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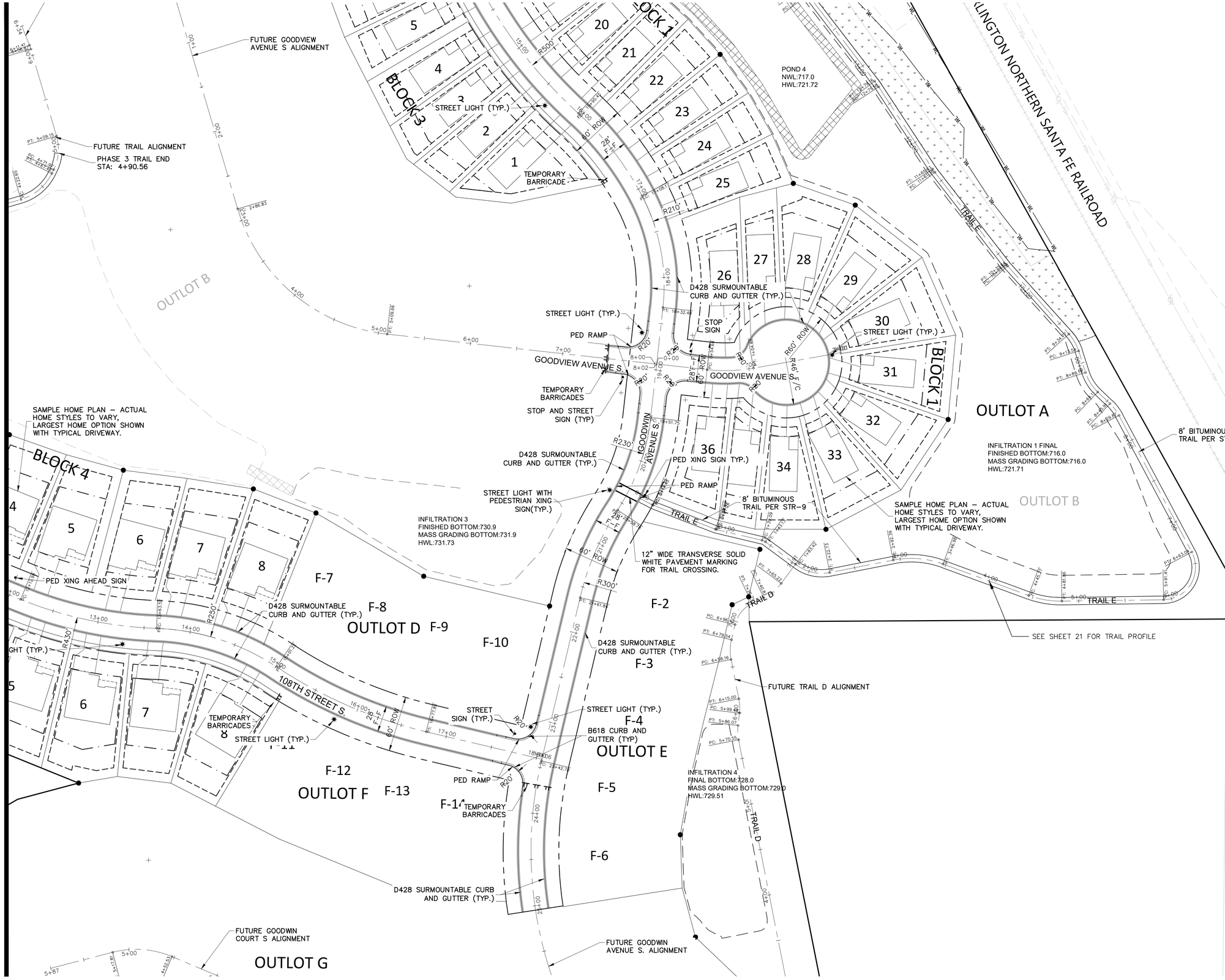
Drafted By: BJP

Project No.: 223-0166

12

Sheet 12 of 54

File Location: X:\2023\230166 - Mississippi Landing\plan sheets\Final Plat - Construction Docs - Phase 3\PH3_230166site.dwg Plotted By: Ben Palazzolo on January 26, 2026 at 4:31:22 PM



N

0 25 50 100

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RACHEL DEVELOPMENT

Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Site Plan - View B

DATE	DESCRIPTION
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1-26-2026	City Submittal

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61668 — License no.

QA/QC CHECK

By — Date

PROJECT TEAM DATA

Designed By: BJP

Drafted By: BJP

Project No.: 223-0166

13

Sheet 13 of 54

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FUTURE TRAIL ALIGNMENT
PHASE 3 TRAIL END
STA: 4+90.56

POND 2
NWL:727.0
HWL:731.88

OUTLOT B

8' BITUMINOUS TRAIL PER STR-9

BLOCK 6

TRAIL TO BE USED AS POND MAINTENANCE ACCESS

TEMPORARY BARRICADE

PED XING SIGN

TRAIL A

BLOCK 9

16 17 18 19

8 9 10 11

BLOCK 10

108TH STREET S.

8' BITUMINOUS TRAIL PER STR-9

PED RAMP

STREET LIGHT W/ PED XING SIGN (TYP.)

12" WIDE TRANSVERSE SOLID WHITE PAVEMENT MARKING FOR TRAIL CROSSING.

SAMPLE HOME PLAN – ACTUAL HOME STYLES TO VARY, LARGEST HOME OPTION SHOWN WITH TYPICAL DRIVEWAY.

BLOCK 4

BLOCK 7

TRAIL B

OUTLOT B

5' CONCRETE SIDEWALK PER STR-9

PED XING AHEAD SIGN

TEMPORARY BARRICADE

8' BITUMINOUS TRAIL PER STR-9

STREET LIGHT (TYP.)

BLOCK 5

SAMPLE HOME PLAN – ACTUAL HOME STYLES TO VARY, LARGEST HOME OPTION SHOWN WITH TYPICAL DRIVEWAY.

CITY PARK PRESERVE
(DO NOT DISTURB)

INFILTRATION 3
FINISHED BOTTOM:730.9
MASS GRADING BOTTOM:731.9
HWL:731.73

D428 SURMOUNTABLE CURB AND GUTTER (TYP.)

F-7 F-8 F-9 F-10 F-11 F-12 F-13

OUTLOT D

OUTLOT F

TEMPORARY BARRICADES

STREET LIGHT (TYP.)

108TH STREET S.

STREET SIGN (TYP.)

TEMPORARY BARRICADES

PED RAMP

D428 SURMOUNTABLE CURB AND GUTTER (TYP.)

FUTURE GOODWIN COURT S ALIGNMENT

OUTLOT G

FUTURE GOODWIN AVENUE S. ALIGNMENT

F-1 F-2 F-3 F-4 F-5 F-6

OUTLOT E

INFILTRATION 4
FINAL BOTTOM:728.0
MASS GRADING BOTTOM:729.0
HWL:729.51

TEMPORARY BARRICADE

STREET LIGHT (TYP.)

PED RAMP

STOP SIGN

D428 SURMOUNTABLE CURB AND GUTTER (TYP.)

GOODVIEW AVENUE S.

TEMPORARY BARRICADES

STOP AND STREET SIGN (TYP)

GOODWIN AVENUE S.

D428 SURMOUNTABLE CURB AND GUTTER (TYP.)

PED XING SIGN TYP.)

STREET LIGHT WITH PEDESTRIAN XING SIGN(TYP.)

PED RAMP

12" WIDE TRANSVERSE SOLID WHITE PAVEMENT MARKING FOR TRAIL CROSSING.

TRAIL E

TRAIL D

D428 SURMOUNTABLE CURB AND GUTTER (TYP.)

B618 CURB AND GUTTER (TYP)

PED RAMP

TEMPORARY BARRICADES

D428 SURMOUNTABLE CURB AND GUTTER (TYP.)

N

0 25 50 100
SCALE IN FEET

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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Site Plan - View C

DESCRIPTION	DATE
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City Submittal	1-26-2026

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1-26-2026 61668
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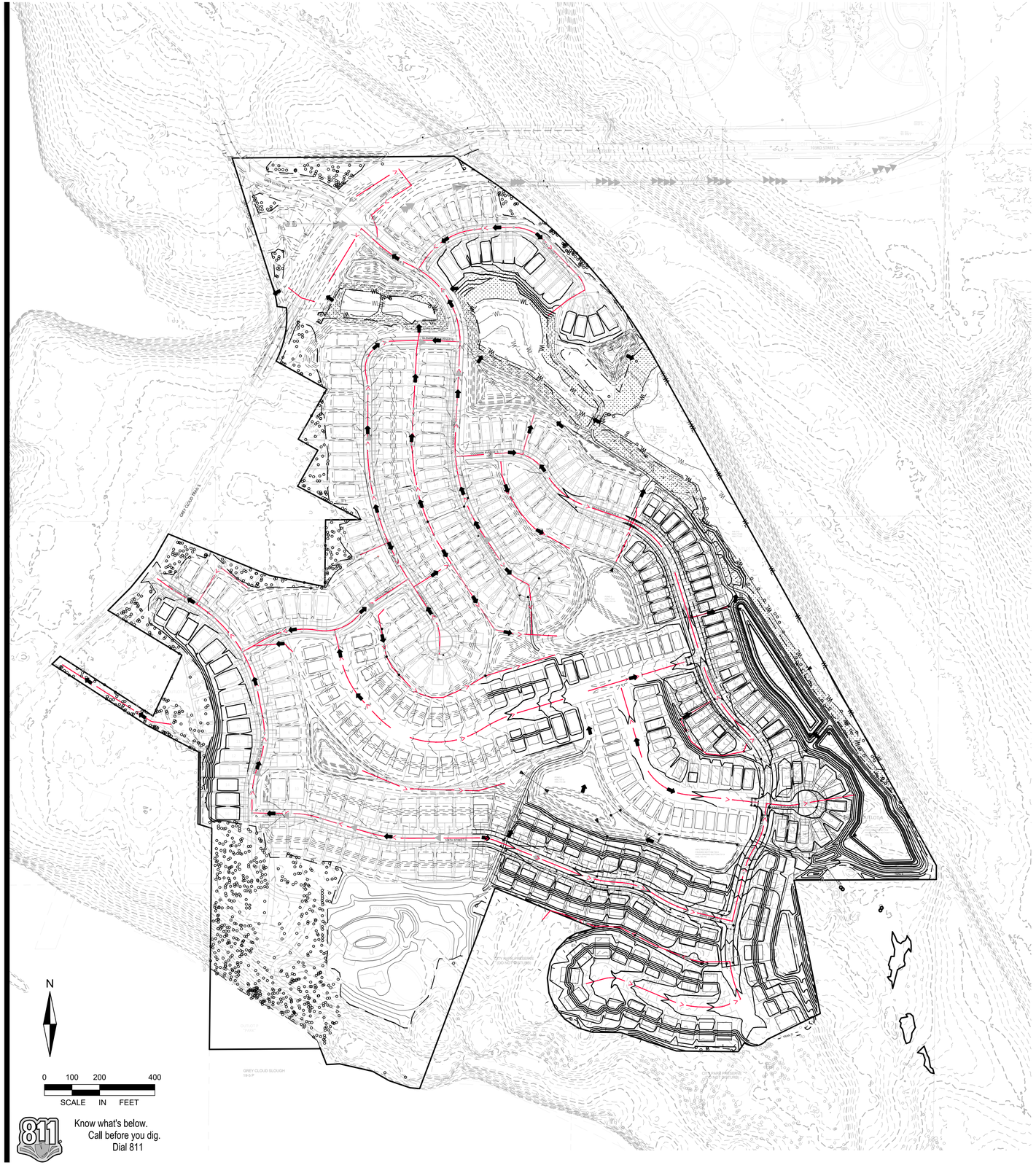
PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

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Sheet 14 of 54

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GRADING NOTES:

1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 2.00%.
2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND WATERSHED.
3. NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
4. ALL IMPROVEMENTS TO CONFORM WITH CITY OF COTTAGE GROVE CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
5. CONTRACTOR SHALL COORDINATE ANY NECESSARY ROAD CLOSURE OR RESTRICTIONS WITH CITY. NOTIFY THE CITY AT LEAST 48 HOURS IN ADVANCE OF ANY AGREED UPON TRAFFIC CONTROL AND PROVIDE A TRAFFIC CONTROL PLAN.
6. ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
7. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
8. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE.
9. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
10. IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 6" TOPSOIL SHALL BE PLACED IN ALL PUBLIC/CITY ROW BOULEVARD AND MASS GRADED PUBLIC/CITY OUTLOTS.
11. THE GENERAL CONTRACTOR MUST DISCUSS DEWATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY NPDES REQUIREMENTS. IF DEWATERING IS REQUIRED DURING CONSTRUCTION, CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
12. REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR ALL EROSION AND SEDIMENT CONTROL DEVICE LOCATION, DESCRIPTIONS, NOTES AND DETAILS INCLUDING CONCRETE WASHOUT STATION INSTRUCTIONS.
13. FREEBOARD: THE LOW FLOOR ELEVATION OF PADS SHALL BE AT MINIMUM 3.0 FT ABOVE THE CRITICAL EVENT 100-YEAR ELEVATION AND AT MINIMUM 2.0 FT ABOVE THE EMERGENCY OVERFLOW (EOF) ELEVATION OF NEARBY WATERBODIES AND STORMWATER PONDS. FOR BACK/SIDE YARD CONVEYANCE AND TEMPORARY PONDING AREAS THERE MUST BE 1-FT BETWEEN OVERLAND EMERGENCY OVERFLOW ELEVATION AND LOW ADJACENT ELEVATION OF ADJACENT STRUCTURE.
14. SEE SHEETS 21-## FOR PROPOSED TRAIL PROFILES.
15. SEE SHEET 22 FOR ADDITIONAL CROSS SECTIONS AND DESIGN DETAIL FOR PONDS AND INFILTRATION BASINS.

GRADING LEGEND:

- FRONT OF PAD 954.3 / L(1) / 949.1 REAR OF PAD — GARAGE FLOOR ELEVATION; HOUSE TYPE, ADDITIONAL REQUIRED STEPS BEYOND TYP. STEP ASSUMED = 0.7; REAR ELEVATION (LOW OPENING FOR LO AND FB)
- (6.3%) — PROPOSED DRIVEWAY GRADE FROM SETBACK TO ROW
- 789 — EXISTING CONTOUR
- 789 — PHASE 1 CONTOURS
- 789 — PROPOSED CONTOUR
- x962.44 — PROPOSED SPOT ELEVATION
- TW XXX / BW XXX — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- DIRECTION OF DRAINAGE
- F — FULL BASEMENT
- L — LOOK OUT
- W — WALK OUT
- GFE — GARAGE FLOOR ELEVATION (SOG HOMES)
- EOF 726.86 — EMERGENCY OVERFLOW ROUTING AND ELEVATAION
- EMERGENCY OVERFLOW ROUTING
- EXISTING TREE TO REMAIN
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- PROPOSED EASEMENT
- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- POND MAINTENANCE ACCESS (TURF)

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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Grading Plan - Overall View

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

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QA/QC CHECK

By — Date

PROJECT TEAM DATA

Designed By: BJP

Drafted By: BJP

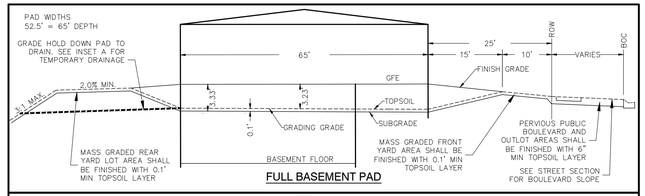
Project No.: 223-0166

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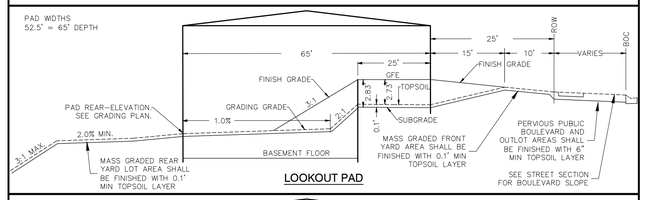
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65' LOT HOLD DOWN DETAILS

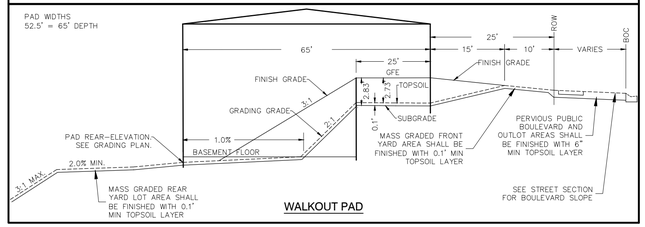
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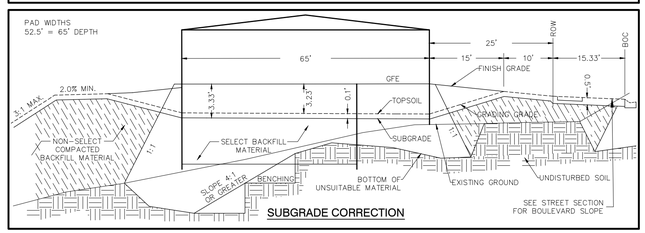
FULL BASEMENT PAD



LOOKOUT PAD



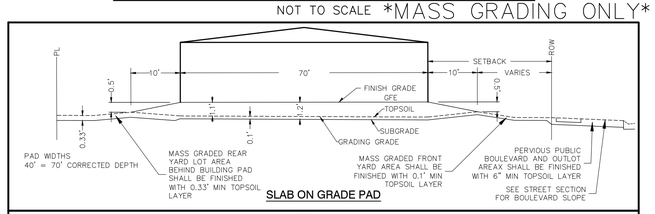
WALKOUT PAD



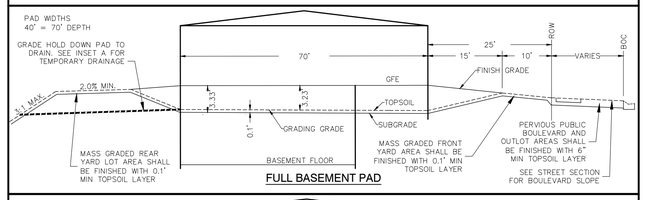
SUBGRADE CORRECTION

52.5' LOT HOLD DOWN DETAILS

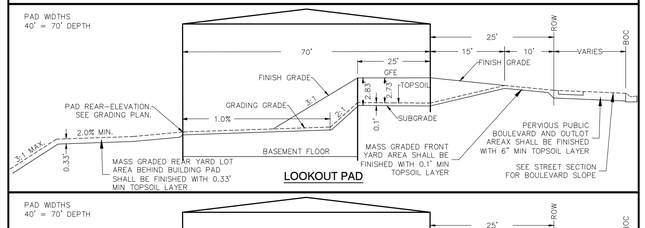
NOT TO SCALE *MASS GRADING ONLY*



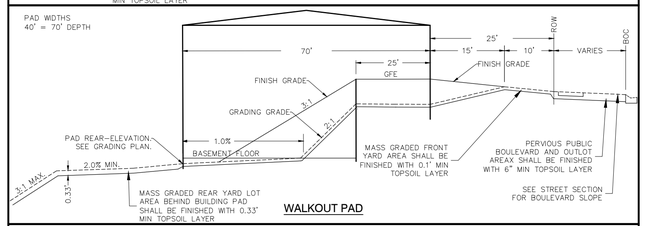
SLAB ON GRADE PAD



FULL BASEMENT PAD



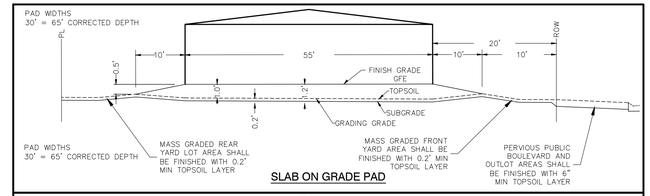
LOOKOUT PAD



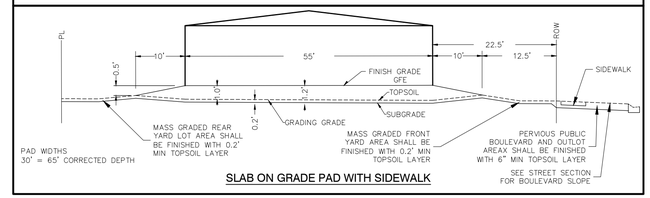
SUBGRADE CORRECTION

40' LOT HOLD DOWN DETAILS

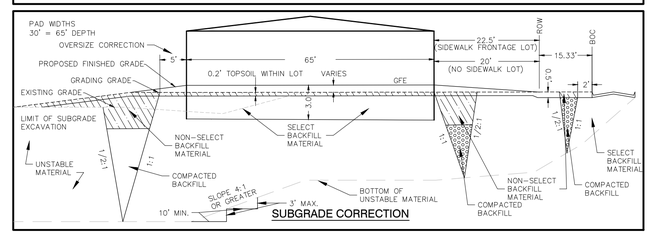
NOT TO SCALE



SLAB ON GRADE PAD

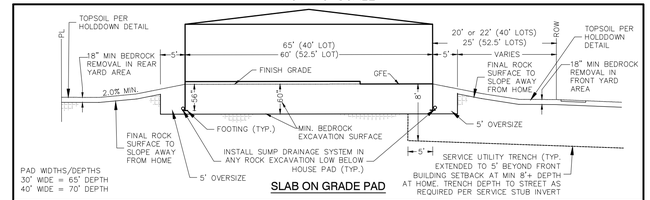


SLAB ON GRADE PAD WITH SIDEWALK

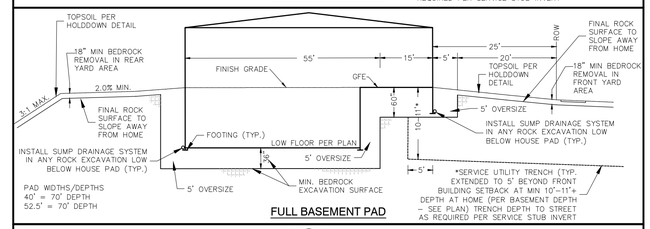


BEDROCK SUBCUT DETAILS

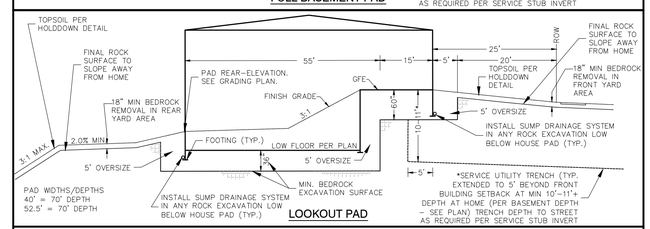
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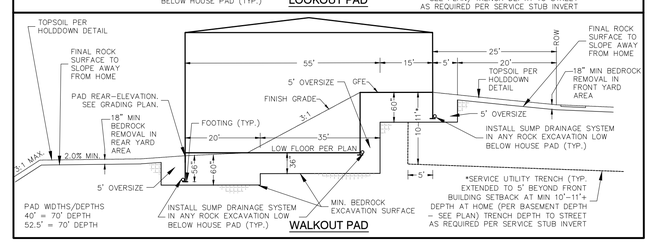
SLAB ON GRADE PAD



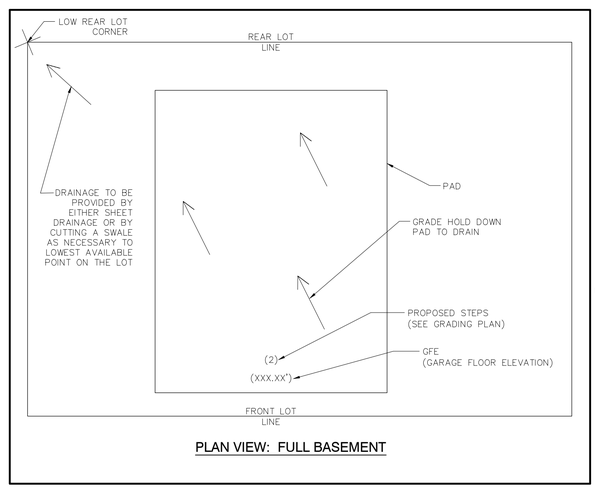
FULL BASEMENT PAD



LOOKOUT PAD

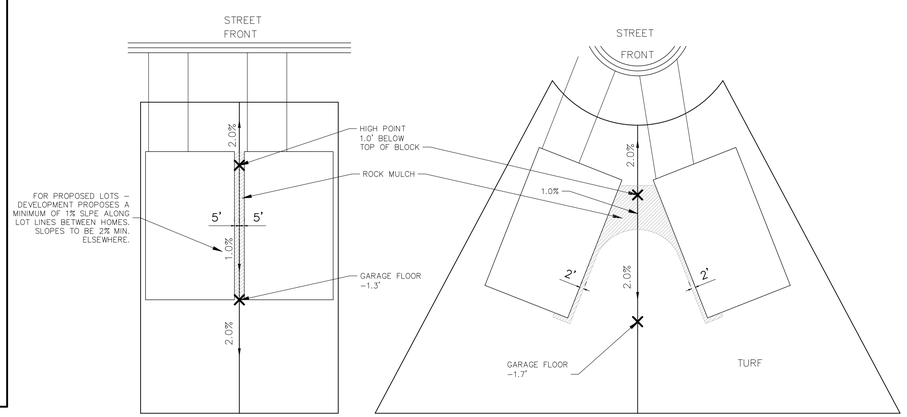


WALKOUT PAD



PLAN VIEW: FULL BASEMENT

INSET A



40' WIDE LOT GRADING DETAIL

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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Grading Plan - Notes

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

CERTIFICATION

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

Ben Palazzolo

Ben Palazzolo

1-26-2026 — Date

61668 — License no.

QA/QC CHECK

By — Date

PROJECT TEAM DATA

Designed By: BJP

Drafted By: BJP

Project No.: 223-0166

16

Sheet 16 of 54

File Location: X:\2025\2501166 - Mississippi Landing\plan sheets\Final Plat - Construction Docs - Phase 3\PhG_230166site.dwg Plotted By: Ben Palazzolo on January 26, 2026 at 4:32:30 PM

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RACHEL DEVELOPMENT

Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Grading Plan - View A

DESCRIPTION	DATE
City Submittal	12-3-2025
City Submittal	1-26-2026

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Drafted By: BJP

Project No.: 223-0166

17

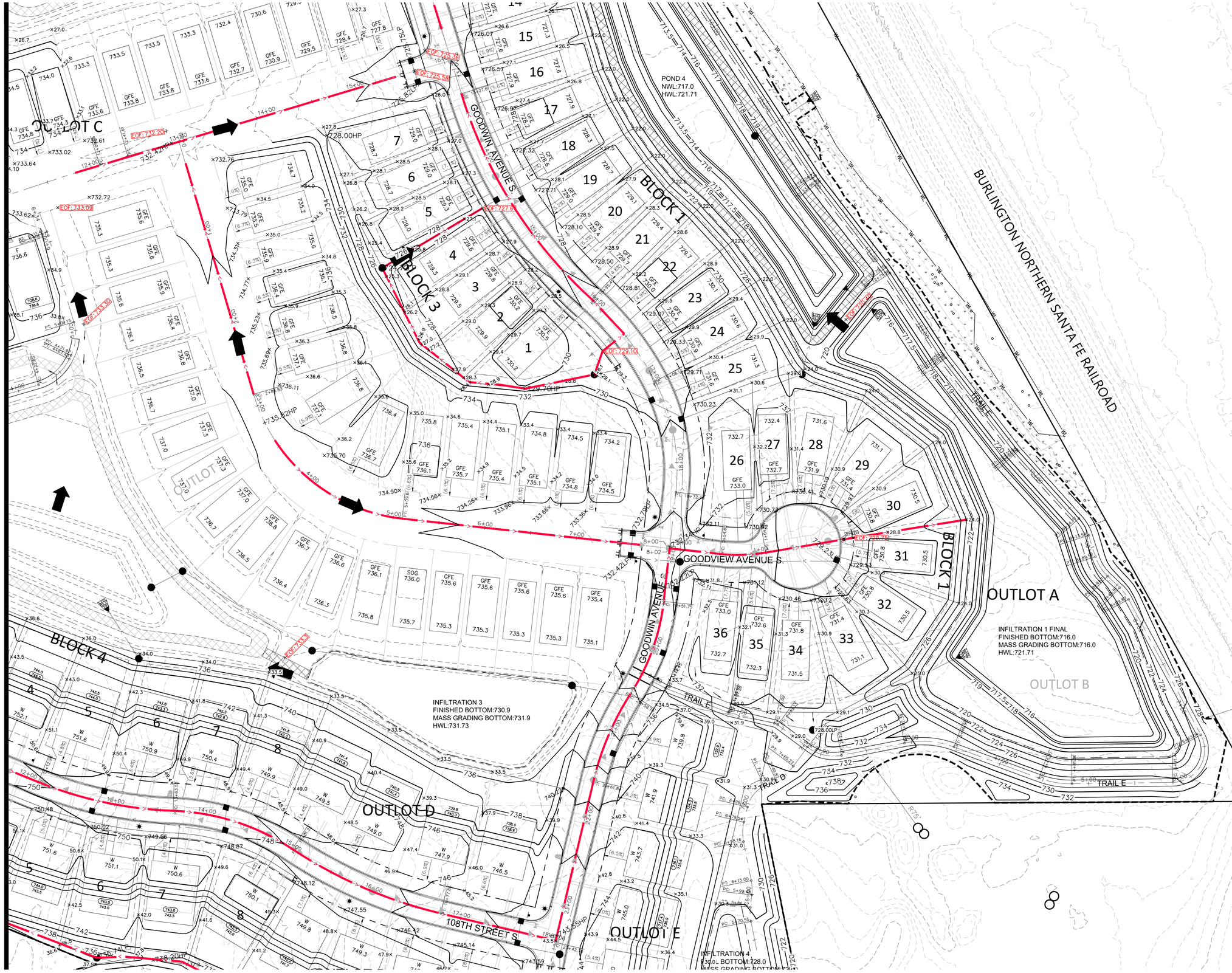
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SCALE IN FEET

0 30 50 100

N

File Location: X:\2022\230166 - Mississippi Landing\plan sheets\Final Plat - Construction Docs - Phase 3\PH3_230166grad.dwg Plotted By: Ben Palazzolo on January 26, 2026 at 4:33:20 PM



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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Grading Plan - View B

DESCRIPTION	DATE
City Submittal	12-3-2025
City Submittal	1-26-2026

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1-26-2026 — 61668

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QA/QC CHECK

By — Date

PROJECT TEAM DATA

Designed By: BJP

Drafted By: BJP

Project No.: 223-0166

18

Sheet 18 of 54

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NWL:727.0
HWL:731.88

BLOCK 9
BLOCK 6
BLOCK 4
BLOCK 7
BLOCK 5
OUTLOT B
OUTLOT D
OUTLOT E
OUTLOT F
OUTLOT C

108TH STREET S.
GOODVIEW AVENUE S.
GOODWIN AVENUE S.
TRAIL E
TRAIL D
C/L FUTURE GOODWIN COURT S

INFILTRATION 3
FINISHED BOTTOM:730.9
MASS GRADING BOTTOM:731.9
HWL:731.73

INFILTRATION 4
FINISHED BOTTOM:728.0
MASS GRADING BOTTOM:729.0
HWL:729.51

GRADE BOTTOM OF INFILTRATION 4 TO 729.0 (1' ABOVE THE FINAL PROPOSED BOTTOM OF 728.0).

TREE PROTECTION LIMITS

CITY PARK PRESERVE
(DO NOT DISTURB)

TREE PROTECTION LIMITS

N

0 25 50 100
SCALE IN FEET

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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Grading Plan - View C

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

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Ben Palazzolo
1-26-2026 61668
Date License no.

QA/QC CHECK

By Date

PROJECT TEAM DATA

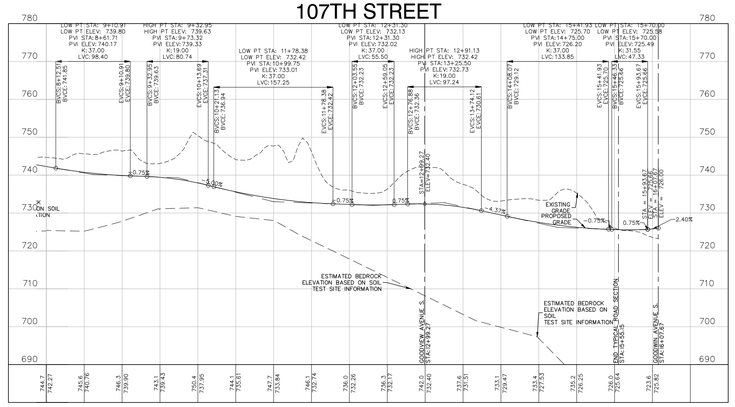
Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

19

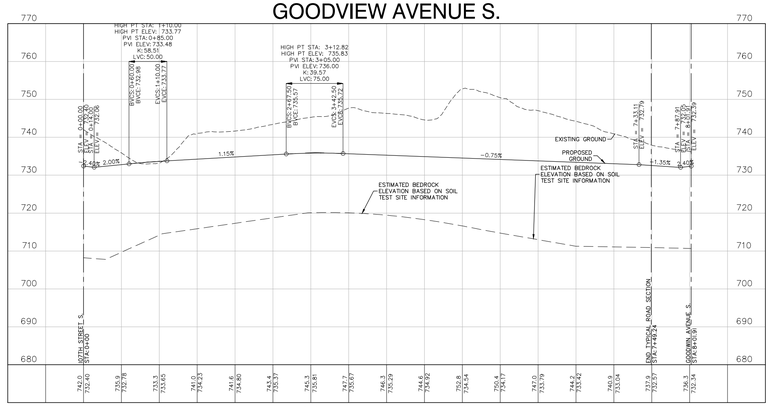
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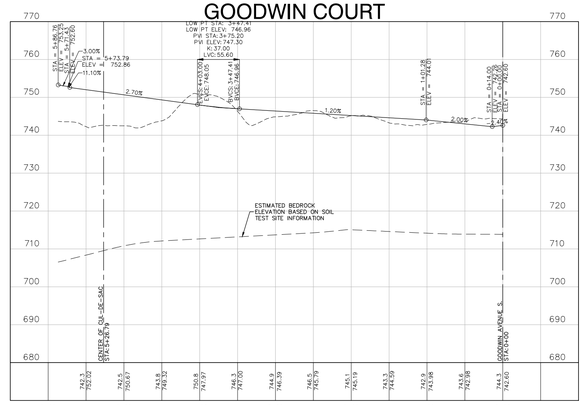
107TH STREET



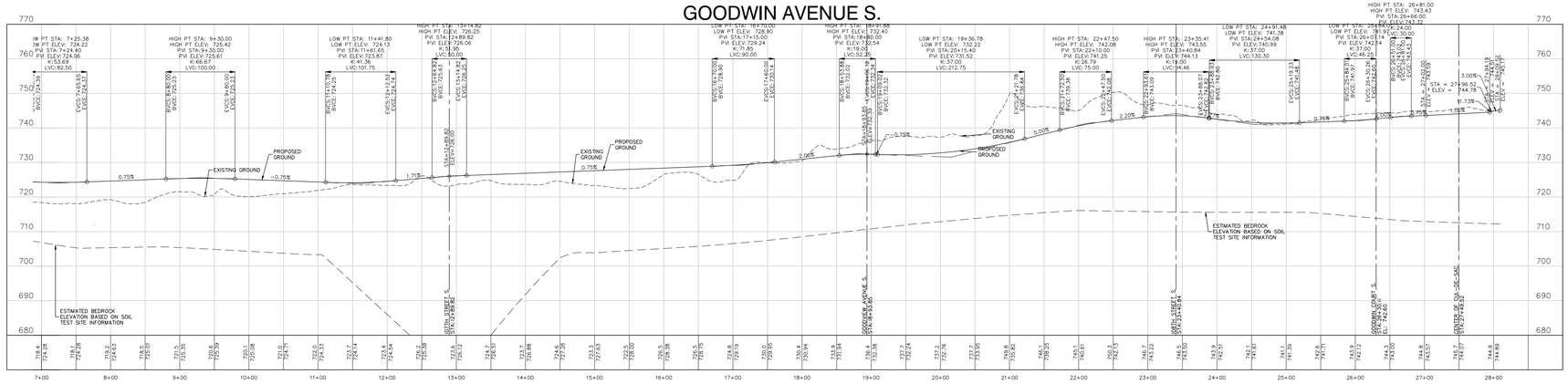
GOODVIEW AVENUE S.



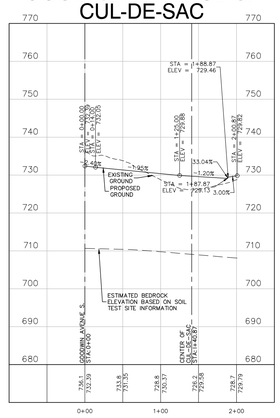
GOODWIN COURT



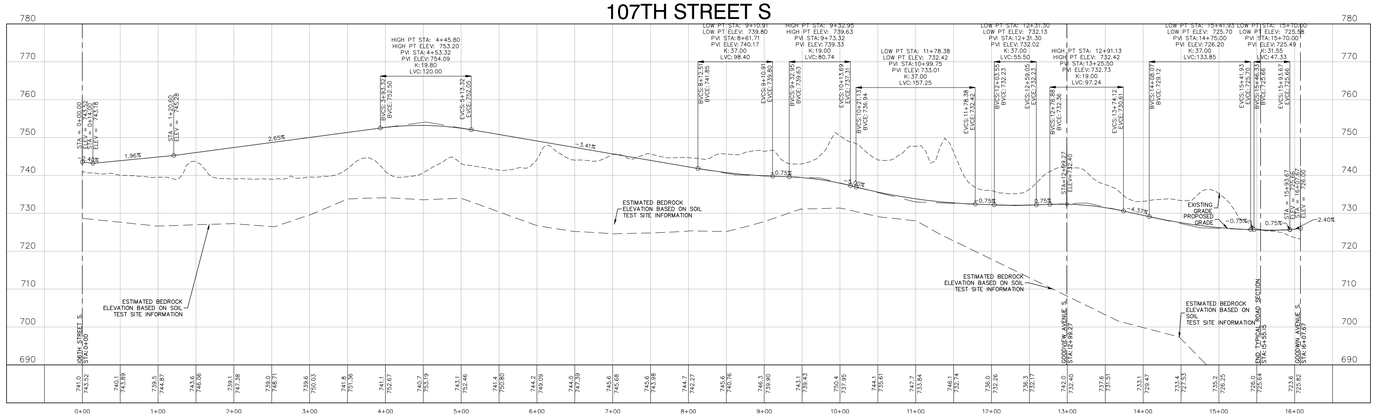
GOODWIN AVENUE S.



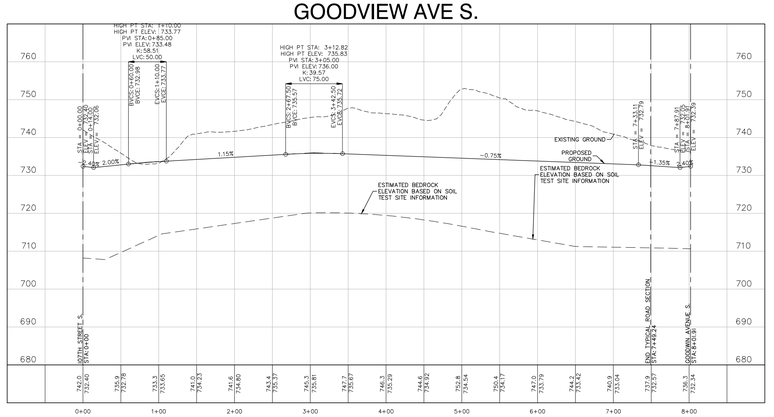
GOODVIEW AVENUE S. CUL-DE-SAC



107TH STREET S



GOODVIEW AVE S.



SCALE IN FEET

0 50 100 200

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RACHEL DEVELOPMENT

Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Road Grading Profiles

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

CERTIFICATION

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Ben Palazzolo

1-26-2026 61668

Date License no.

QA/QC CHECK

By Date

PROJECT TEAM DATA

Designed By: BJP

Drafted By: BJP

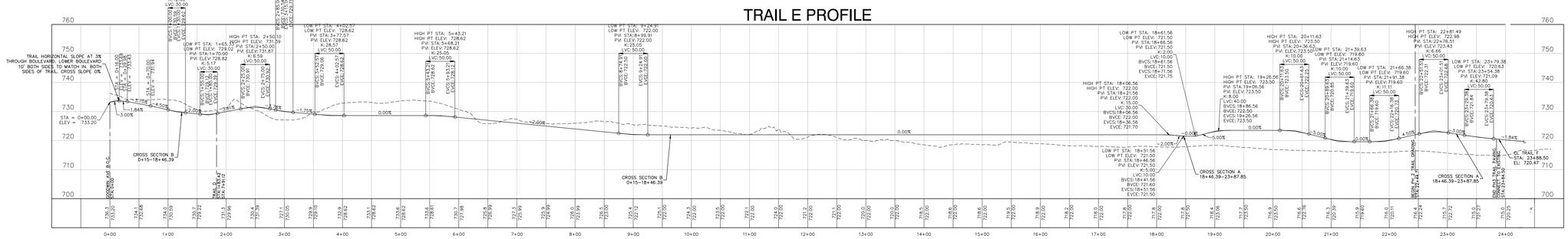
Project No.: 223-0166

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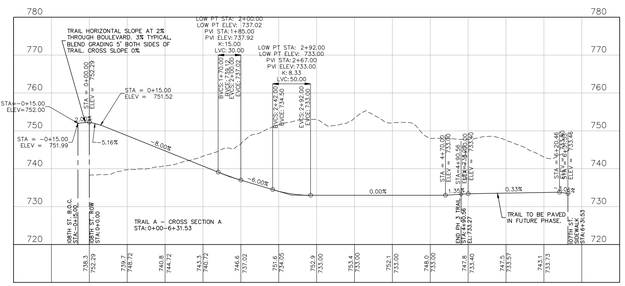
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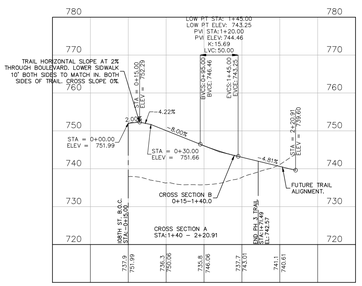
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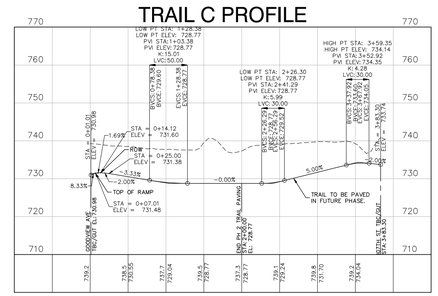
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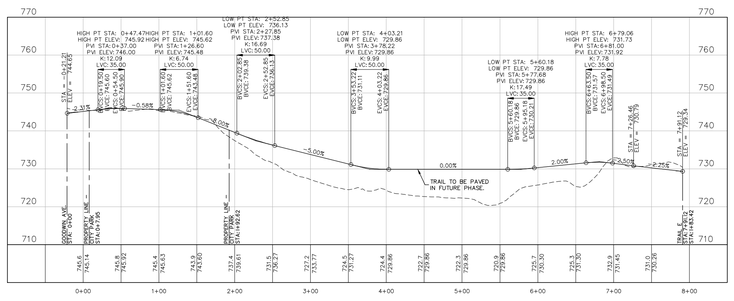
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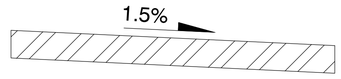
TRAIL C PROFILE



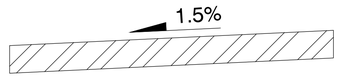
TRAIL D PROFILE



TRAIL SLOPE CROSS SECTION A



TRAIL SLOPE CROSS SECTION B



SEE CITY TYPICAL CROSS SECTION STR-9 FOR TRAIL DIMENSIONS AND FURTHER DETAIL.
MAKE TRANSITION FROM CROSS SLOPE A TO B IN 20'. TRAIL SHALL HAVE A 5' SECTION THAT THE TRAIL IS 0%

0 50 100 200
SCALE IN FEET

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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Trail Grading Profiles

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

CERTIFICATION

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Ben Palazzolo
1-26-2026 61668
Date License no.

QA/QC CHECK

By Date

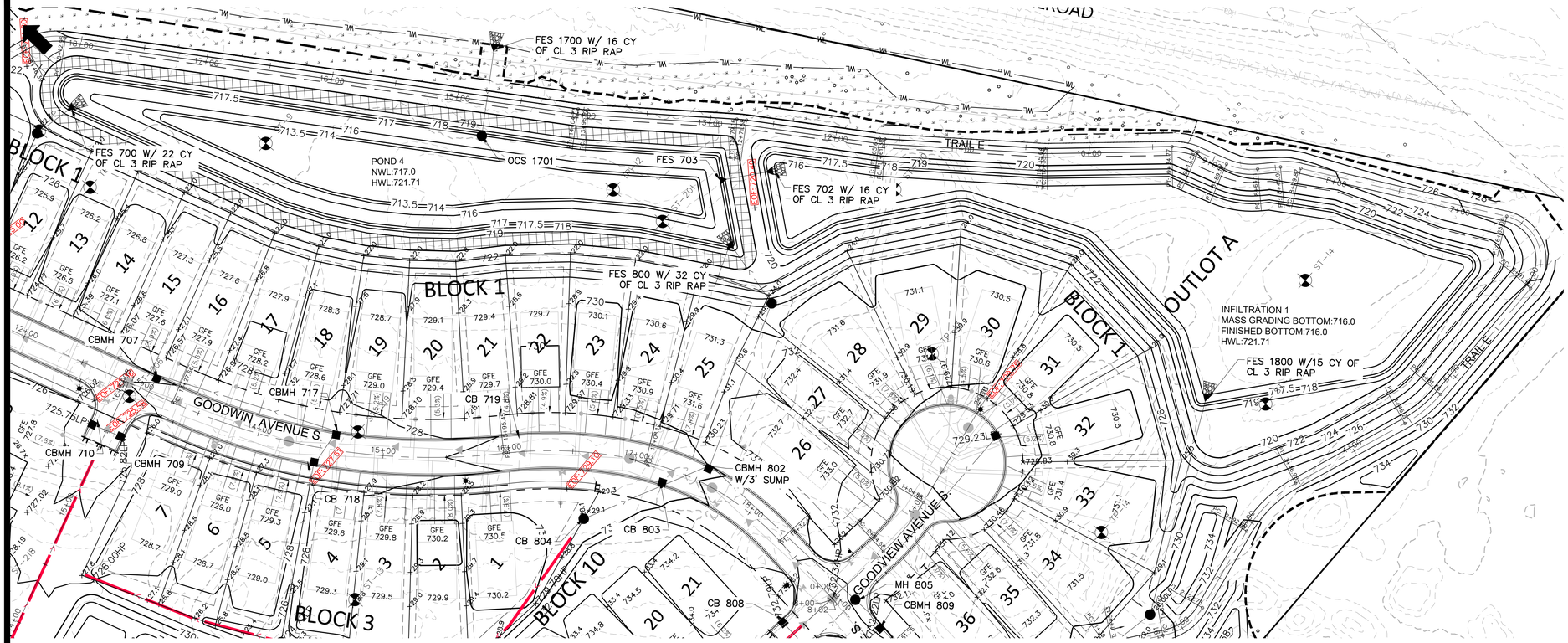
PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

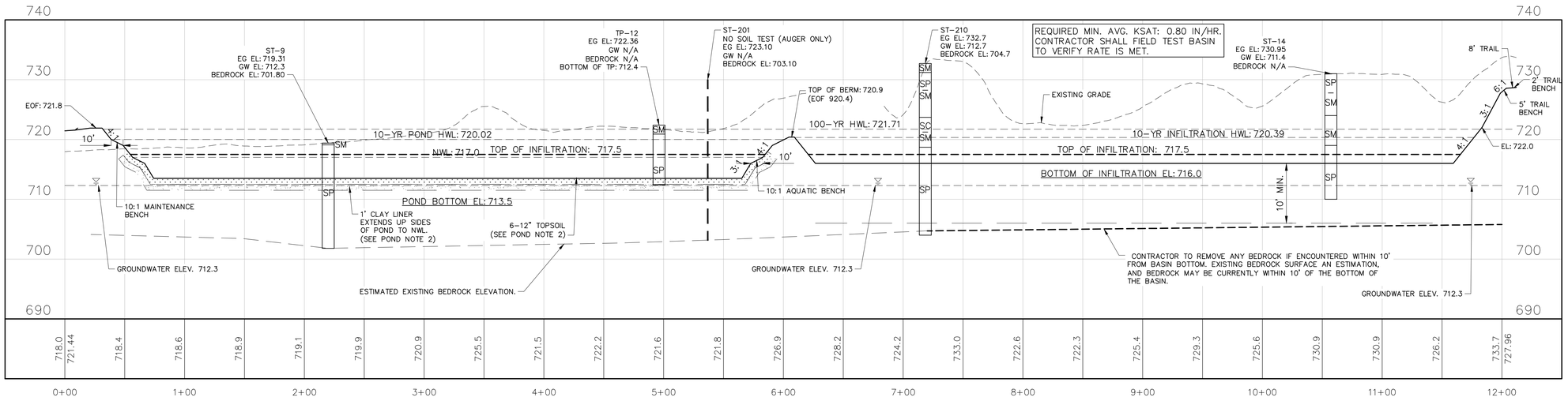
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Sheet 21 of 54

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POND 4 AND INFILTRATION 1 PROFILE



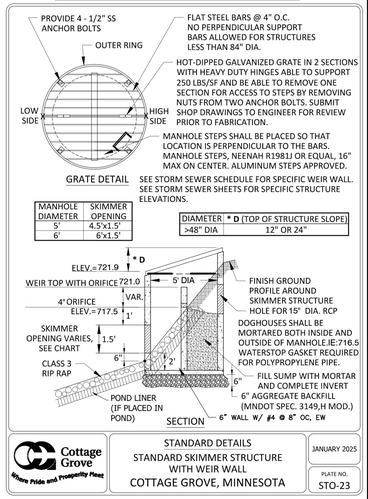
POND NOTES:

1. POND SHALL CONFORM TO CITY STANDARD DETAIL STO-15 EXCEPT IN LOCATIONS OF HIGH GROUNDWATER WHERE POND BOTTOM SHALL BE SUBCUT TO ELEVATION OF GROUNDWATER AND BACKFILLED TO BOTTOM OF POND WITH TOPSOIL.
2. 12" CLAY LINER SHALL BE INSTALLED AT BASE OF THE SUBCUT WITH 6-12" OF TOPSOIL PLACED ATOP CLAY LAYER. CLAY LINER DESIGN SHALL BE CONSTRUCTED FROM GROUNDWATER ELEVATION UP TO 1' ABOVE THE POND NWL. THE LINER SHALL BE INSTALLED PER CITY OF COTTAGE GROVE STANDARDS FOR THICKNESS AND SPECIFICATION.
3. CLAY LINER SHALL HAVE A MAXIMUM PERMEABILITY OF 1x10^-6 CM/S AND SHALL HAVE A PLASTICITY INDEX (PI) OF 20 OR LESS.
4. CONTRACTOR SHALL WORK WITH THE GEOTECHNICAL ENGINEER FOR ALL ROCK REMOVAL AND ASSURE CLAY LINER MATERIAL IS SATISFACTORILY IMPERMEABLE.

INFILTRATION BASIN NOTES:

1. ALL TEMPORARY EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO INSTALLATION/CONSTRUCTION OF INFILTRATION BASINS
2. ALL STORMWATER RUNOFF SHALL BE DIVERTED AWAY FROM INFILTRATION AREA TO TEMPORARY SEDIMENT TRAP UNTIL BASIN IS COMPLETELY GRADED AND PLANTED
3. CONSTRUCTION OF BASIN SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR COMPACTION.
4. COMPACTION AND SPEARING OF THE SOILS BENEATH THE FLOOR AND SIDE SLOPES OF THE INFILTRATION BASIN AREA SHALL BE MINIMIZED.
5. THE INFILTRATION FACILITY SHALL NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED. THE FINAL PHASE OF EXCAVATION SHALL REMOVE ALL ACCUMULATED SEDIMENT. INFILTRATION BASIN 3 SHALL BE GRADED TO 1' ABOVE FINAL GRADE DURING PHASE 2 CONSTRUCTION AND WILL NOT BE SET TO FINAL GRADES UNTIL A FUTURE PHASE WHEN THE FINAL CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED.
6. BASIN BOTTOM SHALL BE AT LEAST 10' ABOVE EXISTING BEDROCK. BEDROCK MUST BE EXCAVATED IF LOCATED WITHIN 10' OF THE BASIN. CONTRACTOR TO COORDINATE WITH GEOTECHNICAL ENGINEER AND PROJECT CIVIL ENGINEER IF ROCK IS ENCOUNTERED BEYOND WHAT IS DEPICTED IN THESE PLANS.
7. BASIN BOTTOM SHALL BE AT LEAST 3' ABOVE EXISTING GROUNDWATER. CONTRACTOR TO COORDINATE WITH GEOTECHNICAL ENGINEER AND PROJECT ENGINEER IF GROUNDWATER IS ENCOUNTERED BEYOND WHAT IS DEPICTED IN THESE PLANS.
8. POST CONSTRUCTION TESTING OF THE INFILTRATION RATE AND DRAWDOWN PERIOD WILL BE REQUIRED. POST CONSTRUCTION TESTING MUST OCCUR AFTER BASINS ARE GRADED TO FINAL DESING AND SHOULD YIELD APPROXIMATELY TWICE THE DESIGN RATE (PROPOSED DESIGN RATE IS 0.45"/HOUR). IF RESULTS EXCEED 8.3 INCHES PER HOUR, SOILS MUST BE AMENDED TO SLOW THE INFILTRATION RATE BELOW 8.3 INCHES PER HOUR.
9. PROVIDE 12" OF FILTRATION MEDIA AT THE BOTTOM OF ALL BASINS CONSISTING OF 70% SAND (MEETING THE GRADATION REQUIREMENTS OF 3126 "FINE AGGREGATE FOR PORTLAND CEMENT CONCRETE") AND 30% GRADE 2 COMPOST (MNDOT 3890). ALTERNATIVELY, THE CONTRACTOR MAY TILL IN COMPOST INTO THE NATIVE SANDS IN LIEU OF IMPORTING THE 70%/30% MIX AS LONG AS THE REQUIRED INFILTRATION RATE IS MET.

POND 4 OCS (OCS 1701)



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
STANDARD SKIMMER STRUCTURE WITH WEIR WALL
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. STO-23

48_STO23.DWG

LEGEND:

- EASEMENT LINE
- LOT LINE
- ROW
- 789 EXISTING CONTOUR
- 789 PROPOSED CONTOUR
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- POND MAINTENANCE ACCESS (TURF)
- ST-205 EXISTING SOIL BORING

N

0 25 50 100
SCALE IN FEET

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RACHEL DEVELOPMENT

Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Pond 4 & Infiltration 1 - Profile & Details

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

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Ben Palazzolo

1-26-2026 (Date) 61668 (License no.)

QA/QC CHECK

By Date

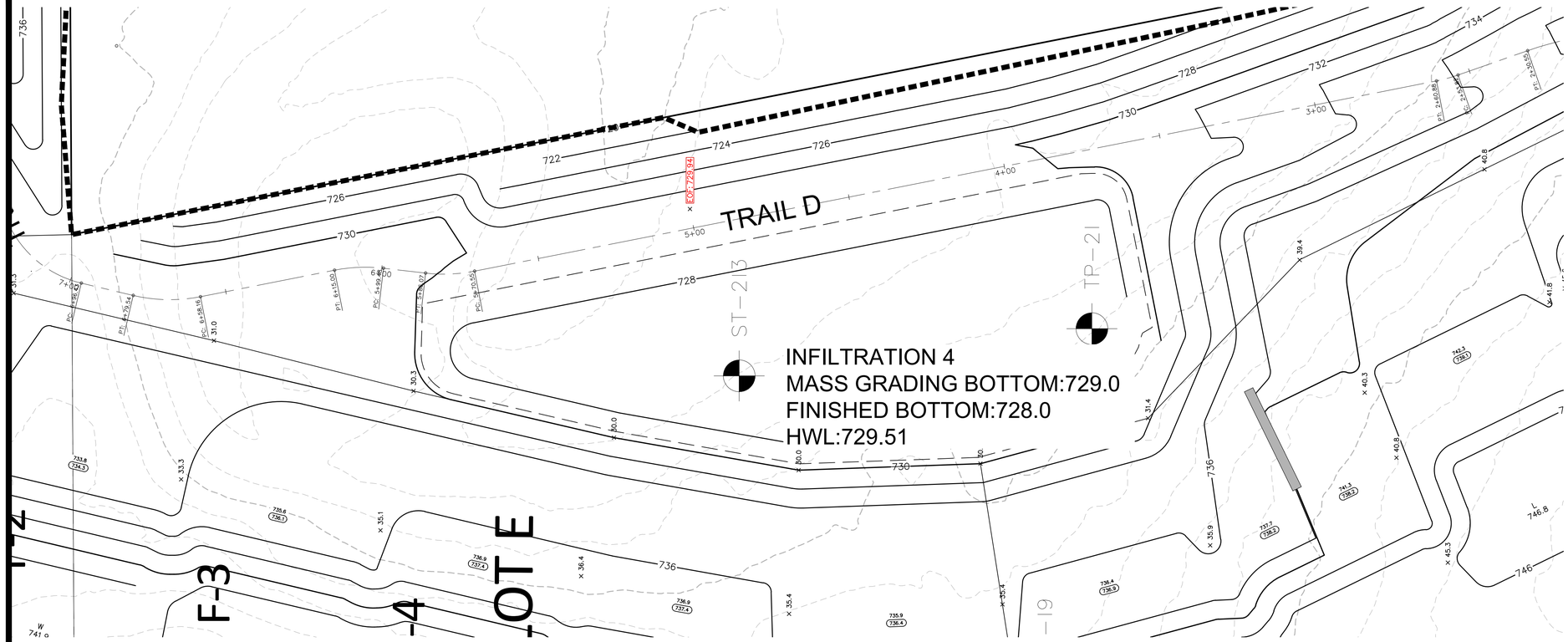
PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

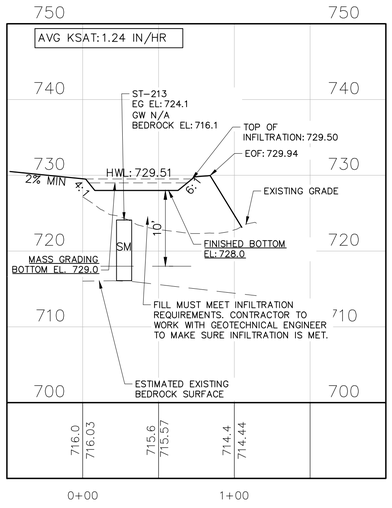
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Sheet 22 of 54

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INFILTRATION 4 PROFILE



INFILTRATION BASIN NOTES:

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3. CONSTRUCTION OF BASIN SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR COMPACTION.
4. COMPACTION AND SPEARING OF THE SOILS BENEATH THE FLOOR AND SIDE SLOPES OF THE INFILTRATION BASIN AREA SHALL BE MINIMIZED.
5. THE INFILTRATION FACILITY SHALL NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED. THE FINAL PHASE OF EXCAVATION SHALL REMOVE ALL ACCUMULATED SEDIMENT. INFILTRATION BASIN 3 SHALL BE GRADED TO 1' ABOVE FINAL GRADE DURING PHASE 2 CONSTRUCTION AND WILL NOT BE SET TO FINAL GRADES UNTIL A FUTURE PHASE WHEN THE FINAL CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED.
6. BASIN BOTTOM SHALL BE AT LEAST 10' ABOVE EXISTING BEDROCK. BEDROCK MUST BE EXCAVATED IF LOCATED WITHIN 10' OF THE BASIN. CONTRACTOR TO COORDINATE WITH GEOTECHNICAL ENGINEER AND PROJECT CIVIL ENGINEER IF ROCK IS ENCOUNTERED BEYOND WHAT IS DEPICTED IN THESE PLANS.
7. BASIN BOTTOM SHALL BE AT LEAST 3' ABOVE EXISTING GROUNDWATER. CONTRACTOR TO COORDINATE WITH GEOTECHNICAL ENGINEER AND PROJECT ENGINEER IF GROUNDWATER IS ENCOUNTERED BEYOND WHAT IS DEPICTED IN THESE PLANS.
8. POST CONSTRUCTION TESTING OF THE INFILTRATION RATE AND DRAWDOWN PERIOD WILL BE REQUIRED. POST CONSTRUCTION TESTING MUST OCCUR AFTER BASINS ARE GRADED TO FINAL DESING AND SHOULD YIELD APPROXIMATELY TWICE THE DESIGN RATE (PROPOSED DESIGN RATE IS 0.45"/HOUR). IF RESULTS EXCEED 8.3 INCHES PER HOUR, SOILS MUST BE AMENDED TO SLOW THE INFILTRATION RATE BELOW 8.3 INCHES PER HOUR.
9. PROVIDE 12" OF FILTRATION MEDIA AT THE BOTTOM OF ALL BASINS CONSISTING OF 70% SAND (MEETING THE GRADATION REQUIREMENTS OF 3126 "FINE AGGREGATE FOR PORTLAND CEMENT CONCRETE") AND 30% GRADE 2 COMPOST (MNDOT 3890). ALTERNATIVELY, THE CONTRACTOR MAY TILL IN COMPOST INTO THE NATIVE SANDS IN LIEU OF IMPORTING THE 70%/30% MIX AS LONG AS THE REQUIRED INFILTRATION RATE IS MET.

N

0 10 20 40
SCALE IN FEET

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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Infiltration 4- Profile & Details

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

CERTIFICATION

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

Ben Palazzolo
1-26-2026 61668
Date License no.

QA/QC CHECK

By Date

PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

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Sheet 23 of 54

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NOTE TO CONTRACTOR:

THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) (EXCEPT FOR POST GRADE BMPS NEEDED AFTER UTILITY CONSTRUCTION ACTIVITY). THE BMPS ARE TO BE INSTALLED AT A MINIMUM AS SHOWN IN THE PLAN, IF CONDITIONS ARISE, ADDITIONAL BMP SUPPLEMENTATION TO PREVENT SITE EROSION OR SEDIMENT TRANSPORT MAY BE NECESSARY. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR ALL BMPS REQUIRED TO COMPLETE THE MASS GRADING ACTIVITIES AND SUBSEQUENT TEMPORARY SOIL STABILIZATION NECESSARY TO PREPARE SITE FOR STREET AND UTILITY CONSTRUCTION AND HOME BUILDING. AT THE COMPLETION OF MASS GRADING WORK AND SATISFACTORY SITE SOIL STABILIZATION, THE DEVELOPER AND MASS GRADING CONTRACTOR SHALL COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES TO THE STREET AND UTILITY CONTRACTOR.

THE STREET AND UTILITY CONTRACTOR WILL THEN ASSUME THE RESPONSIBILITY TO PROVIDE INSPECTION AND MAINTENANCE OF ANY IN-PLACE BMPS AS WELL AS INSTALL THE ADDITIONAL BMPS REQUIRED IN THE STREET AND UTILITY CONSTRUCTION DOCUMENT SWPPP. UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION, THE STREET AND UTILITY CONTRACTOR SHALL REMOVE ANY BMPS INSTALLED DURING THE STREET AND UTILITY PHASE THAT ARE NO LONGER REQUIRED AND COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES BACK TO THE DEVELOPER.

EROSION CONTROL RESPONSIBLE PARTY:

RACHEL DEVELOPMENT:
STEVE WOLBECK
4180 NAPIER COURT NE
ST. MICHAEL, MN 55376
PH: 763-274-9599

RACHEL CONTRACTING:
STEVE SECORD
PH: 763-274-8912
AARON BERNING
PH: 763-221-4249
JASON KLEIN
PH: 763-276-5509
CHONG LEE

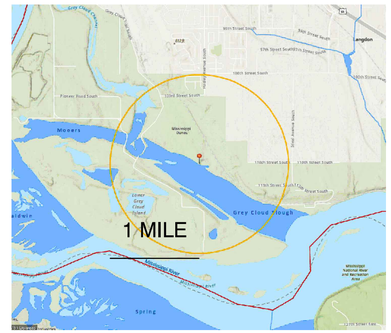
SITE IMPERVIOUS DATA*:

PRE-CONSTRUCTION ACRES OF IMPERVIOUS:	11.0 AC
POST-CONSTRUCTION ACRES OF IMPERVIOUS:	43.4 AC
TOTAL NEW IMPERVIOUS SURFACE ACRES:	32.4 AC

*INCLUDES PHASE 1, 2, AND 3RD ADDITION FOR COMPOSITE TOTAL IMPERVIOUS.

NOTES:

1. SEE SHEET 28 FOR ALL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.



VICINITY MAP
NOT TO SCALE

SWPPP BMP QUANTITIES*:

EROSION CONTROL BLANKET (CATEGORY 3)	77,319 SY
ROCK CONSTRUCTION ENTRANCE	0 EA
SILT FENCE (PRE CONSTRUCTION)	0 LF
SILT FENCE (POST CONSTRUCTION)	3,090 LF
DEWATERING CHANNEL	615 LF
TEMPORARY SEDIMENTATION BASIN (W/ FAIRCLOTH SKIMMER)	0 EA
INLET PROTECTION	40 EA

*QUANTITIES FOR PHASE 2 MASS GRADING AND 3RD ADDITION INFRASTRUCTURE CONSTRUCTION ONLY. SEE PHASE 1 & 2 FINAL PLAT SET FOR PHASE 1 & 2 QUANTITIES.

LEGEND:

- EXISTING CONTOUR (789)
- PROPOSED CONTOUR (789)
- PROPOSED RETAINING WALL
- DIRECTION OF DRAINAGE
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- EXISTING VEGETATION LIMITS (APPROX)
- PRE SF — PROPOSED SILT FENCE (PRE GRADING)
- PST SF — PROPOSED SILT FENCE (POST GRADING)
- PRE SF — EXISTING SILT FENCE (POST GRADING)
- EXISTING TREE TO REMAIN
- INLET PROTECTION
- BIOROLL
- DND — DO NOT DISTURB AREAS
- TEMPORARY DRAINAGE ROUTING DURING MASS GRADING
- ROCK CONSTRUCTION ENTRANCE
- CATEGORY 3 EROSION CONTROL BLANKET
- WETLAND BUFFER

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RACHEL DEVELOPMENT

Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Erosion & Sediment Control Plan - Overall

DESCRIPTION	DATE
City Submittal	12-3-2025
City Submittal	1-26-2026

CERTIFICATION

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

Ben Palazzolo
1-26-2026 61668
Date License no.

QA/QC CHECK

By Date

PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

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Sheet 24 of 54

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POND 5
NWL:714.00
HWL:719.05

DND

DND

PROTECT INFILTRATION AREA DURING MASS GRADING. BASIN ELEVATIONS SHOULD BE LEFT 1' HIGH AFTER INITIAL GRADING TO PREVENT CLOGGING OF NATIVE SOILS VIA SEDIMENTATION OR FINAL GRADED IF SUFFICIENT STABILIZATION UPSTREAM AND BMPS CAN BE INSTALLED UPSTREAM TO PREVENT SEDIMENTATION. FINISHED GRADING OF BASIN TO PLAN ELEVATION CAN BE COMPLETED ONCE IMMEDIATE UP-GRADIENT AREAS ARE STABILIZED

CONTRACTOR SHALL NOT USE HEAVY WHEELED EQUIPMENT IN PROPOSED INFILTRATION BASIN AREA. LOW IMPACT EARTH MOVING EQUIPMENT SHALL BE USED FOR CONSTRUCTION AND SEEDING OF BASIN.

INFILTRATION 2
FINISHED BOTTOM ...17.5
MASS GRADING BOTTOM ...18.5
...:718.92

RELOCATE EXISTING DOUBLE SILT FENCE AROUND NEW GRADING LIMITS WHEN CONSTRUCTING BERM.

EXISTING DOUBLE SILT FENCE AROUND NEW GRADING LIMITS
HWL:713.83

CATEGORY 3 EROSION CONTROL BLANKET (TYP)

OUTLOT Q

OUTLOT B

DND

POND 3
NWL:718.5
HWL:723.24

POND 4
NWL:717.0

GOODVIEW AVENUE S.

GOODWIN AVENUE S.

TRAIL E

TRAIL C

OL A

BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 9

717.5
718.5
719.5
720.5
714.5

F-85

SCALE IN FEET
0 25 50 100

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RACHEL DEVELOPMENT

Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Erosion & Sediment Control Plan - View A

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

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Ben Palazzolo
1-26-2026 — Date
61668 — License no.

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By — Date

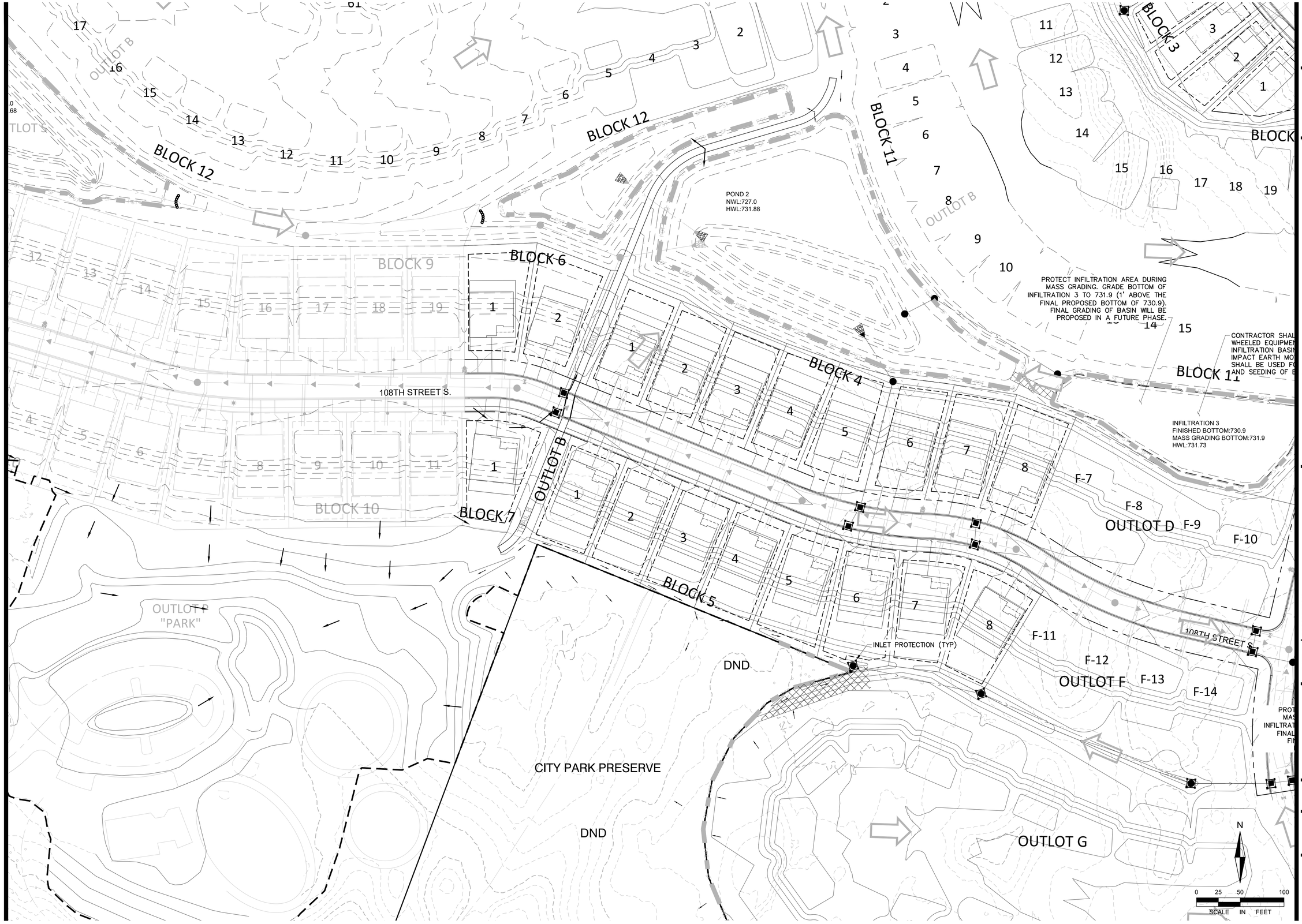
PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

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Sheet 25 of 54

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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Erosion & Sediment Control Plan - View B

DESCRIPTION	DATE
City Submittal	12-3-2025
City Submittal	1-26-2026

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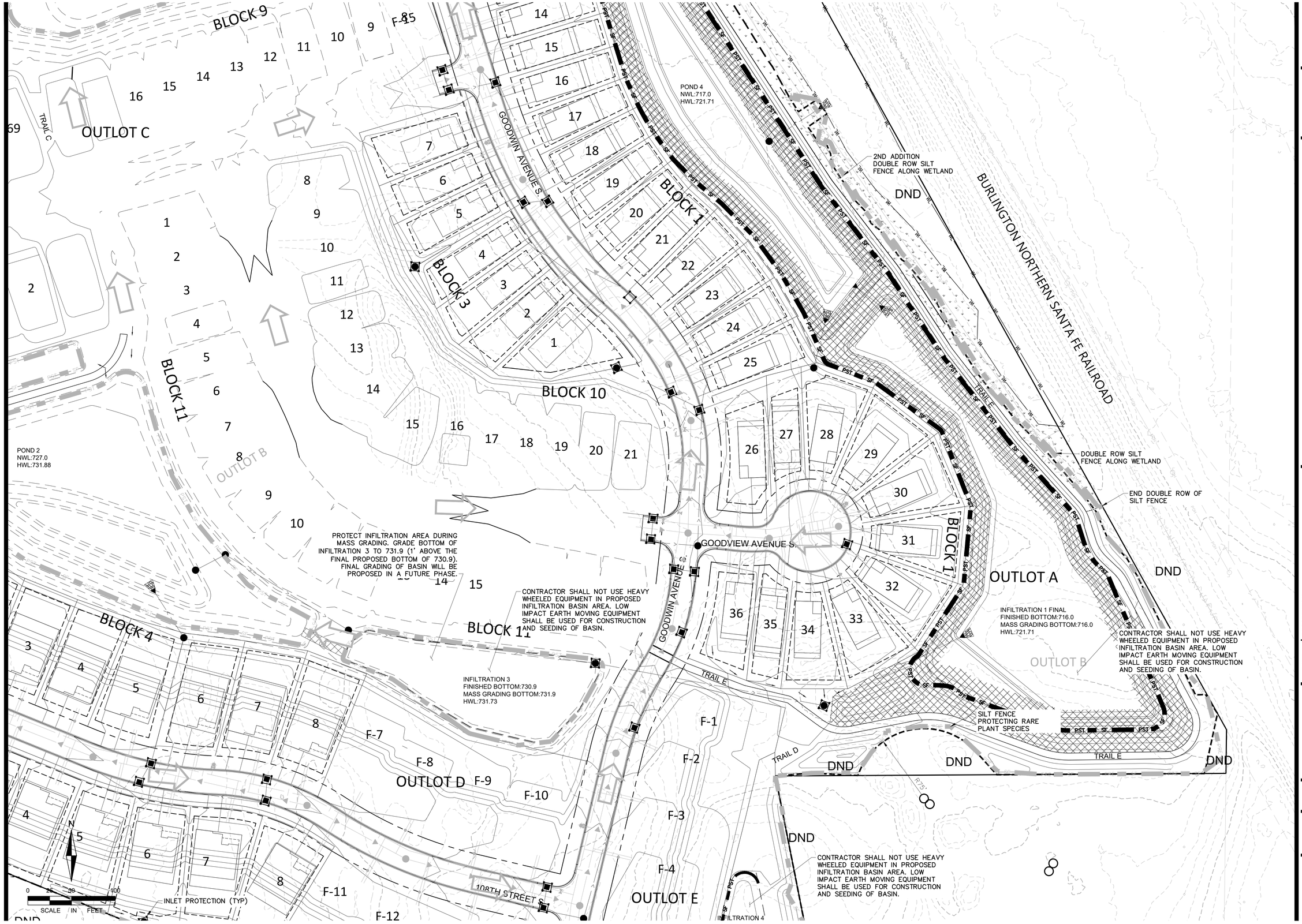
PROJECT TEAM DATA

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Drafted By: BJP
Project No.: 223-0166

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Sheet 26 of 54

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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Erosion & Sediment Control Plan - View C

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

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Ben Palazzolo

Ben Palazzolo

1-26-2026 — Date

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By — Date

PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

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Sheet 27 of 54

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INFILTRATION 5
FINISHED BOTTOM:730.9
MASS GRADING BOTTOM:731.9
HWL:731.73

SILT FENCE PROTECTING RARE PLANT SPECIES

TRAIL E

TRAIL D

DND

R175

CONTRACTOR SHALL NOT USE HEAVY WHEELED EQUIPMENT IN PROPOSED INFILTRATION BASIN AREA. LOW IMPACT EARTH MOVING EQUIPMENT SHALL BE USED FOR CONSTRUCTION AND SEEDING OF BASIN.

INFILTRATION 4
FINAL BOTTOM:728.0
MASS GRADING BOTTOM:729.0
HWL:729.51

PROTECT INFILTRATION AREA DURING MASS GRADING. GRADE BOTTOM OF INFILTRATION 4 TO 729.0 (1' ABOVE THE FINAL PROPOSED BOTTOM OF 728.0). FINAL GRADING OF BASIN WILL BE PROPOSED IN A FUTURE PHASE.

BLOCK 5

INLET PROTECTION (TYP)

108TH STREET S

OUTLOT D

OUTLOT E

OUTLOT F

OUTLOT G

F-1 F-2 F-3 F-4 F-5 F-7 F-8 F-9 F-10 F-11 F-12 F-13 F-14

CITY PARK PRESERVE

N

0 25 50 100

SCALE IN FEET

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RACHEL DEVELOPMENT

Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Erosion & Sediment Control Plan - View D

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

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PROJECT TEAM DATA

Designed By: BJP

Drafted By: BJP

Project No.: 223-0166

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Sheet 28 of 54

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EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF COTTAGE GROVE AND THE WATERSHED DISTRICT. UNLESS EXPRESSLY EXTENDED BY A PERMIT, THE HOURS OF OPERATION SHALL BE LIMITED TO 7:00 AM TO 7:00 PM MONDAY–FRIDAY AND 9:00AM TO 7:00 PM SATURDAY.
2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.

3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.

4. ALL WORK AND MATERIALS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS. ANY DEVIATION FROM THE APPROVED PLANS SHALL REQUIRE WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.

5. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

6. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.

7. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.

8. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.

9. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.

10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.

11. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.

12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.

13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/3 OF THE FENCE HEIGHT.

14. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.

15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK–BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.

16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.

17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 190 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 270 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80–80–80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.

18. POND, BASIN AND WETLAND AREAS SHALL BE SEEDED IN ACCORDANCE WITH LANDSCAPE PLAN.

19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

20. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.

21. ALL EROSION AND SEDIMENT CONTROL ITEMS MUST BE IN COMPLIANCE WITH MPCA CSW PERMIT (MN R100001)

22. ALL WALKOUT AND LOOKOUT PADS CONTAIN 3:1 SLOPES. ALL 3:1 OR GREATER SLOPES OUTSIDE OF PADS HAVE BEEN IDENTIFIED WITH EROSION AND CONTROL BLANKET.

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.

2. REPLACEMENT – FABRIC SHALL BE REPLACED PROMPTLY WHEN IT DECOMPOSES OR BECOMES INEFFECTIVE BEFORE THE BARRIER IS NO LONGER NECESSARY.

3. SEDIMENT REMOVAL – SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE–THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.

4. REMOVAL OF SILT FENCE – SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.

5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.

6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:

A. DATE AND TIME OF INSPECTIONS;
B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVIES.)
E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN ½ INCH (0.5 INCHES) IN 24 HOURS:
F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN PART III.A.4.

7. WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

CONSTRUCTION SEQUENCING:

MASS GRADING PHASE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL THE PRE–GRADING SILT FENCES AND INLET PROTECTION BMPs ON THE SITE.
4. CONSTRUCT ALL PRE–GRADING EROSION AND SEDIMENTATION CONTROL BMPs.
5. COMPLETE MASS GRADING AND INSTALL TEMPORARY AND PERMANENT SEEDING AND PLANTING.
6. CONSTRUCT POST–GRADING SILT FENCE ON THE SITE.

NOTE: INFILTRATION BASINS TO BE CONSTRUCTED IN AN ORDER WHERE THEY ARE TO BE PROTECTED FROM SILTATION AND HEAVY EQUIPMENT.

STREET & UTILITY PHASE:

1. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
2. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
3. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
4. PREPARE SITE FOR PAVING.
5. PAVE SITE.
6. INSTALL INLET PROTECTION DEVICES.
7. INSTALL POST STREET AND UTILITY SILT FENCE.
8. INSTALL PRIVATE UTILITIES
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT.

EROSION CONTROL SCHEDULE:

1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.

2. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE–VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.

3. SUFFICIENT TOPSOIL SHALL BE STOCKPILED AND PRESERVED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE–VEGETATED. COMPACTION MUST BE MINIMIZED DURING CONSTRUCTION ACTIVITY.

4. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE–SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED (MnDOT MIX 190 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.

5. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

SEDIMENT CONTROL PRACTICES:

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.

2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERMITERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.

3. THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT–TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT–TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

4. ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.

5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.

6. SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

7. STREET SWEEPING SHALL BE USED IN ADDITION TO ROCK CONSTRUCTION ENTRANCES IF ROCK CONSTRUCTION ENTRANCE ALONE IS NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.

EROSION AND SEDIMENT CONTROL AMENDMENT:

1. SWPPP AMENDMENTS SHALL BE MADE ACCORDING TO THE CONSTRUCTION STORMWATER PERMIT.

2. PERMITTEES MUST AMEND THE SWPPP WITHIN 7 DAYS TO INCLUDE ADDITIONAL OR MODIFIED BMPS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER, OR SEASONAL CONDITION HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.

3. PERMITTEES MUST AMEND THE SWPPP WITHIN 7 DAYS TO INCLUDE ADDITIONAL OR MODIFIED BMPS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICALTY MINIMIZING THE DISCHARGE OF POLLUTATNTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES AR CAUSING WATER QUALITY STANDARD EXCEEDANCES OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF USEPA APPROVED TMDL.

FINAL STABILIZATION:

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION. FINAL STABILIZATION CAN BE ACHIEVED IN THE FOLLOWING WAY:

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENTMEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS AND;

A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE FINALSTABILIZATION; AND
C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF–SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENTBASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

POLLUTION PREVENTION MANAGEMENT MEASURES:

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:

1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.

4. NO ENGINE DEGREASING IS ALLOWED ON SITE.

5. STREET SWEEPING IS REQUIRED A MINIMUM OF 1 x PER WEEK OR AS DIRECTED BY CITY ENGINEER.

INFILTRATION BASIN NOTES:

1. ALL TEMPORARY EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO INSTALLATION/CONSTRUCTION OF INFILTRATION BASIN.

2. ALL STORMWATER RUNOFF SHALL BE DIVERTED AWAY FROM INFILTRATION AREA TO TEMPORARY SEDIMENT POND OR FOREBAYS UNTIL INFILTRATION BASIN IS COMPLETELY GRADED AND PLANTED.

3. BASIN GRADING SHALL BE DONE IN PHASES. INITIAL GRADING OF THE BASIN SHOULD ESTABLISH ROUGH ELEVATIONS APPROXIMATELY 1' ABOVE PROPOSED FINISHED GRADE. THE AREAS IMMEDIATELY UP–GRADIENT SHALL BE FINISHED GRADED AND STABILIZED. THE BASIN CAN THEN BE COMPLETED TO FINISH GRADE AND PERMANENTLY VEGETATED.

4. CONSTRUCTION OF BASIN SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR COMPACTION.

5. COMPACTION AND SMEARING OF THE SOILS BENEATH THE FLOOR AND SIDE SLOPES OF THE INFILTRATION BASIN AREA, SHALL BE MINIMIZED. DURING SITE DEVELOPMENT, THE AREA DEDICATED TO THE INFILTRATION BASIN SHALL BE CORDONED OFF TO PREVENT ACCESS BY HEAVY EQUIPMENT. ACCEPTABLE EQUIPMENT FOR CONSTRUCTING THE BASIN INCLUDES EXCAVATION HOES, LIGHT EQUIPMENT WITH TURF TYPE TIRES, MARSH EQUIPMENT OR WIDE TRACK LOADERS.

6. IF COMPACTION OCCURS AT THE BASE OF THE BASINS, THE SOIL SHALL BE REFRACTURED TO A DEPTH AT LEAST 36". IF SMEARING OCCURS, THE SMEARED AREAS OF THE INTERFACE SHALL BE CORRECTED BY RAKING OR ROTO–TILLING.

SEDIMENT BARRIERS
1. SILT FENCE (MnDOT 3886)
2. CURB LOG
3. ROCK WEEPER

INLET PROTECTION DEVICES
1. WIMCO (MnDOT TYPE A & C)
2. INFRASAFE STORM DRAIN/CULVERT
3. SILT SACK (MnDOT TYPE A)
4. DANDY BAG (MnDOT TYPE B)

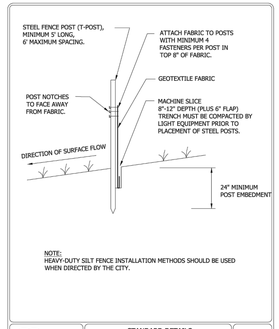
ANTI–TRACKING CONTROL
1. 2" CRUSHED CLEAR ROCK (LAND DEVELOPMENT)

TEMPORARY SEED MIX
1. MnDOT–100 (OATS 20–120 DAY STABILIZATION)
2. MnDOT–150 (1–2 YEAR STABILIZATION)

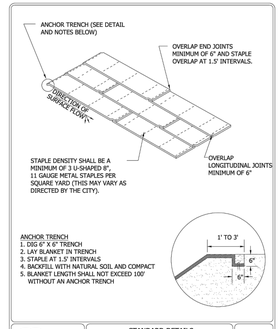
PERMANENT SEED MIX/STABILIZATION
1. MnDOT 270 (RESIDENTIAL TURF)
2. SOD

STABILIZATION BMP'S
1. STRAW/HAY MnDOT TYPE 1 MULCH
2. EROSION CONTROL BLANKET MnDOT CAT. 3
3. HYDROMULCH MnDOT TYPE 5
4. TURF REINFORCEMENT MAT SC250 NORTH AMERICAN GREEN OR EQUAL–MNDOT CAT 6

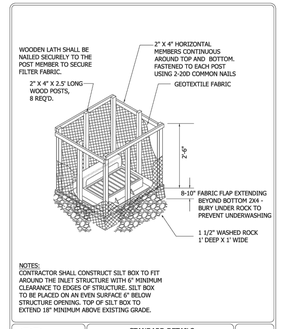
GRADING ACTIVITY
1. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR.



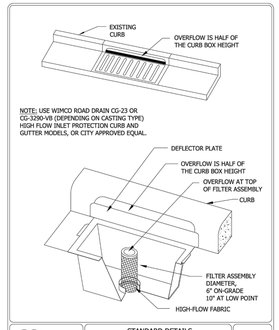
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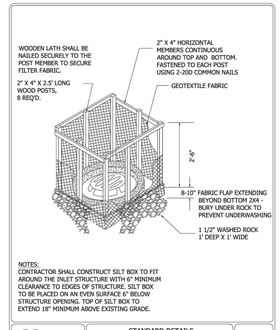
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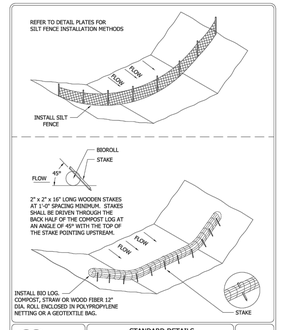
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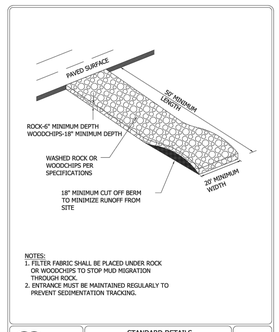
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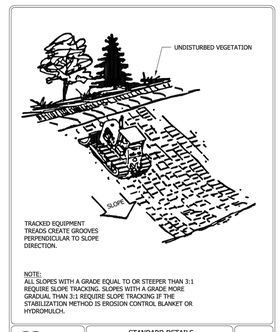
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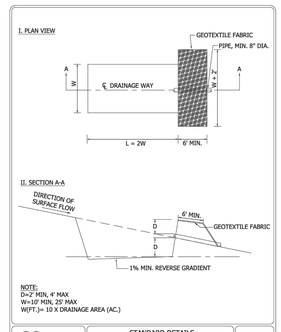
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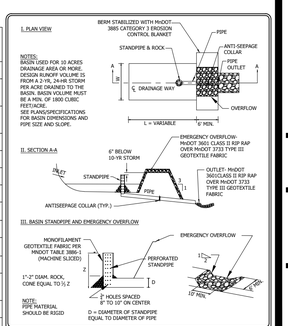


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ACTIVE SWPPP LEGEND

CONSTRUCTION SEQUENCE	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
MULCH BERM													
FIBER ROLLS / MULCH SOCKS													
SILT FENCE													
TEMPORARY MULCH COVER													
TEMPORARY HYDROMULCH													
EROSION CONTROL BLANKET													
ROCK DRIVEWAY / ROCK PADS													
INLET PROTECTION DEVICES													
PAVEMENT (DRIVEWAY/ROADS)													
SOD													
STOCKPILES													

NOTE: CONTRACTOR, GENERAL CONTRACTOR OR SWPPP INSPECTOR TO COMPLETE TABLE AS GRADING PROGRESSES



TEMPORARY SEDIMENTATION BASIN STANDPIPE OUTLET

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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Erosion & Sediment Control Plan - Notes

DATE	DESCRIPTION
12-2-2025	City Submittal
1-26-2026	City Submittal

CERTIFICATION

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UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN 24" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. WATER AND SANITARY SEWER TRUNK MAINS TO MAINTAIN 10' HORIZONTAL SEPARATION. LOWER WATERMAIN AS NECESSARY.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE A MINIMUM OF 4" STYROFOAM BOARD INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 36".
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET AND UTILITY CONSTRUCTION.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS–FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
8. ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R–1642 CASTING, UNLESS NOTED OTHERWISE.
9. WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
10. WATER SERVICES SHALL BE 1" DIA. TYPE K COPPER W/ 1" CORP. STOP AND 1" CURB BOX.
11. SEWER SERVICES SHALL BE 4" PVC SCH 40 MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS.
12. SANITARY SEWER SERVICES TO EXTEND 15' PAST ROW WITH RISER AT END OF SERVICE. PER CITY DETAIL SER–1
13. EXTEND CURB STOP 1' BEYOND ROW WHEN SIDEWALK IS PRESENT.
14. WATER SERVICE TAIL TO BE EXTENDED 15' PAST ROW PER CITY DETAIL SER–1.
15. WATER SERVICES MAY BE PLACED IN SAME TRENCH AS SEWER SERVICES PROVIDED THAT A 24" VERTICAL & A 36" HORIZONTAL SEPARATION ARE MAINTANED AND PIPE MATERIALS MEET THE CITY AND BUILDING CODES.
16. ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINSHED GRADE.
17. ALL 8" WATERMAIN SHALL 8" CL–52 DIP.

LEGEND:

- PROPOSED STORM SEWER
- PROPOSED DRAIN TILE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY FORCEMAIN
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER

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RACHEL DEVELOPMENT

Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Sanitary Sewer & Watermain Plan

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

CERTIFICATION

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

Ben Palazzolo

1-26-2026 — Date
61668 — License no.

QA/QC CHECK

By — Date

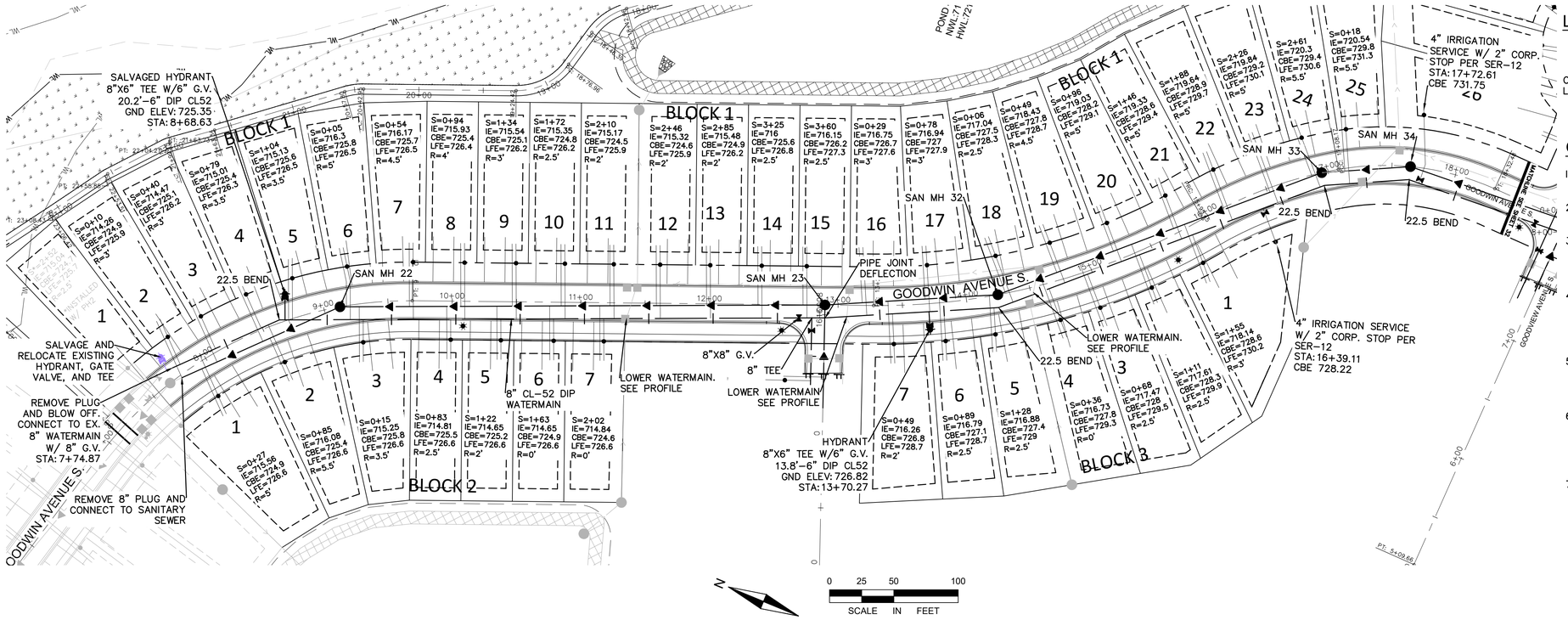
PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

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Sheet 30 of 54

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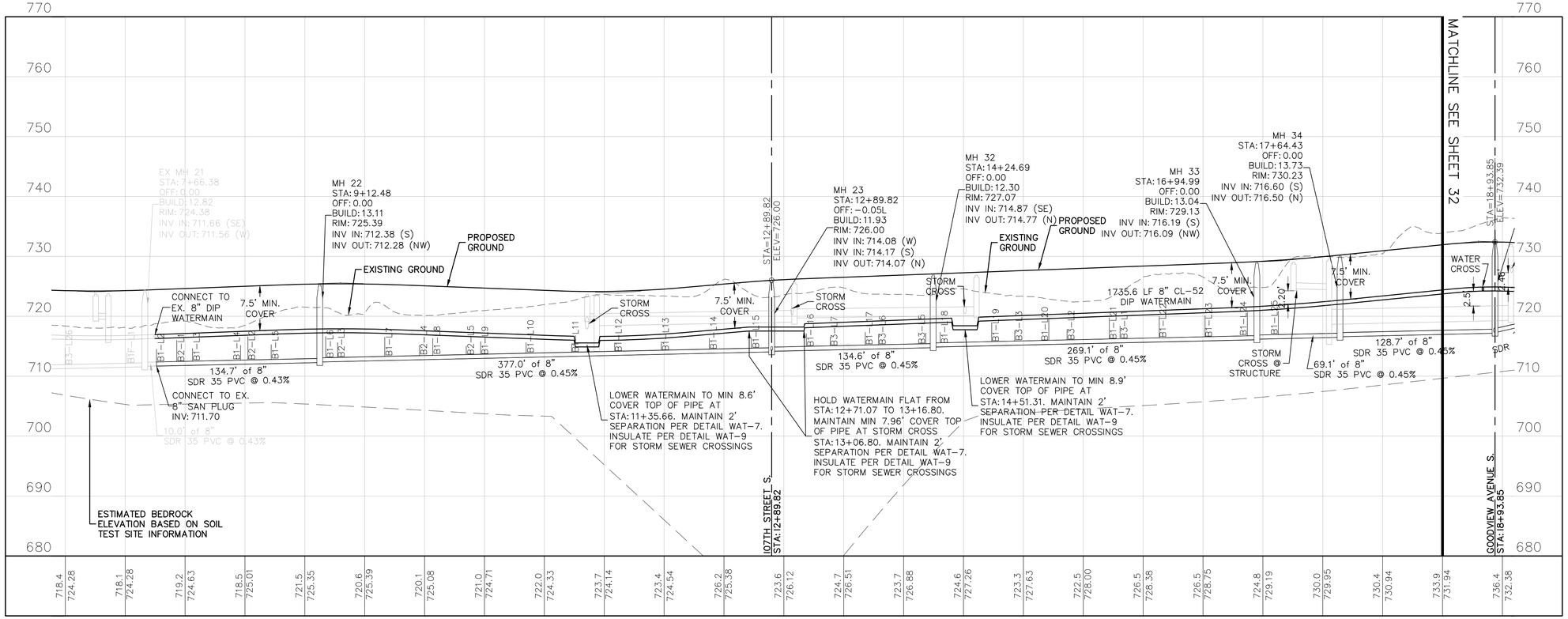
S = SANITARY SERVICE WYE STATION (FROM DOWNSTREAM MH)
IE = SANITARY SERVICE INVERT ELEVATION
CBE = CURB BOX ELEVATION
LFE = LOWEST FLOOR ELEVATION
R = RISER LENGTH (ACTUAL LENGTH, NOT VERT. RISE (VERTICAL HEIGHT = RISER X 0.707)

GENERAL NOTES:

1. ALL SANITARY SERVICES SHALL BE 4" PVC SCH 40 @ 2.0% MIN. SLOPE.
2. ALL WATER SERVICES SHALL BE 1" COPPER TYPE "K" W/7.5' MINIMUM COVER.
3. SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED 15' BEYOND RIGHT-OF-WAY, PER CITY OF COTTAGE GROVE STANDARD DETAIL SER-1.
4. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWNSTREAM SANITARY MANHOLE. SANITARY SERVICE INVERT ELEVATIONS ARE SHOWN AT THE UPSTREAM END OF SERVICE AFTER THE RISER PIPE IF REQUIRED.
5. ALL SANITARY MANHOLES SHALL BE 48" IN DIAMETER AND HAVE NEENAH R-1642 CASTINGS UNLESS NOTED OTHERWISE ON THE PLAN. DROP MH'S SHALL BE 60" DIA.
6. SANITARY SEWER DEPTH ZONE AND PIPE MATERIAL TYPE:
   0'-18' = SDR 35
   18'-28' = SDR 26
   28'+=C-900
7. REFER TO CITY OF COTTAGE GROVE CURRENT ENGINEERING STANDARD SPECIFICATIONS FOR ADDITIONAL DETAIL.

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Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading Sanitary Sewer & Watermain Plan & Profiless

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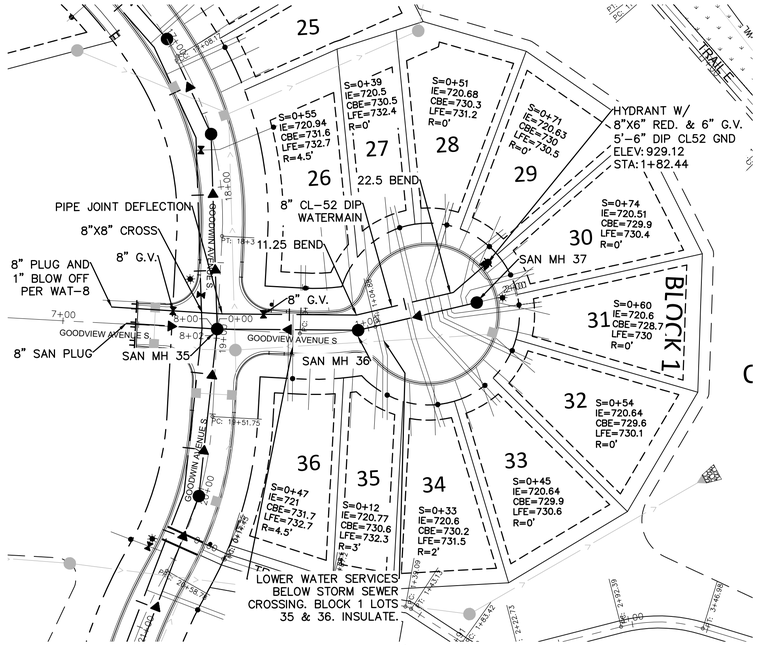
PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

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Sheet 31 of 54

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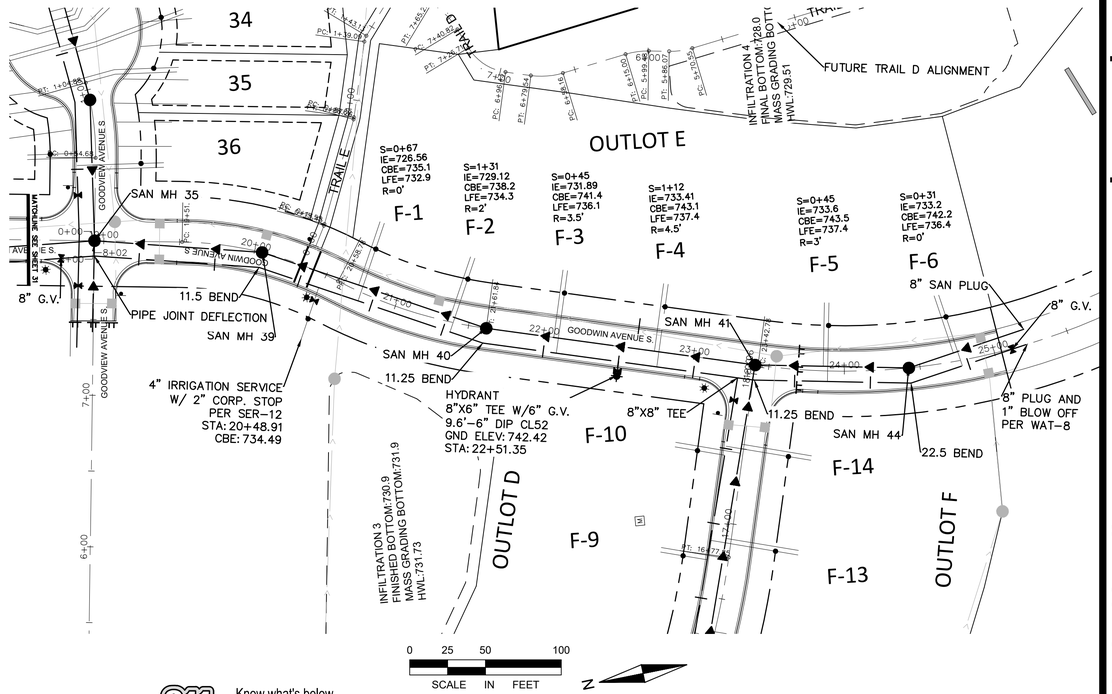


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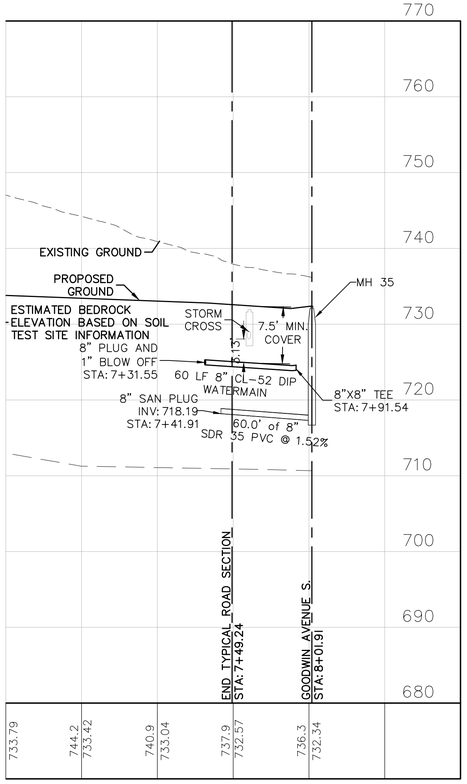
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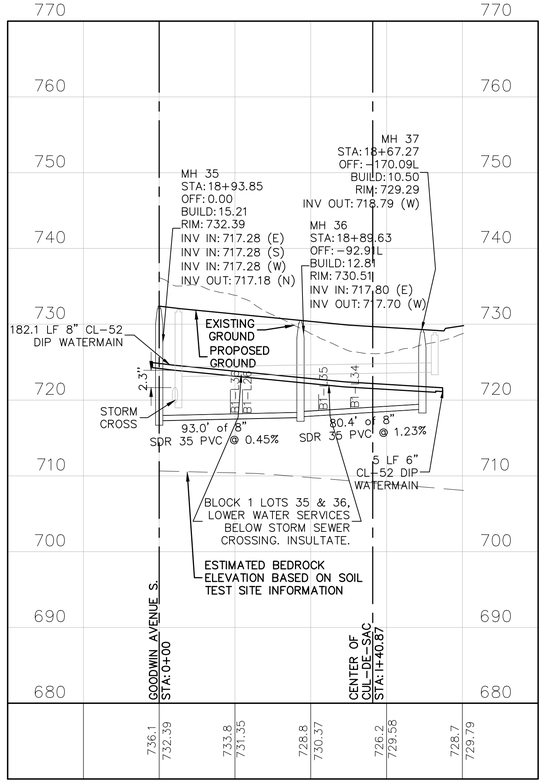


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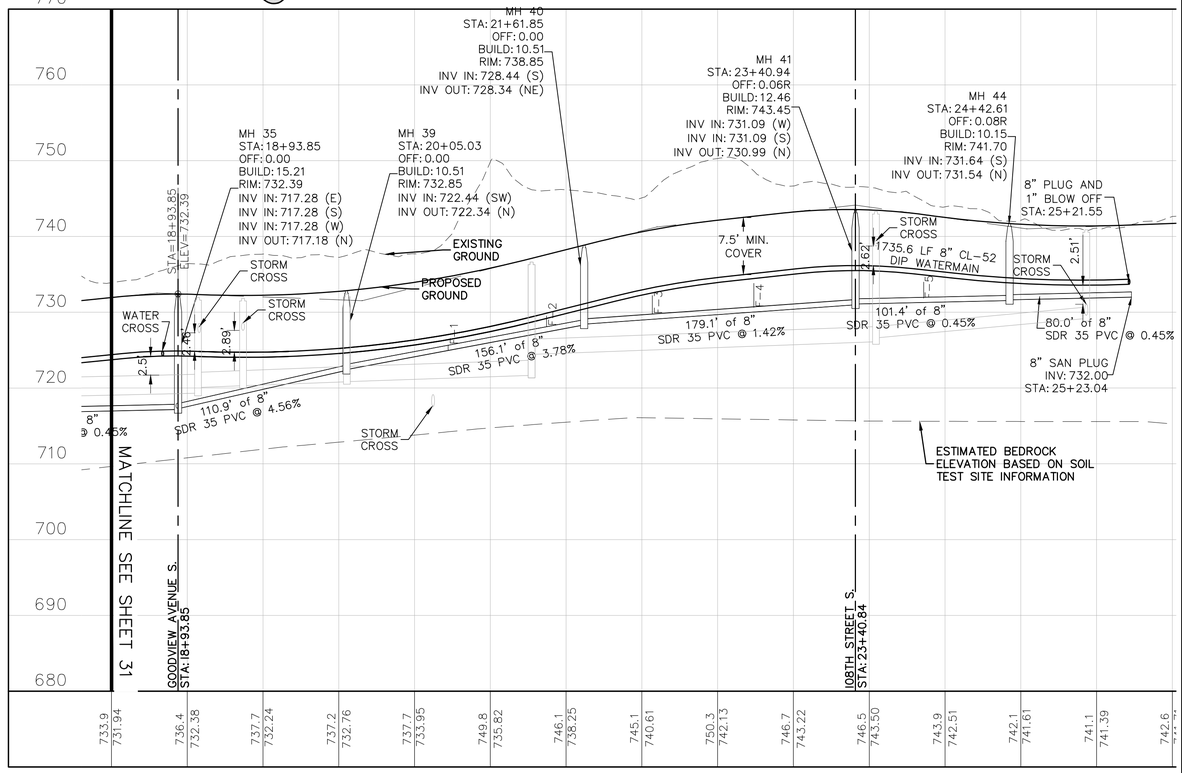
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GOODVIEW AVENUE S. CUL-DE-SAC



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Mississippi Landing

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Sheet 32 of 54

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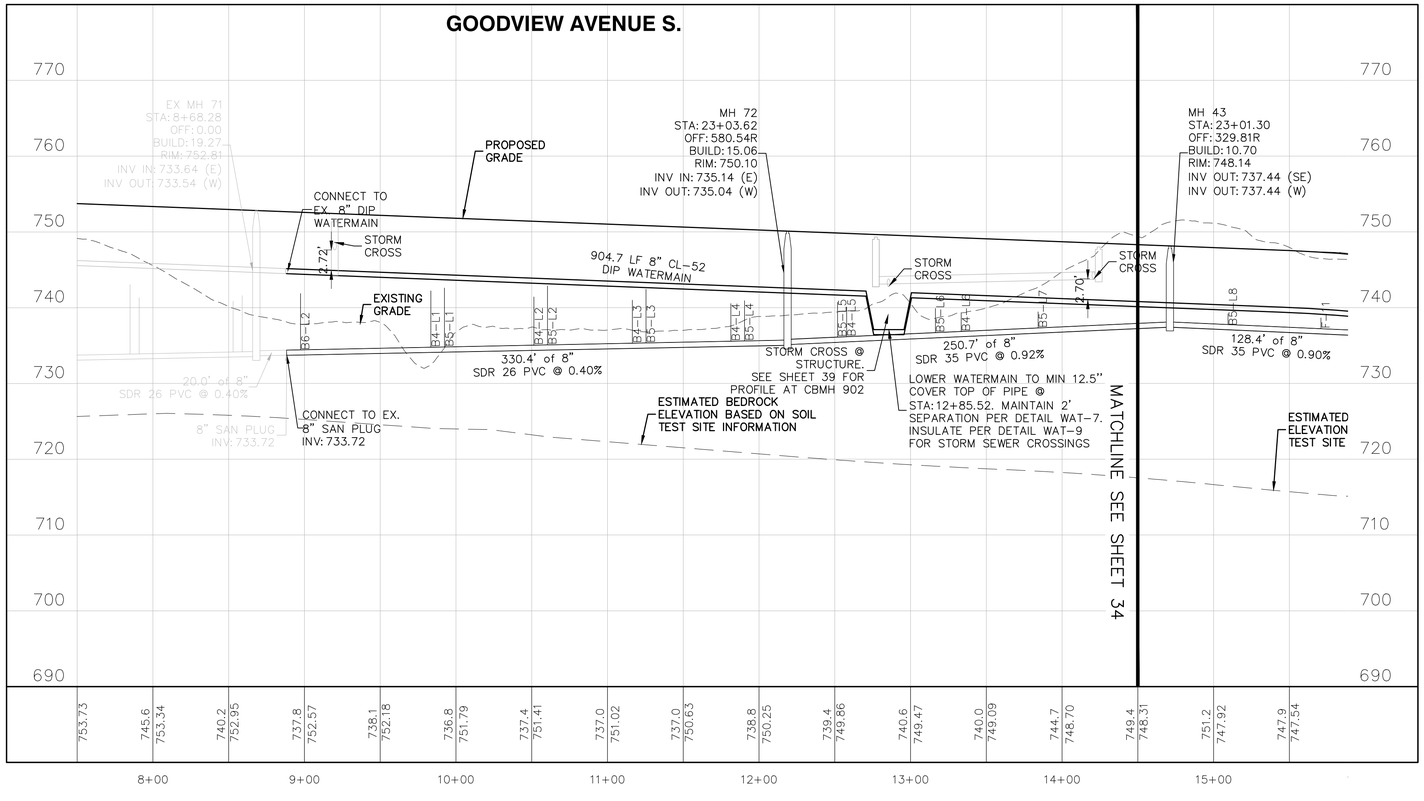
GENERAL NOTES:

1. ALL SANITARY SERVICES SHALL BE 4" PVC SCH 40 @ 2.0% MIN. SLOPE.
2. ALL WATER SERVICES SHALL BE 1" COPPER TYPE "K" W/7.5' MINIMUM COVER.
3. SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED 15' BEYOND RIGHT-OF-WAY, PER CITY OF COTTAGE GROVE STANDARD DETAIL SER-1.
4. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWNSTREAM SANITARY MANHOLE. SANITARY SERVICE INVERT ELEVATIONS ARE SHOWN AT THE UPSTREAM END OF SERVICE AFTER THE RISER PIPE IF REQUIRED.
5. ALL SANITARY MANHOLES SHALL BE 48" IN DIAMETER AND HAVE NEENAH R-1642 CASTINGS UNLESS NOTED OTHERWISE ON THE PLAN. DROP MH'S SHALL BE 60" DIA.
6. SANITARY SEWER DEPTH ZONE AND PIPE MATERIAL TYPE:
   0'-18' = SDR 35
   18'-28' = SDR 26
   28'+=C-900
7. REFER TO CITY OF COTTAGE GROVE CURRENT ENGINEERING STANDARD SPECIFICATIONS FOR ADDITIONAL DETAIL.

LEGEND:

S* = SANITARY SERVICE WYE STATION (FROM DOWNSTREAM MH)
IE = SANITARY SERVICE INVERT ELEVATION
CBE = CURB BOX ELEVATION
LFE = LOWEST FLOOR ELEVATION
R = RISER LENGTH (ACTUAL LENGTH, NOT VERT. RISE (VERTICAL HEIGHT = RISER X 0.707)

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Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Sanitary Sewer & Watermain Plan & Profiles

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

CERTIFICATION

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Ben Palazzolo
1-26-2026 61668
Date License no.

QA/QC CHECK

By Date

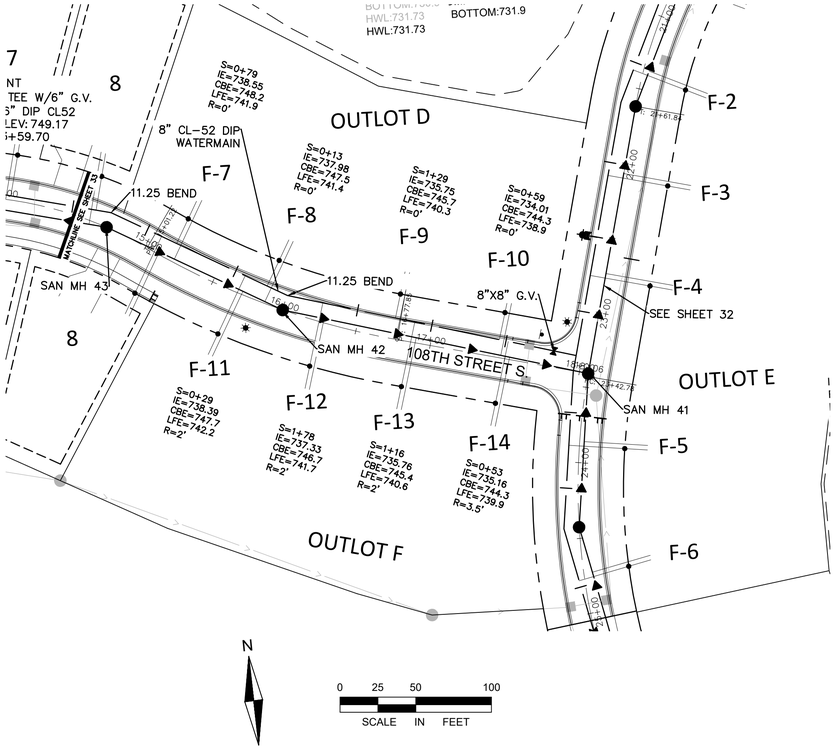
PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

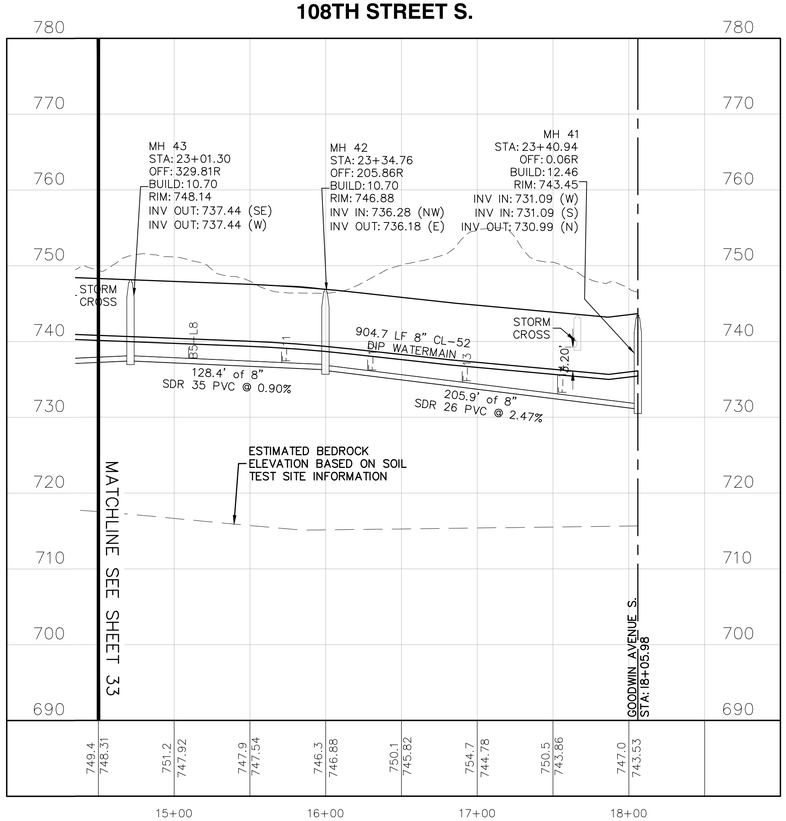
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Sheet 33 of 54

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108TH STREET S.



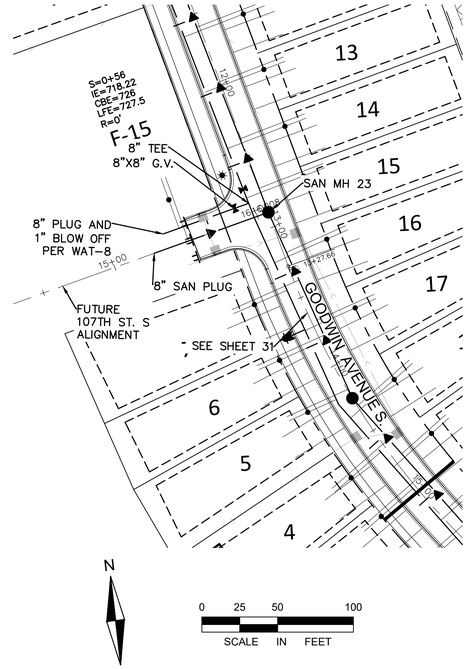
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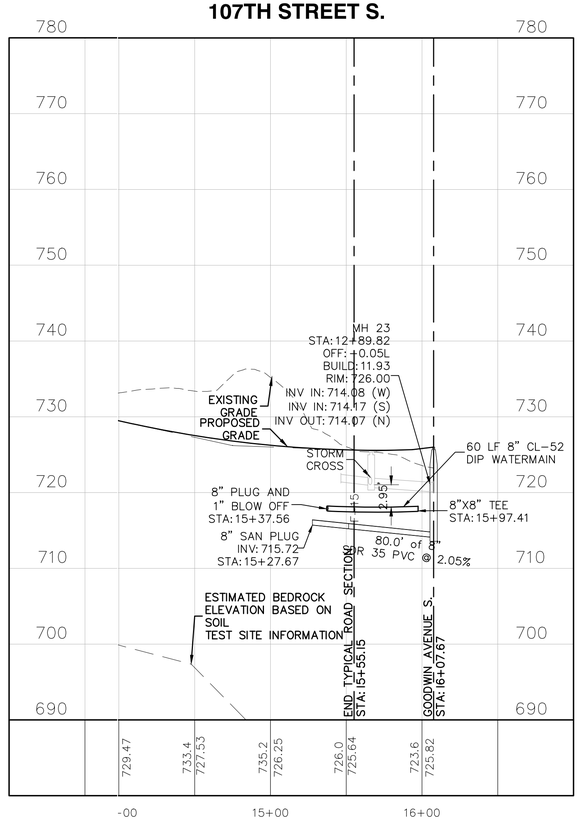
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Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Sanitary Sewer & Watermain Plan & Profiles

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61668 — License no.

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By — Date

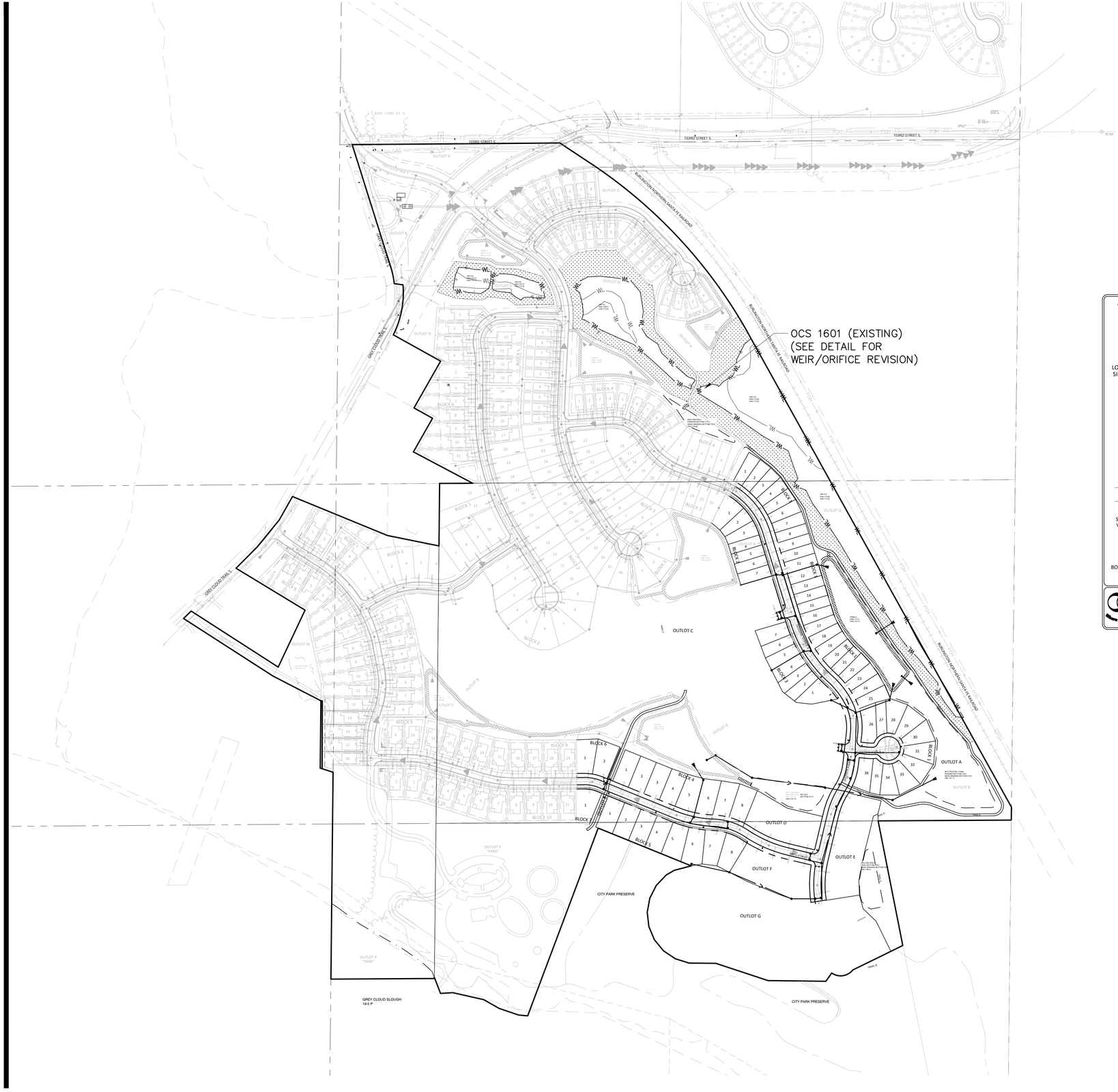
PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

34

Sheet 34 of 54

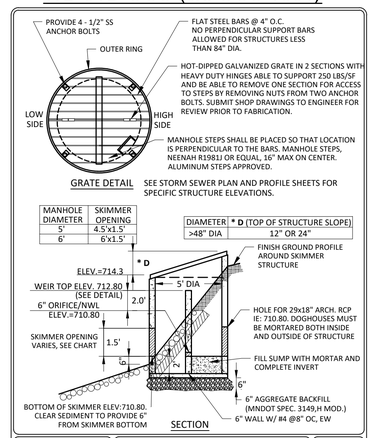
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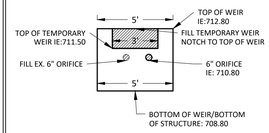
STORM SEWER NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
3. MAINTAIN A MIN 2' VERTICAL SEPARATION AT ALL PIPE CROSSINGS BETWEEN STORM SEWER AND WATERMAIN. LOWER WATERMAIN AS NECESSARY.
4. PROVIDE A MINIMUM OF 4" THICK STYROFOAM BOARD INSULATION FOR ALL STORM SEWER CROSSINGS WITH WATERMAIN AND WATER SERVICES WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 36".
5. ALL STREET AND STORM SEWER WORK SHALL COMPLY WITH THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET AND UTILITY CONSTRUCTION.
6. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS–FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
7. ALL STORM SEWER PIPE SEGMENTS CONNECTED TO FLARED END SECTIONS OR OUTLET STRUCTURES SHALL BE REINFORCED CONCRETE PIPE (RCP.).

WB-01D OCS (ex. OCS 1601)



OCS 1601 WEIR DETAIL



Cottage Grove — Where Pride and Prosperity Meet	STANDARD DETAILS STANDARD SKIMMER STRUCTURE WITH WEIR WALL COTTAGE GROVE, MINNESOTA	JANUARY 2024 PLATE NO. STO - 23

LEGEND:

- PROPOSED STORM SEWER
- PROPOSED DRAIN TILE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY FORCEMAIN
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER

N

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Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Storm Sewer Plan

DATE	DESCRIPTION
12-3-2025	City Submittal
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Ben Palazzolo

1-26-2026 — Date

61668 — License no.

QA/QC CHECK

By — Date

PROJECT TEAM DATA

Designed By: BJP

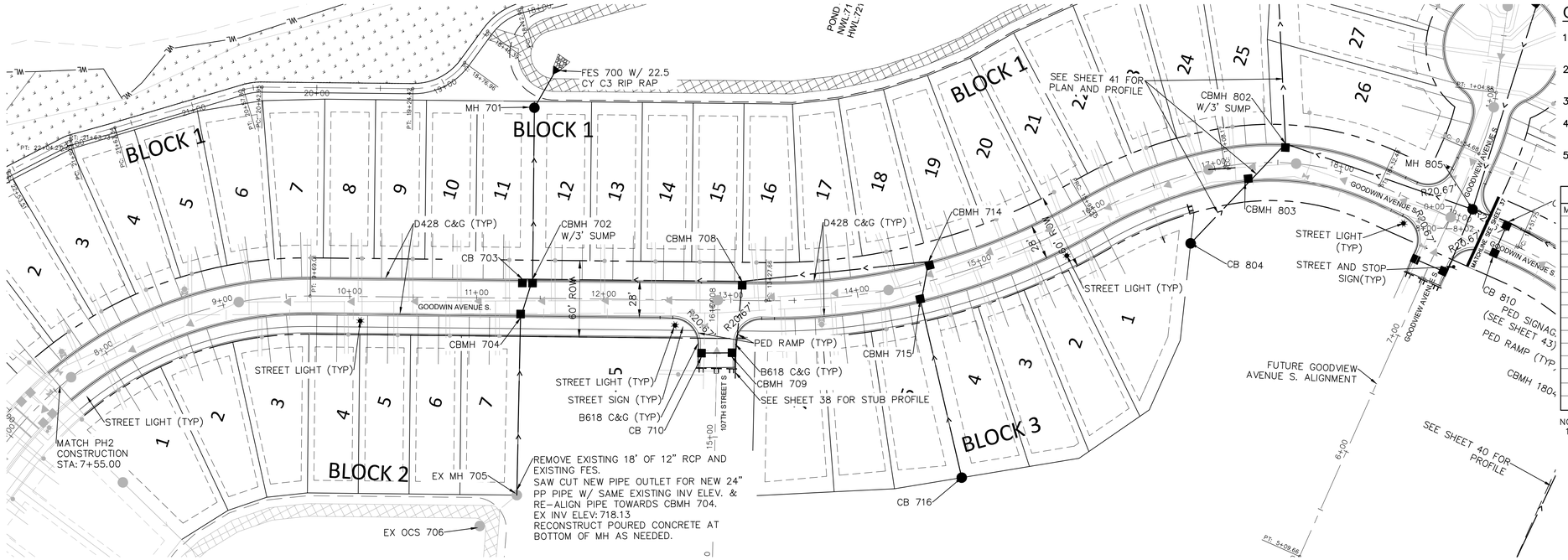
Drafted By: BJP

Project No.: 223-0166

35

Sheet 35 of 54

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GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL STATIONING AND OFFSETS REFERENCE THE ADJACENT ALIGNMENT.
3. TYPICAL SECTION PROVIDED ON SHEET 11.
4. ALL CURB RADII ARE 20.67' MEASURED FROM FACE OF CURB UNLESS OTHERWISE NOTED.
5. REFER TO SHEET 42 FOR DESIGN DETAIL OF INTERSECTIONS AND PEDESTRIAN RAMPS, ETC.

STRUCTURE AND CASTING SCHEDULE

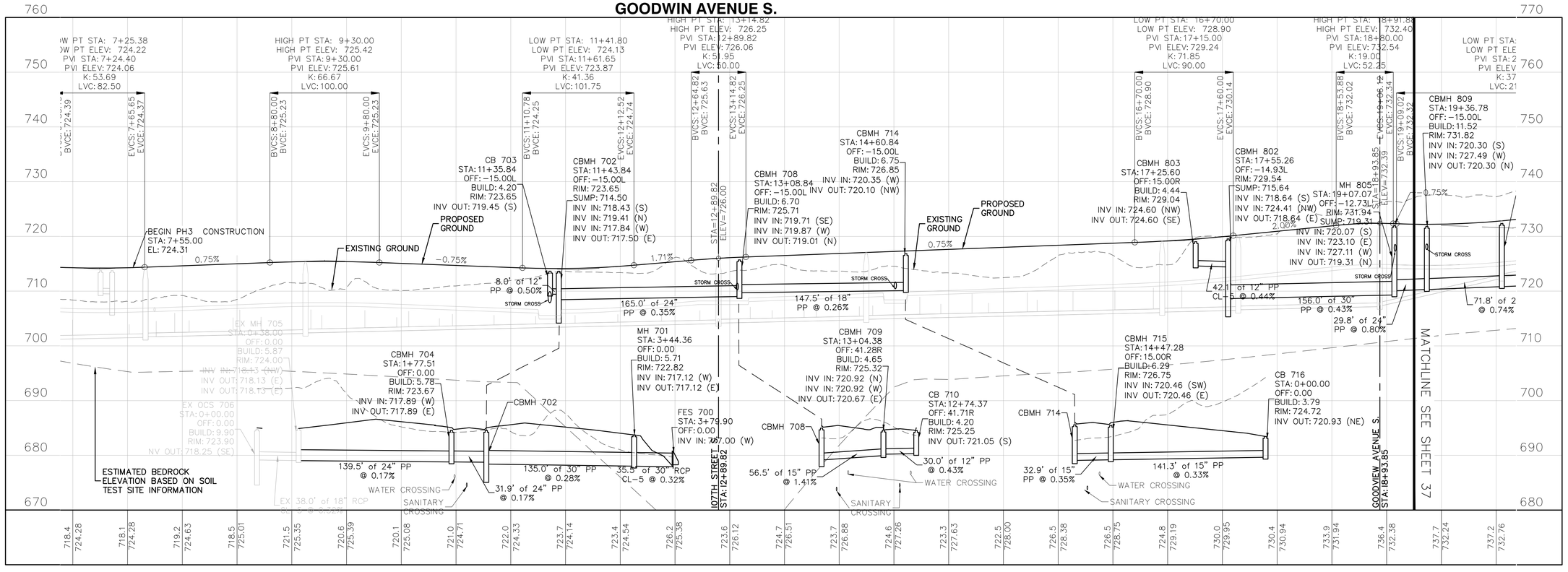
MH NO.	SIZE	CASTING	CITY PLATE #	SPECIAL COMMENTS
701	60"	R-1642	STO-1	GREEN SPACE
702	60"	R-3067-VB	STO-6	3' SUMP
703	2'x3'	R-3067-VB	STO-7	
704	48"	R-3067-VB	STO-5	
708	48"	R-3067-V	STO-5	
709	48"	R-3067-VB	STO-5	
710	2'x3'	R-3067-VB	STO-7	
714	48"	R-3067-V	STO-5	
715	48"	R-3067-V	STO-5	
716	48"	R-4342	STO-9	GREEN SPACE
717	2'x3'	R-3067-V	STO-7	
802	60"	R-3067-V	STO-6	3' SUMP
803	48"	R-3067-V	STO-5	
804	48"	R-4342	STO-9	GREEN SPACE
805	60"	R-1642	STO-2	

NOTES:
1. ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.

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GOODWIN AVENUE S.



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Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Street & Storm Sewer Plan & Profiles

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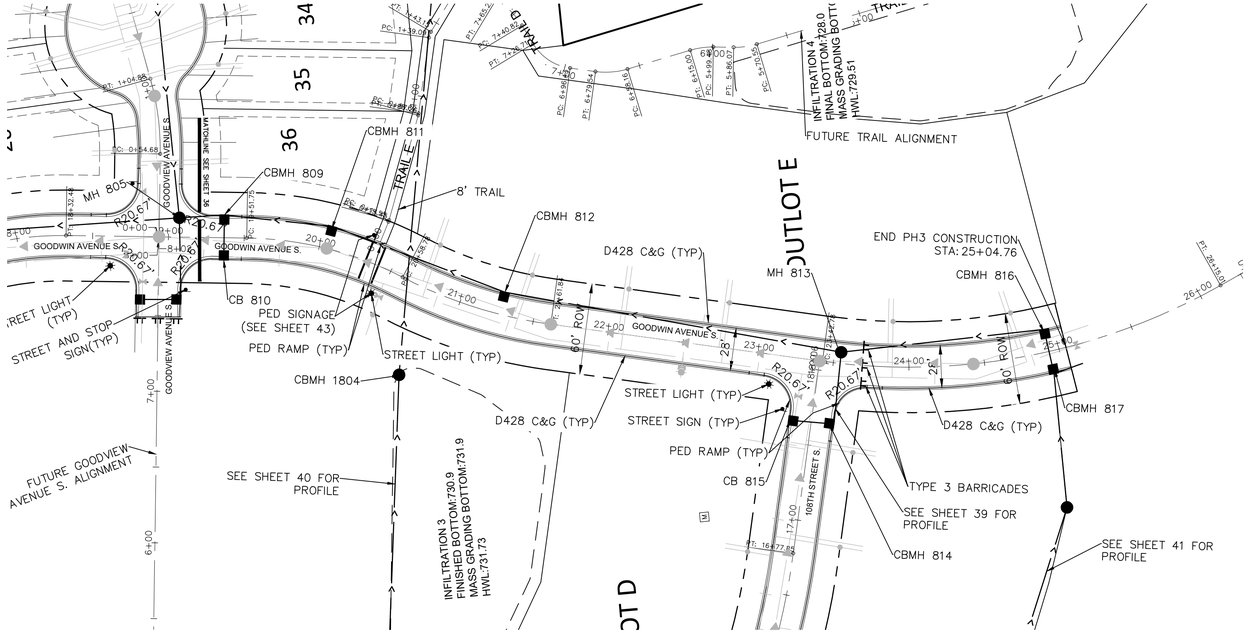
PROJECT TEAM DATA

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Drafted By: BJP
Project No.: 223-0166

36

Sheet 36 of 54

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STRUCTURE AND CASTING SCHEDULE				
MH NO.	SIZE	CASTING	CITY PLATE #	SPECIAL COMMENTS
809	48"	R-3067-VB	STO-5	
810	2'x3'	R-3067-VB	STO-7	
811	48"	R-3067-V	STO-5	
812	48"	R-3067-V	STO-7	
813	48"	R-1642	STO-5	
814	48"	R-3067-V	STO-2	
815	2'x3'	R-3067-V	STO-7	
816	48"	R-3067-VB	STO-5	
817	48"	R-3067-VB	STO-5	

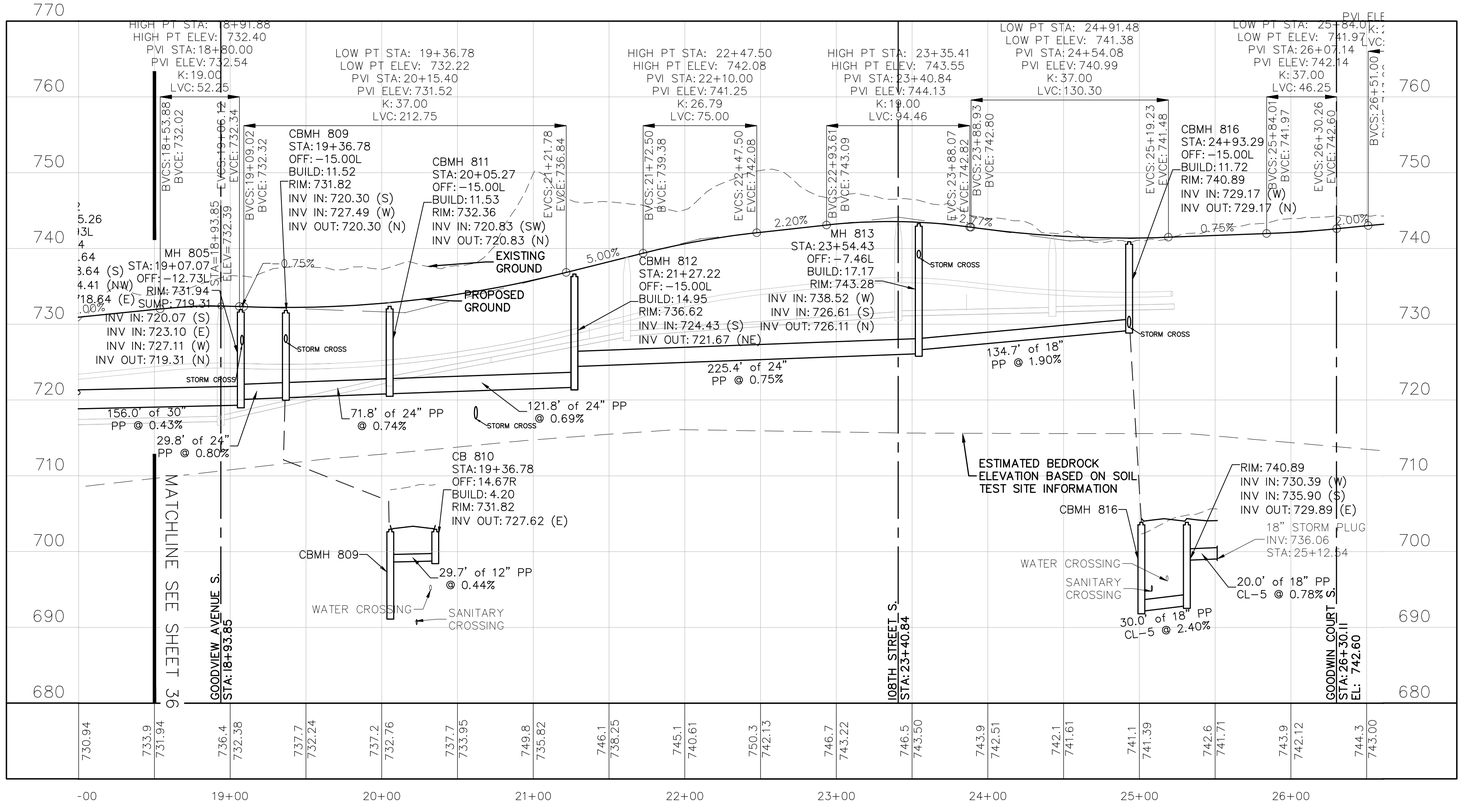
NOTES:
1. ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.

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SCALE IN FEET

GOODWIN AVENUE S.



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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Street & Storm Sewer Plan & Profiles

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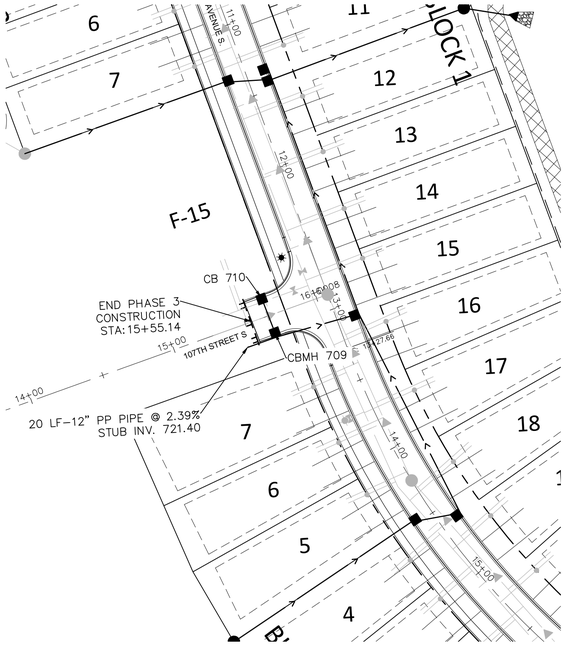
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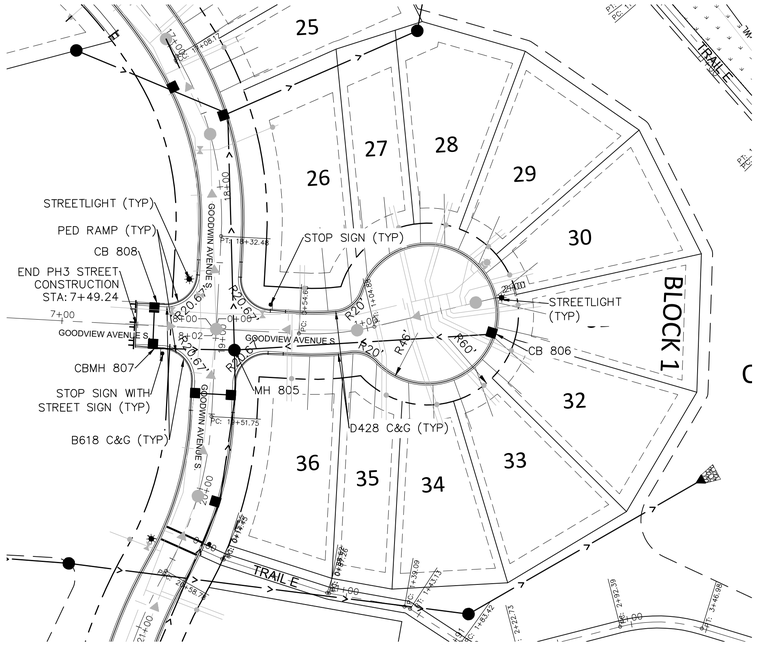
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37

Sheet 37 of 54

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GENERAL NOTES:

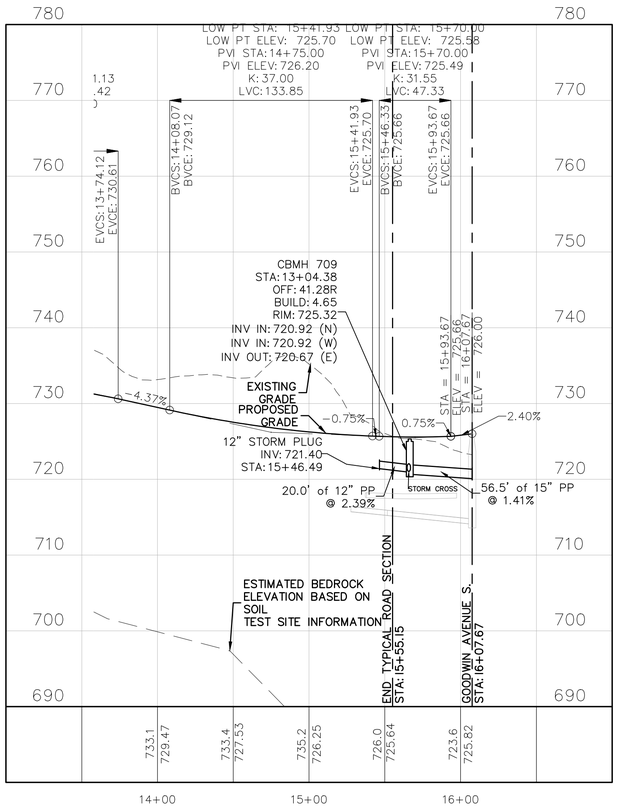
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STRUCTURE AND CASTING SCHEDULE

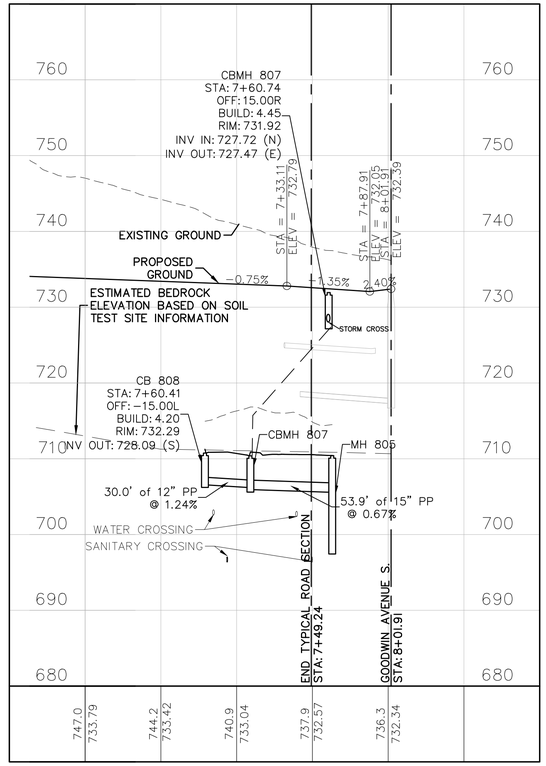
MH NO.	SIZE	CASTING	CITY PLATE #	SPECIAL COMMENTS
709	48"	R–3067–VB	STO–5	
710	2'x3'	R–3067–VB	STO–7	
805	60"	R–1642	STO–2	
806	2'x3'	R–3501–TB	STO–7	
807	48"	R–3067–V	STO–5	
808	2'x3"	R–3067–V	STO–7	

NOTES:
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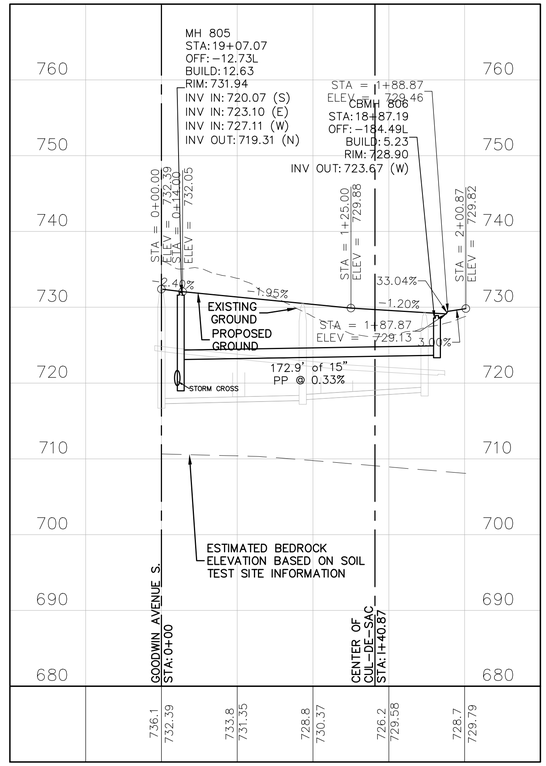
107TH STREET S



GOODVIEW AVENUE S.



GOODVIEW AVENUE S. CUL-DE-SAC



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61668 — License no.

QA/QC CHECK

By — Date

PROJECT TEAM DATA

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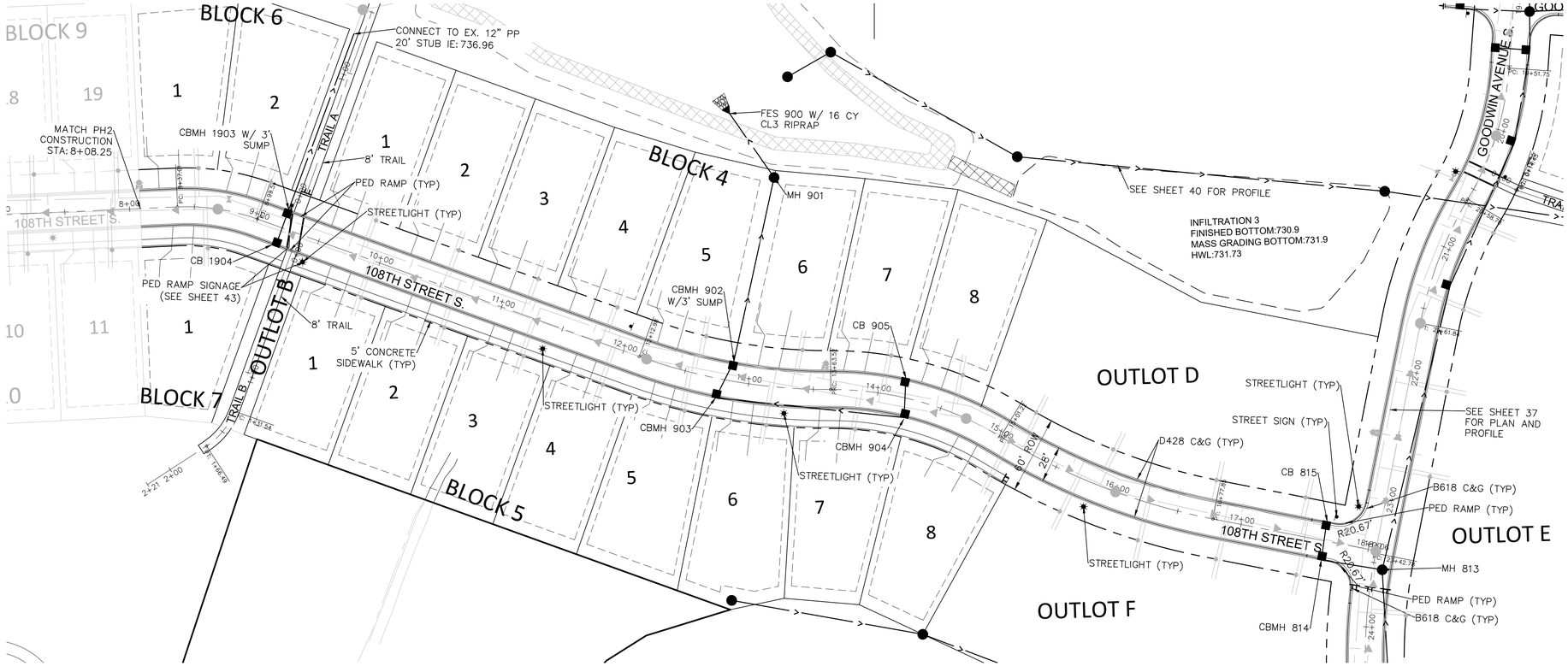
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Sheet 38 of 54

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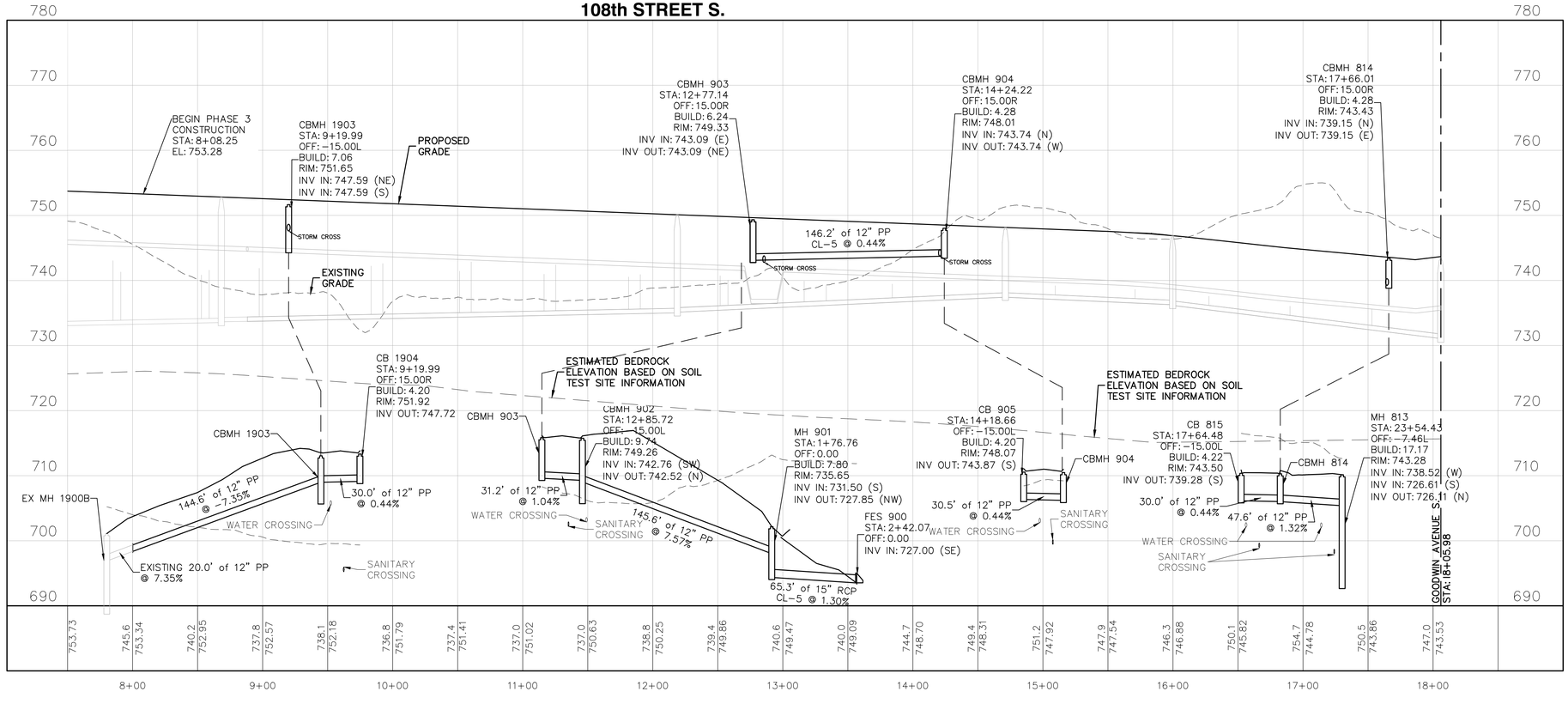
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STRUCTURE AND CASTING SCHEDULE

MH NO.	SIZE	CASTING	CITY PLATE #	SPECIAL COMMENTS
813	48"	R-1642	STO-2	
814	48"	R-3067-V	STO-5	
815	2'x3'	R-3067-V	STO-7	
901	48"	R-1642	STO-1	GREEN SPACE
902	48"	R-3067-V	STO-6	3' SUMP
903	48"	R-3067-V	STO-5	
904	48"	R-3067-V	STO-5	
905	2'x3'	R-3067-V	STO-7	
1903	48"	R-3501-TL	STO-6	3' SUMP
1904	2'x3'	R-3067-V	STO-7	

NOTES:
1. ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.



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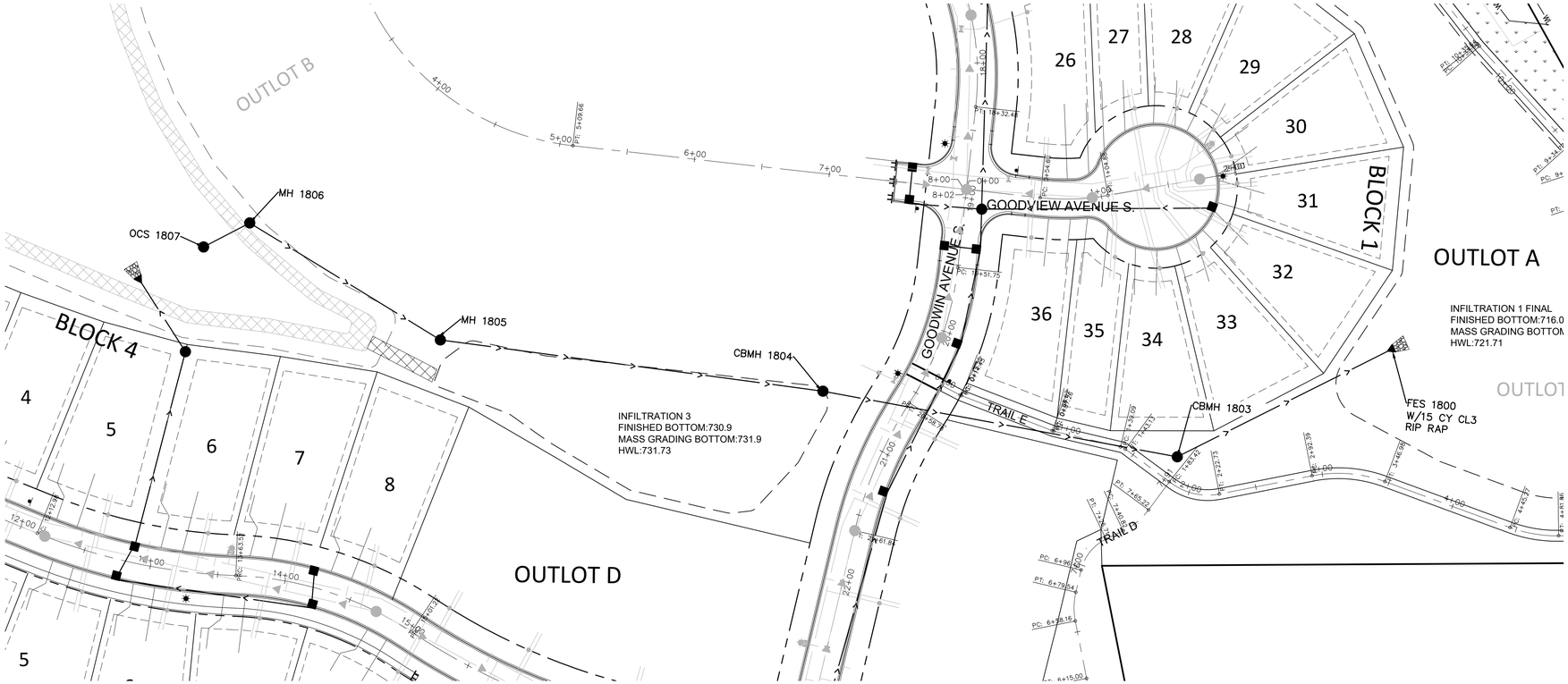
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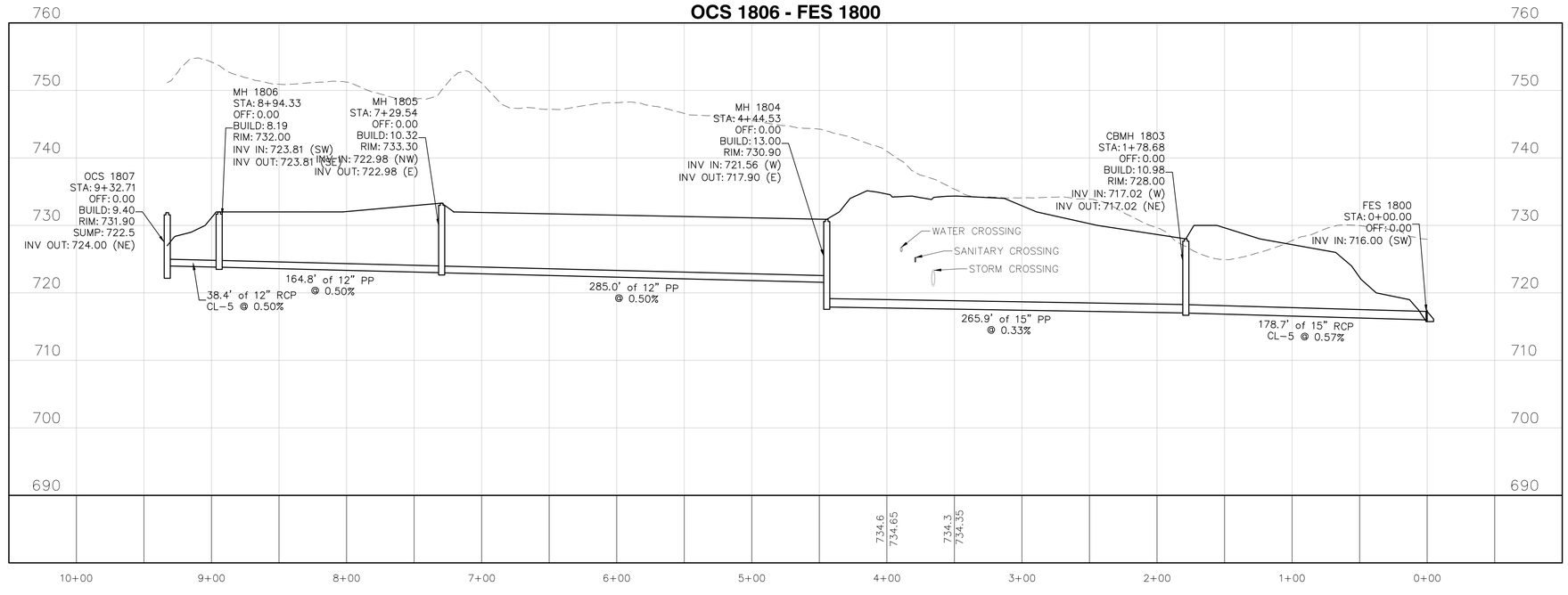
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Sheet 39 of 54

File location: X:\2022\22-0166 - Mississippi Landing\plan sheets\Final Plat - Construction Docs - Phase 3\PH3_23016Bs5.dwg, Plotted By: Ben Palazzolo on January 26, 2026 at 4:44:50 PM





GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL STATIONING AND OFFSETS REFERENCE THE ADJACENT ALIGNMENT.
3. TYPICAL SECTION PROVIDED ON SHEET 11.
4. ALL CURB RADII ARE 20.67' MEASURED FROM FACE OF CURB UNLESS OTHERWISE NOTED.
5. REFER TO SHEET 42 FOR DESIGN DETAIL OF INTERSECTIONS AND PEDESTRIAN RAMPS, ETC.

STRUCTURE AND CASTING SCHEDULE

MH NO.	SIZE	CASTING	CITY PLATE #	SPECIAL COMMENTS
1803	48"	R-4342	STO-9	GREEN SPACE
1804	48"	R-4342	STO-9	GREEN SPACE
1805	48"	R-4342	STO-1	GREEN SPACE
1806	48"	R-4342	STO-1	GREEN SPACE
1807	48"	GRATE	STO-23	OCS

NOTES:
1. ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.

POND 2 OCS (OCS 1806)

Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
STANDARD SKIMMER STRUCTURE WITH WEIR WALL
COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO. STO - 23

0 25 50 100
SCALE IN FEET

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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Storm Sewer Plan And Profile

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

CERTIFICATION

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

Ben Palazzolo
1-26-2026 61668
Date License no.

QA/QC CHECK

By Date

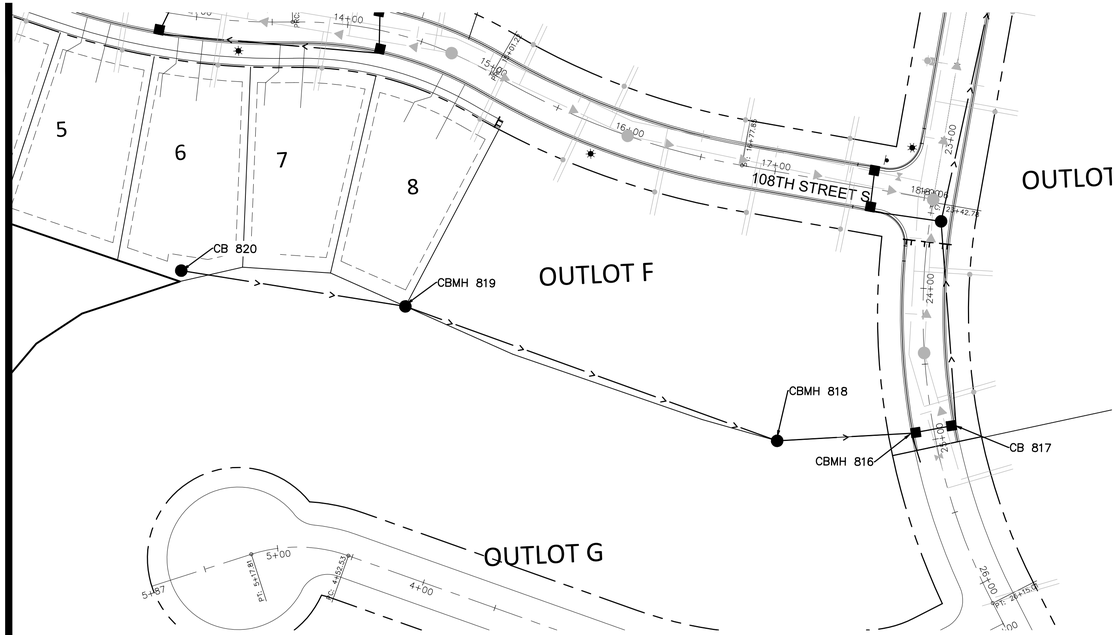
PROJECT TEAM DATA

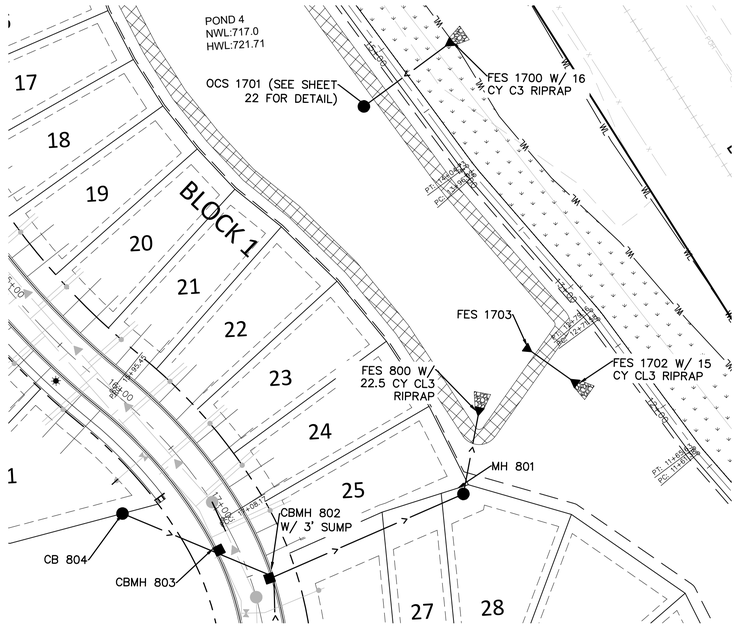
Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

40

Sheet 40 of 54

File Location: X:\2023\230166 - Mississippi Landing\plan sheets\Final Plat - Construction Docs - Phase 3\Ph3_230166cd.dwg Plotted By: Ben Palazzolo on January 26, 2026 at 4:45:01 PM





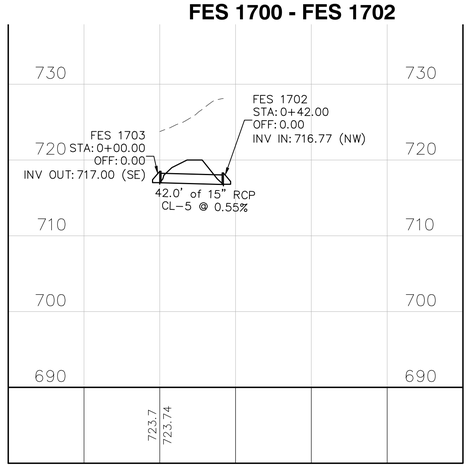
GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL STATIONING AND OFFSETS REFERENCE THE ADJACENT ALIGNMENT..

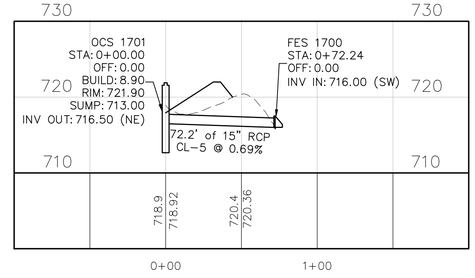
STRUCTURE AND CASTING SCHEDULE				
MH NO.	SIZE	CASTING	CITY PLATE #	SPECIAL COMMENTS
801	60"	R-1642	STO-9	
802	48"	R-3067-V	STO-6	3' SUMP
803	48"	R-3067-V	STO-5	
804	48"	R-4342	STO-9	GREEN SPACE
816	48"	R-3067-VB	STO-5	
817	2'x3'	R-3067-VB	STO-7	
818	48"	R-4342	STO-9	GREEN SPACE
819	48"	R-4342	STO-9	GREEN SPACE
820	48"	R-4342	STO-9	GREEN SPACE
1701	60"	GRATE	STO-23	OCS (SEE SHEET 24)

NOTES:
1. ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.

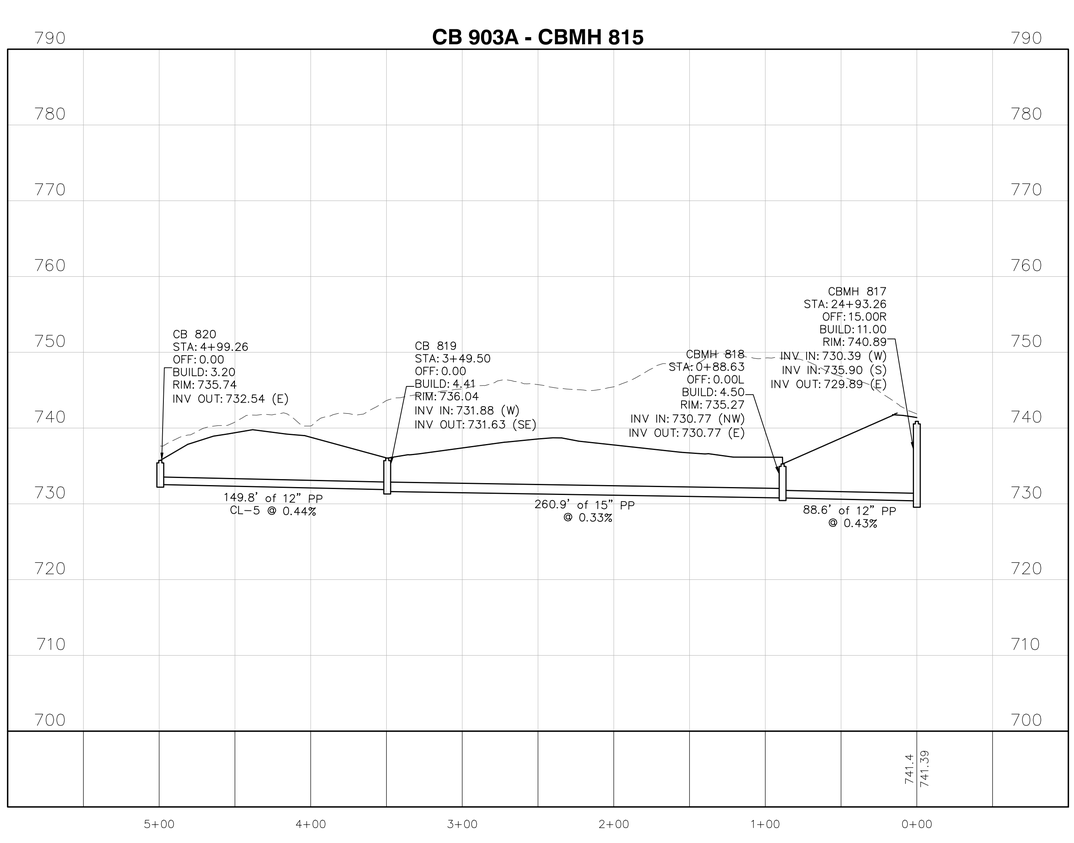
FES 1700 - FES 1702



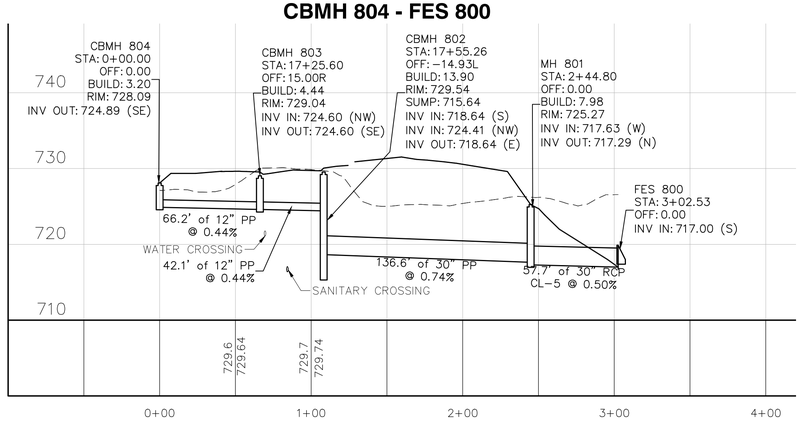
OCS 1701 - FES 1700

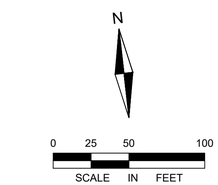


CB 903A - CBMH 815



CBMH 804 - FES 800





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RACHEL DEVELOPMENT

Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Storm Sewer Plan And Profile

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

CERTIFICATION

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Ben Palazzolo
1-26-2026 61668
Date License no.

QA/QC CHECK

By Date

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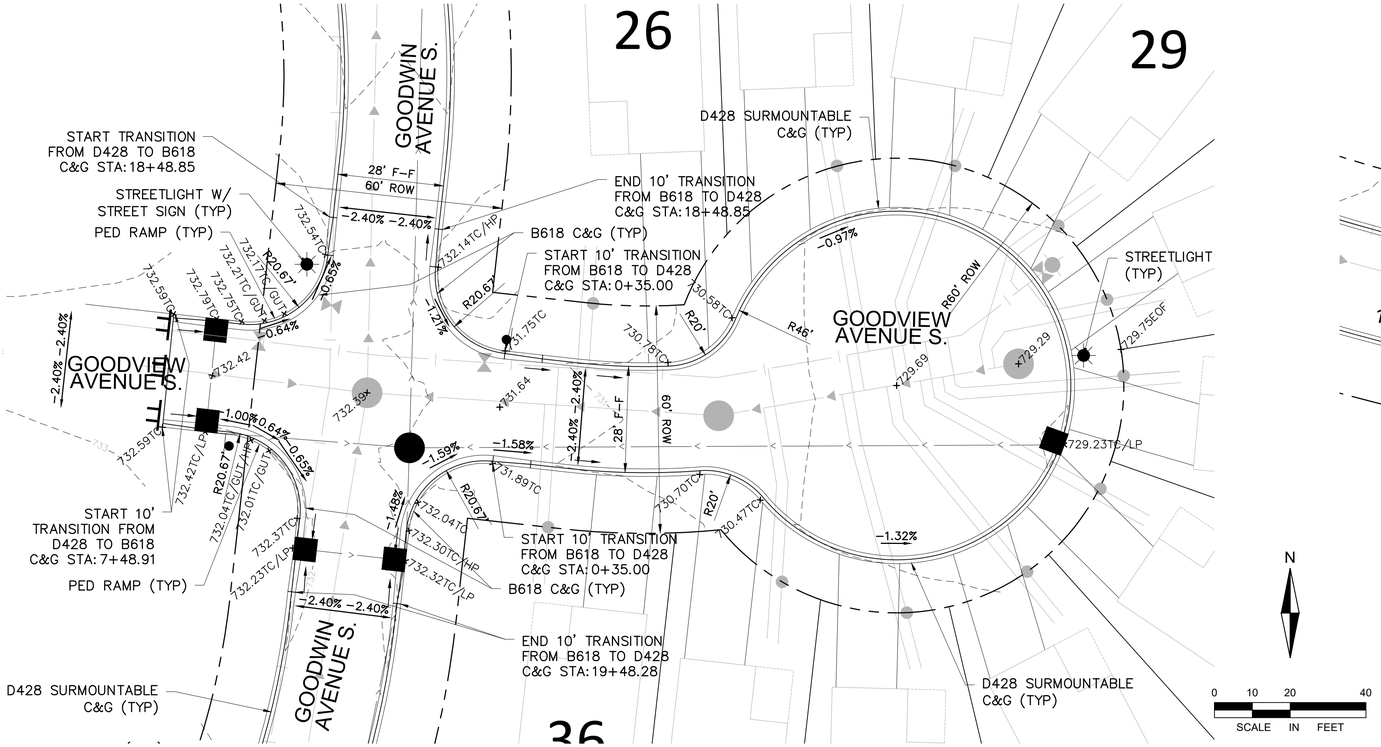
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Drafted By: BJP
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41

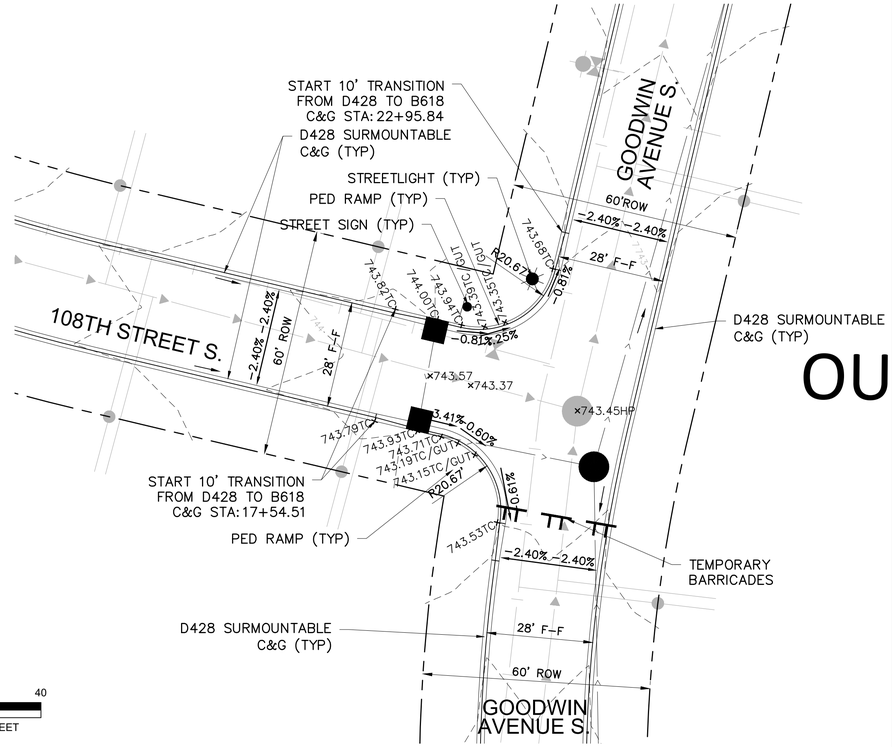
Sheet 41 of 54

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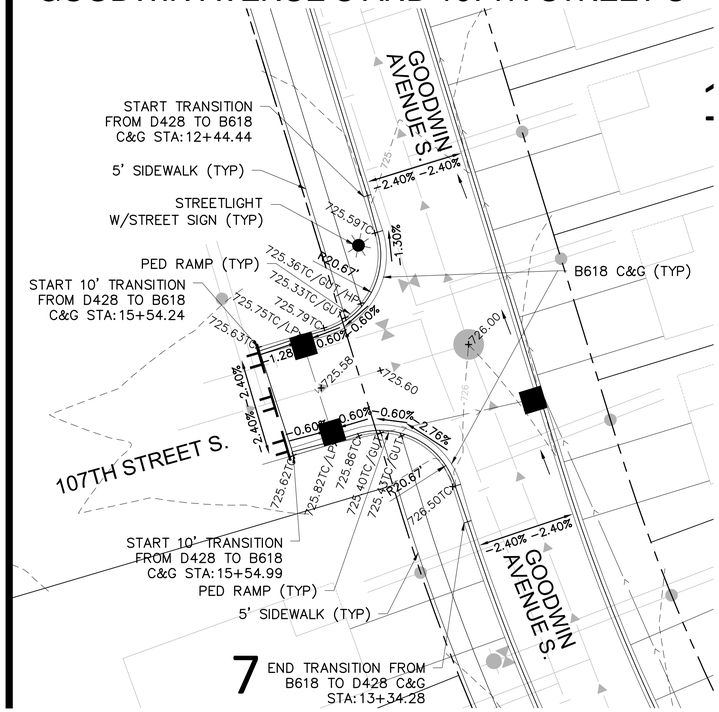
GOODWIN AVENUE S AND GOODVIEW AVENUE S.



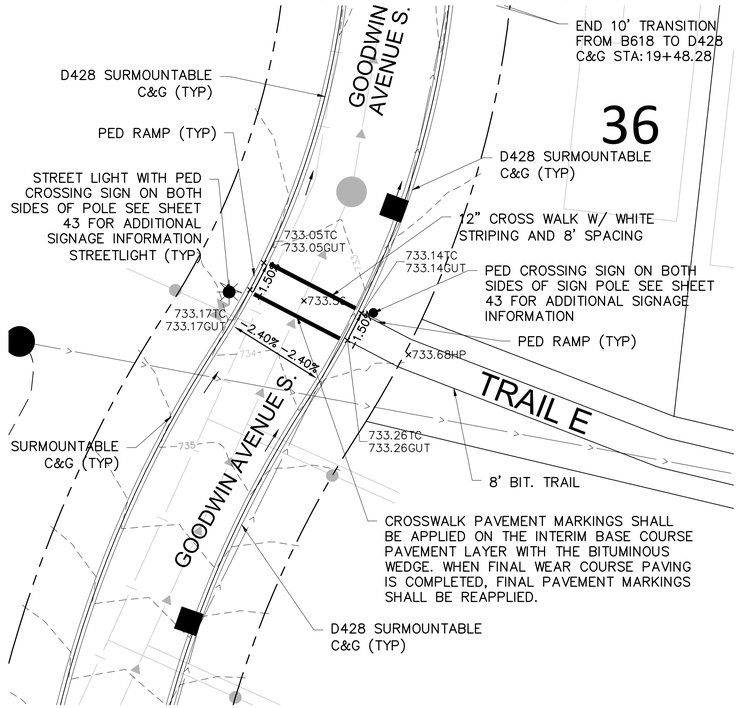
GOODWIN AVENUE S AND 108TH STREET S



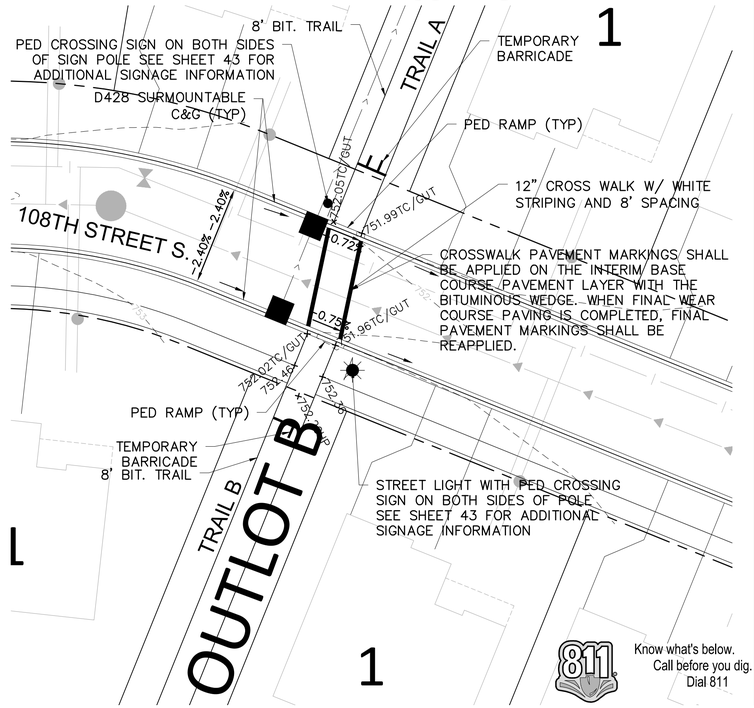
GOODWIN AVENUE S AND 107TH STREET S



TRAIL E AND GOODWIN AVENUE S



TRAIL A - TRAIL B AND 108TH STREET



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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Intersection Details

DESCRIPTION	DATE
City Submittal	12-3-2025
City Submittal	1-26-2026

CERTIFICATION

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Ben Palazzolo
1-26-2026 — Date
61668 — License no.

QA/QC CHECK

By — Date

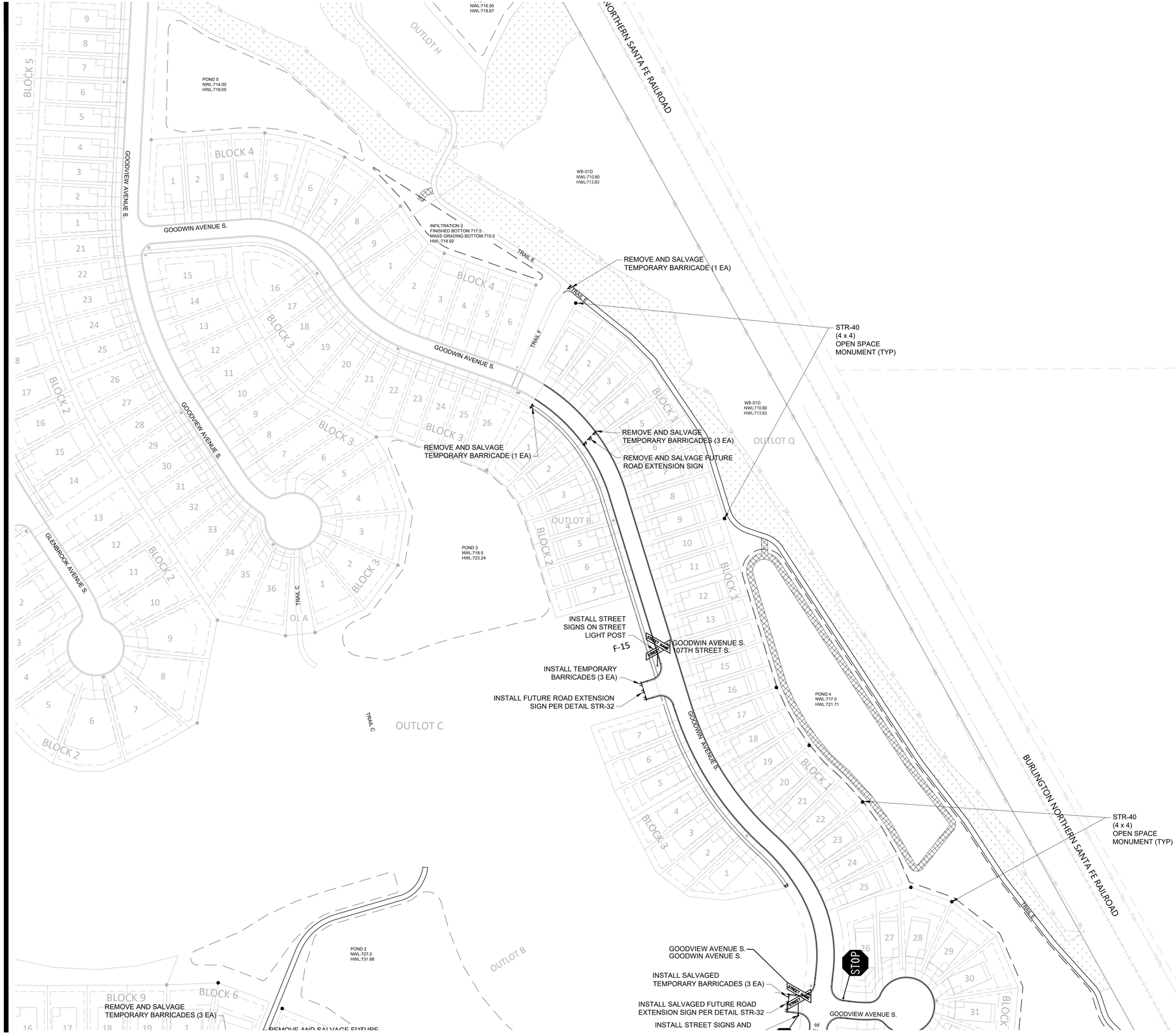
PROJECT TEAM DATA

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Drafted By: BJP
Project No.: 223-0166

42

Sheet 42 of 54

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LEGEND:

- STREET SIGN
- OPEN SPACE MONUMENT

SIGN SCHEDULE

SIGN	SIGN NO.	SIZE	QUANTITY
AHEAD	W11-2 W16-9P	30" x 30" 24" x 12"	1
	W11-2 W16-7P	30" x 30" 24" x 18"	8
OPEN SPACE MONUMENT	SEE CITY PLATE NO. STR-40		35
TEMPORARY BARRICADES	SEE CITY PLATE NO. STR-32		13 (9 SALVAGED) (4 NEW)
FUTURE ROAD EXTENSION	SEE CITY PLATE NO. STR-31		1
STREET NAME	SEE CITY PLATE NO. STR-29	(WHITE ON GREEN)	3
STOP	R1-1	30" x 30" (WHITE ON RED)	2

NOTE:
CROSSWALK SIGNAGE SHALL BE INSTALLED PER MnDOT TRAFFIC ENGINEERING MANUAL (CHAPTER 6, FIG. 6-16-.1)

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RACHEL DEVELOPMENT

Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Signage Plan

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

CERTIFICATION

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Ben Palazzolo

Ben Palazzolo

1-26-2026 — Date

61668 — License no.

QA/QC CHECK

By — Date

PROJECT TEAM DATA

Designed By: BJP

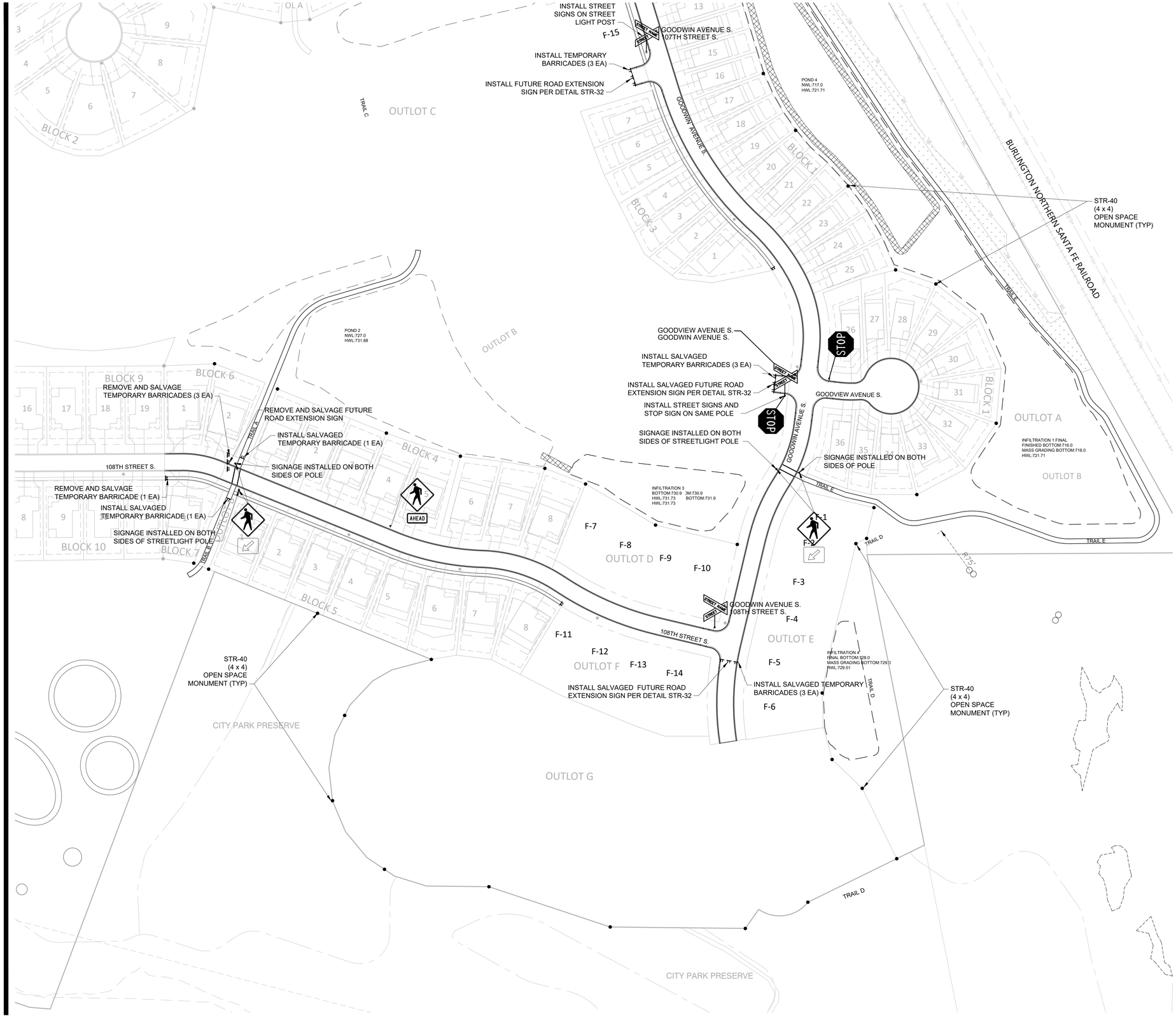
Drafted By: BJP

Project No.: 223-0166

43

Sheet 43 of 54

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RACHEL DEVELOPMENT

Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Signage Plan

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

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61668 — License no.

QA/QC CHECK

By — Date

PROJECT TEAM DATA

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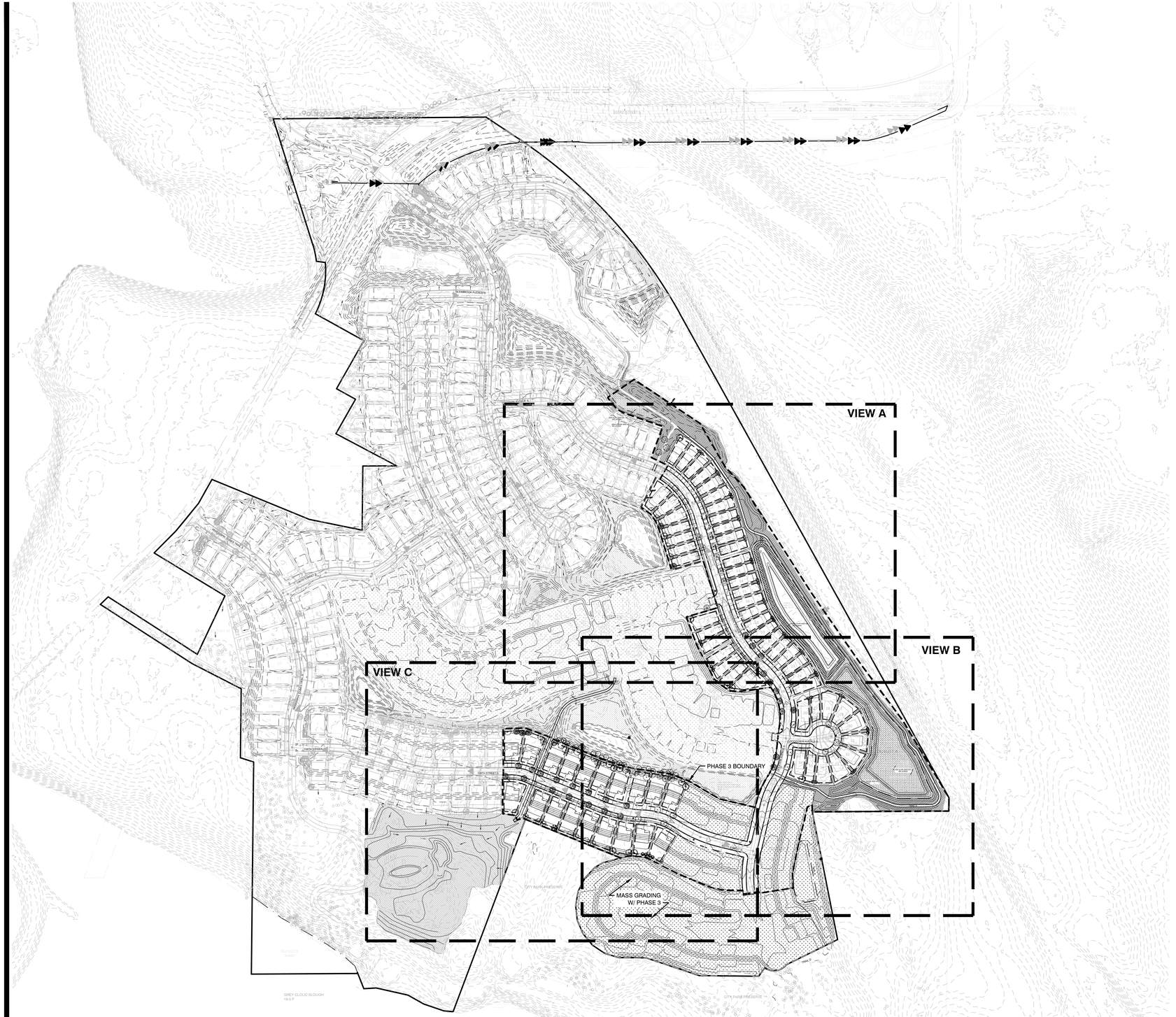
Drafted By: BJP

Project No.: 223-0166

44

Sheet 44 of 54

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LEGEND

- DECIDUOUS OVERSTORY TREES
- CONIFEROUS TREES
- EXISTING SANDY GENERAL ROADSIDE MIX (MNDOT 25-121)
- EXISTING LOW MAINTENANCE TURF MIX (MNDOT 25-131)
- EXISTING SIDE SLOPE SEED MIX MN STATE SEED MIX 33-261
- EXISTING MESIC PRAIRIE MIX MN STATE SEED MIX 35-241
- TEMPORARY SEED MIX (MNDOT 22-111 2 YEAR STABILIZATION)
- MESIC PRAIRIE MIX MN STATE SEED MIX 33-261
- SIDE SLOPE SEED MIX MN STATE SEED MIX 33-261

N

0 100 200 400

SCALE IN FEET

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RACHEL DEVELOPMENT

Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Landscape Plan - Overall

DESCRIPTION	DATE
City Submittal	12-3-2025
City Submittal	1-26-2026

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1-26-2026 — Date

61668 — License no.

QA/QC CHECK

By — Date

PROJECT TEAM DATA

Designed By: BJP

Drafted By: BJP

Project No.: 223-0166

45

Sheet 45 of 54

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LEGEND

- DECIDUOUS OVERSTORY TREES
- CONIFEROUS TREES
- EXISTING SANDY GENERAL ROADSIDE MIX (MNDOT 25-121)
- EXISTING LOW MAINTENANCE TURF MIX (MNDOT 25-131)
- EXISTING SIDE SLOPE SEED MIX MN STATE SEED MIX 33-261
- EXISTING MESIC PRAIRIE MIX MN STATE SEED MIX 35-241
- TEMPORARY SEED MIX (MNDOT 22-111 2 YEAR STABILIZATION)
- MESIC PRAIRIE MIX MN STATE SEED MIX 33-261
- SIDE SLOPE SEED MIX MN STATE SEED MIX 33-261

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N

0 25 50 100
SCALE IN FEET

OM 717.5
BOTTOM:718.5

TRAIL E

3 - HO
1 - RB
2 - BS
2 - BF
2 - SP
5 - HO
7 - HB
1 - NE
1 - RM
1 - HB
1 - AE

BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4

AVENUE S.

GOODWIN AVENUE S.

23' 4LP
23' OhP

8' TRAIL
SEE SITE PLAN

WB-01D
NWL:710.80
HWL:713.83

POND 3
NWL:718.5
HWL:723.24

POND 4
NWL:717.0
HWL:721.71

SIDE SLOPE SEED MIX
SEE LEGEND

PHASE 3 BOUNDARY

F-15

OUTLOT A
OUTLOT C
TRAIL C

BURLINGTON NORTHERN SANT

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RACHEL DEVELOPMENT

Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Landscape Plan - View A

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

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QA/QC CHECK

By Date

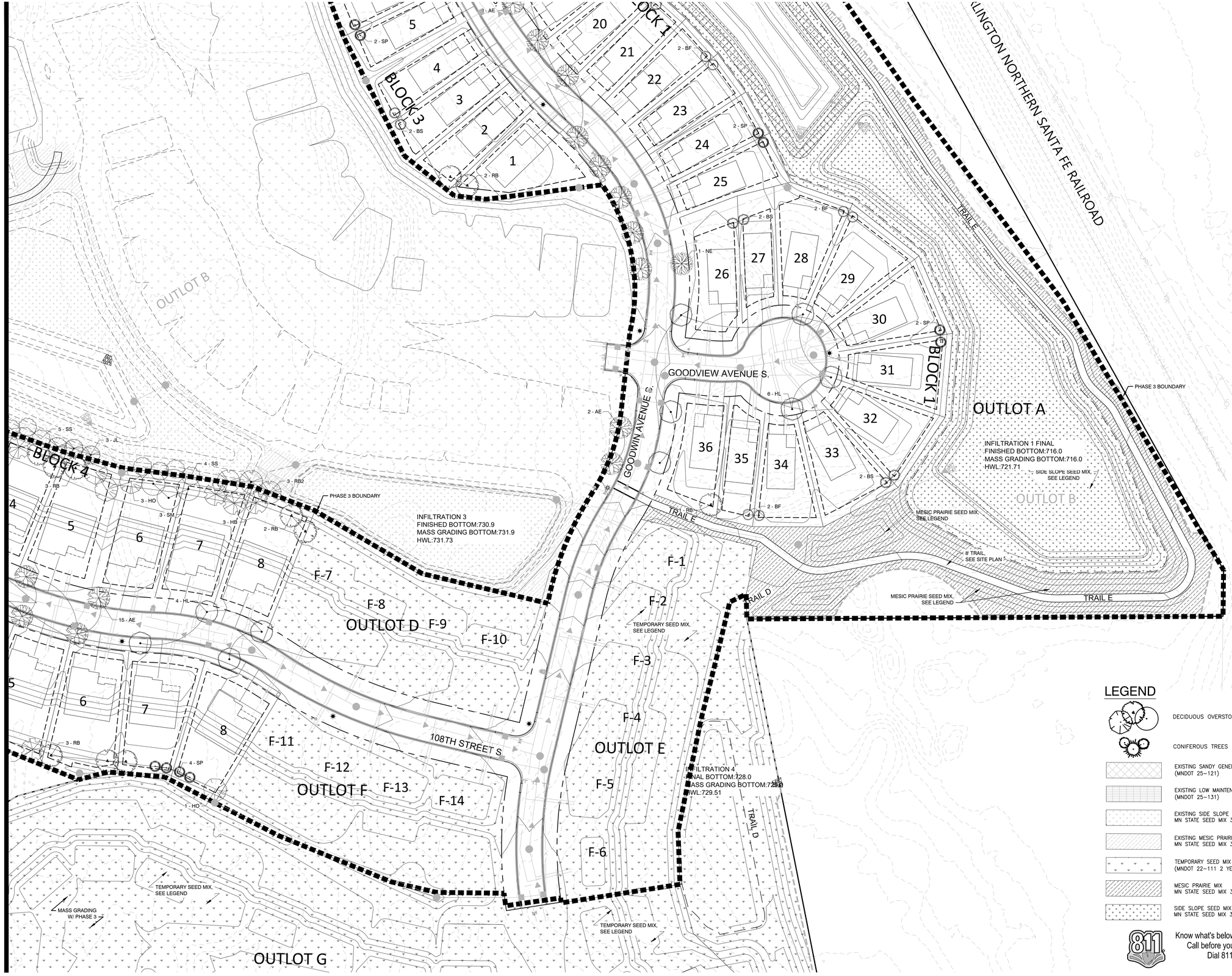
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Drafted By: BJP
Project No.: 223-0166

46

Sheet 46 of 54

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LEGEND

- DECIDUOUS OVERSTORY TREES
- CONIFEROUS TREES
- EXISTING SANDY GENERAL ROADSIDE MIX (MNDOT 25-121)
- EXISTING LOW MAINTENANCE TURF MIX (MNDOT 25-131)
- EXISTING SIDE SLOPE SEED MIX MN STATE SEED MIX 33-261
- EXISTING MESIC PRAIRIE MIX MN STATE SEED MIX 35-241
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- MESIC PRAIRIE MIX MN STATE SEED MIX 33-261
- SIDE SLOPE SEED MIX MN STATE SEED MIX 33-261

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0 25 50 100
SCALE IN FEET

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RACHEL DEVELOPMENT

Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Landscape Plan - View B

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

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QA/QC CHECK

By — Date

PROJECT TEAM DATA

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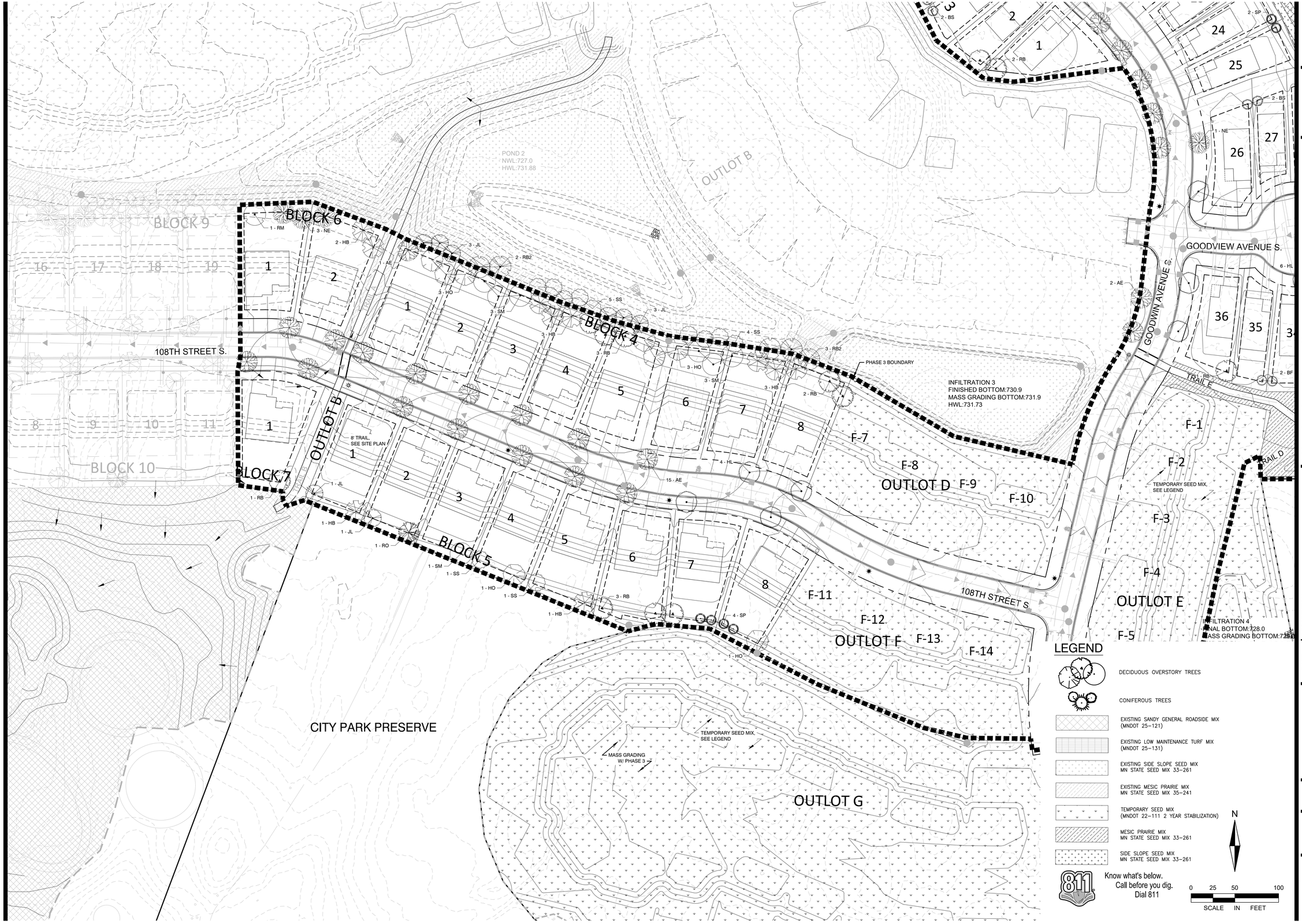
Drafted By: BJP

Project No.: 223-0166

47

Sheet 47 of 54

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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Landscape Plan - View C

DESCRIPTION	DATE
City Submittal	12-3-2025
City Submittal	1-26-2026

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1-26-2026 — Date
61668 — License no.

QA/QC CHECK

By — Date

PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

48

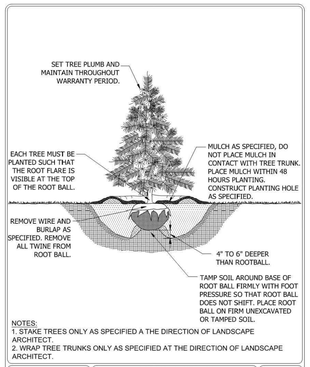
Sheet 48 of 54

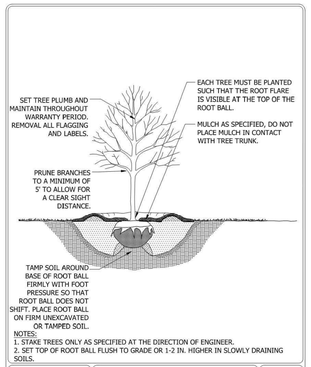
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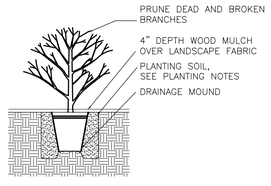
PHASE 3 TREE SCHEDULE:

QTY	KEY	COMMON NAME / SCIENTIFIC NAME	SIZE	NOTES
CONIFER TREES				
12	**BF**	Balsam Fir | Abies balsamea	6' B&B	Full Form
14	**BS**	Black Hills Spruce | Picea glauca 'Densata'	6' B&B	Full Form
16	**SP**	Swiss Stone Pine | Pinus cembra	6' B&B	Full Form
OVERSTORY TREES				
26	**AE**	Accolade Elm | Ulmus japonica x wilsoniana 'Morton'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
20	**HB**	Common Hackberry | Celtis occidentalis	2.5" Cal. B&B	Straight Trunk, No V-Crotch
10	**HL**	Shademaster Honeylocust | Gleditsia triacanthos 'Shademaster'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
16	**PO**	Heritage Oak | Quercus macdanielli 'Clemons'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
6	**NE**	New Horizon Elm | Ulmus x 'New Horizon'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
16	**RB**	River Birch (multi-trunk)	6' Ht. B&B	Clump Form
5	**RB2**	River Birch (single-stem)	2.5" Cal. B&B	Straight Trunk, No V-Crotch
3	**RM**	Autumn Blaze Maple | Acer x freemanii 'Jeffersred'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
1	**RO**	Northern Red Oak | Quercus rubra	2.5" Cal. B&B	Straight Trunk, No V-Crotch
7	**SM**	Fall Fiesta Sugar Maple | Acer saccharum 'Bailsta'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
ORNAMENTAL TREES				
8	**JL**	Ivory Silk Japanese Tree Lilac | Syringa reticulata 'Ivory Silk'	1.5" Cal. B&B	Straight Trunk, No V-Crotch
11	**SS**	Spring Snow Crabapple | Malus x 'Spring Snow'	1.5" Cal. B&B	Straight Trunk, No V-Crotch
171	**TREE TOTALS**			

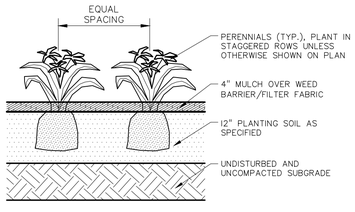
NOTES:
- QUANTITIES ON PLAN SUPERCEDE SCHEDULE IN EVENT OF DISCREPENCY.
- THE DEVELOPER RESERVES THE RIGHT TO MAKE TREE SUBSTITUTIONS BASED ON CITY'S APPROVED SPECIES LIST.



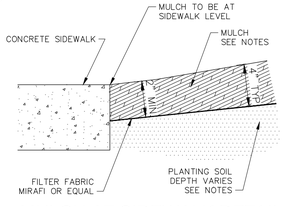




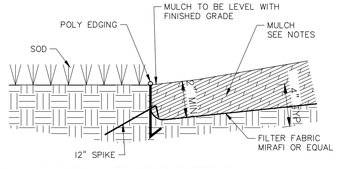
1 SHRUB PLANTING DETAIL
NOT TO SCALE



2 PERENNIAL PLANTING DETAIL
NOT TO SCALE



3 MULCH AT SIDEWALK DETAIL
NOT TO SCALE



4 MULCH AT SOD DETAIL
NOT TO SCALE

LANDSCAPE REQUIREMENTS:

TREE REQUIREMENTS:
(SEE PRELIMINARY PLAT PLANS FOR OVERALL DEVELOPMENT REQUIREMENTS)

	STREET TREE	YARD/BUFFER TREE
OVERALL DEVELOPMENT REQUIREMENT:	271	678
PROPOSED IN PHASE 1:	100	301
PROPOSED IN PHASE 2:	45	97
PROPOSED IN PHASE 3:	48	123
PHASE 1–3 TOTAL:	193 (71%)	521 (77%)

SHRUB REQUIREMENTS:
40' LOTS — 5 SHRUBS PER LOT REQ'D, 1 ORNAMENTAL + 5 SHRUBS PER LOT PROVIDED
52.5' LOTS — 10 SHRUBS PER LOT REQ'D, TO BE PROVIDED WITH LOT CONSTRUCTION
65' LOTS — 10 SHRUBS PER LOT REQ'D, TO BE PROVIDED WITH LOT CONSTRUCTION

LANDSCAPE NOTES:

1. INSTALL 4" MIN TOP SOIL TO SOD, SEED AND SHRUB AREAS. FINE GRADE ALL SOD AND SEED AREAS. INSTALL 12" TOP SOIL TO PERENNIAL AND ANNUAL FLOWER AREAS.
2. STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. OWNERS REPRESENTATIVE TO APPROVE ALL STAKING PRIOR TO INSTALLATION.
3. ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED DOUBLE SHREDDED HARDWOOD MULCH OVER FILTER FABRIC, NATURAL COLOR, UNLESS SPECIFIED AS OTHER. POLY–EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL. ROCK MULCH TO BE 3/4" BUFF LIMESTONE ROCK MULCH OVER FILTER FABRIC.
4. INSTALL 4–6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS. DO NOT PILE MULCH AGAINST THE BASE OF A PLANT OR TREE TRUNK; PULL THE MULCH FOUR INCHES AWAY FROM ROOT FLARE.
5. PLANT SOIL SHALL CONSIST OF 1:1:1, SELECT LOAMY TOPSOIL, PEAT MOSS, PIT RUN SAND.
6. COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF TWO YEARS BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
7. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
9. CALL GOPHER STATE ONE CALL AT 651–454–0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
10. MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
11. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
12. STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
13. SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
14. LANDSCAPE CONTRACTOR SHALL INSTALL KENTUCKY BLUE GRASS SOD IN DENOTED AREAS INCLUDING ALL R.O.W. PER LOCAL INDUSTRY STANDARDS. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND HAVE STAGGERED JOINTS.
15. SUPPLY DESIGN AND INSTALLATION FOR NEW WATER EFFICIENT IRRIGATION SYSTEM. DESIGN SYSTEM INCLUDING CONTROLS, ELECTRICAL AND WATER SERVICE CONNECTIONS WITH 100% COVERAGE OF NEW SOD, LANDSCAPE ISLANDS AND PLANTING AREAS. SOD, SEED AND SHRUB AREAS TO BE ON SEPARATE ZONES. DESIGN TO INCLUDE DRIP IRRIGATION IN SHRUB AREAS ADJACENT TO BUILDING. EXCESS WATER SHALL NOT COME IN CONTACT WITH BUILDING AND SIDEWALKS. THE IRRIGATION SYSTEM SHALL HAVE A RAIN/FREEZE SENSOR SHUTOFF. USE RAINBIRD OR APPROVED EQUAL COORDINATE WITH G.C. AND WORK OF OTHER SECTION.
16. CITY STANDARD SPECIFICATION SHALL GOVERN FOR ALL IMPROVEMENTS ON PUBLIC RIGHT–OF–WAY OR PUBLIC PROPERTY.
17. THE LOCATION OF TREES SHALL ADHERE TO THE FOLLOWING RESTRICTIONS AS GIVEN BY THE CITY
    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' ACCESS ROUTE, AND NO CONIFEROUS TREES WITHIN 5' OF THE 20' POND ACCESS ROUTE.
    F. NO CONIFEROUS TREES WITHIN 20' OF A PROPOSED SIDEWALK OR TRAIL.
    G. NO DECIDUOUS TREES WITHIN 5' OF SIDEWALK, TRAILS, OR DRIVEWAYS.
    H. TREES SHOULD NOT BE PLANTED WITHIN DRAINAGE AND UTILITY EASEMENTS
    I. BOULEVARD TREES AND TREES WITHIN CITY OUTLOTS SHOULD CONFORM TO THE APPROVED SPECIES LIST.

SEED NOTES

LOW MAINTENANCE TURF MIX: MNDOT 25–131
SEEDING RATE TO BE 220 LBS/ACRE (PURE LIVE SEED).

MESIC PRAIRIE MIX: MN STATE 35–241 MESIC PRAIRIE GENERAL.
SEEDING RATE TO BE 36.5 LBS/ACRE (PURE LIVE SEED).

SIDE–SLOPE SEED MIX: MN STATE 33–261 STORMWATER SOUTH & WEST.
SEEDING RATE TO BE 44 LBS/ACRE (PURE LIVE SEED).

APPLY SEED PER THE FOLLOWING: MULCH SEEDED AREAS WITH Mn/DOT TYPE 3 (MCIA CERTIFIED WEED FREE) MULCH AT A RATE OF 1 TON PER ACRE WITHIN 48 HOURS OF SEEDING. MULCH SHOULD THEN BE DISC ANCHORED TO KEEP IT FROM BLOWING AWAY.

SEEDING SHALL BE APPLIED FROM APRIL 15 – JULY 20 OR SEPTEMBER 20 – FREEZE UP. IF HYDROSEEDING UTILIZE APPROXIMATELY 500 GALLONS OF WATER PER ACRE. REFER TO MN/DOT SPEC 3884 FOR PROPER INSTALLATION OF HYDRO–SEED. ALL NATIVE SEEDS USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA). SITE TO BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES. THE SITE TO BE HARROWED OR RAKED FOLLOWING SEEDING, AND THEN PACKED USING A CULTI–PACKER OR EQUIVALENT. SEE MNDOT SEEDING MANUAL FOR REFERENCE.

MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED. ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDED, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Landscape Plan - Details

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

CERTIFICATION

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

Ben Palazzolo
1-26-2026 — Date
61668 — License no.

QA/QC CHECK

By — Date

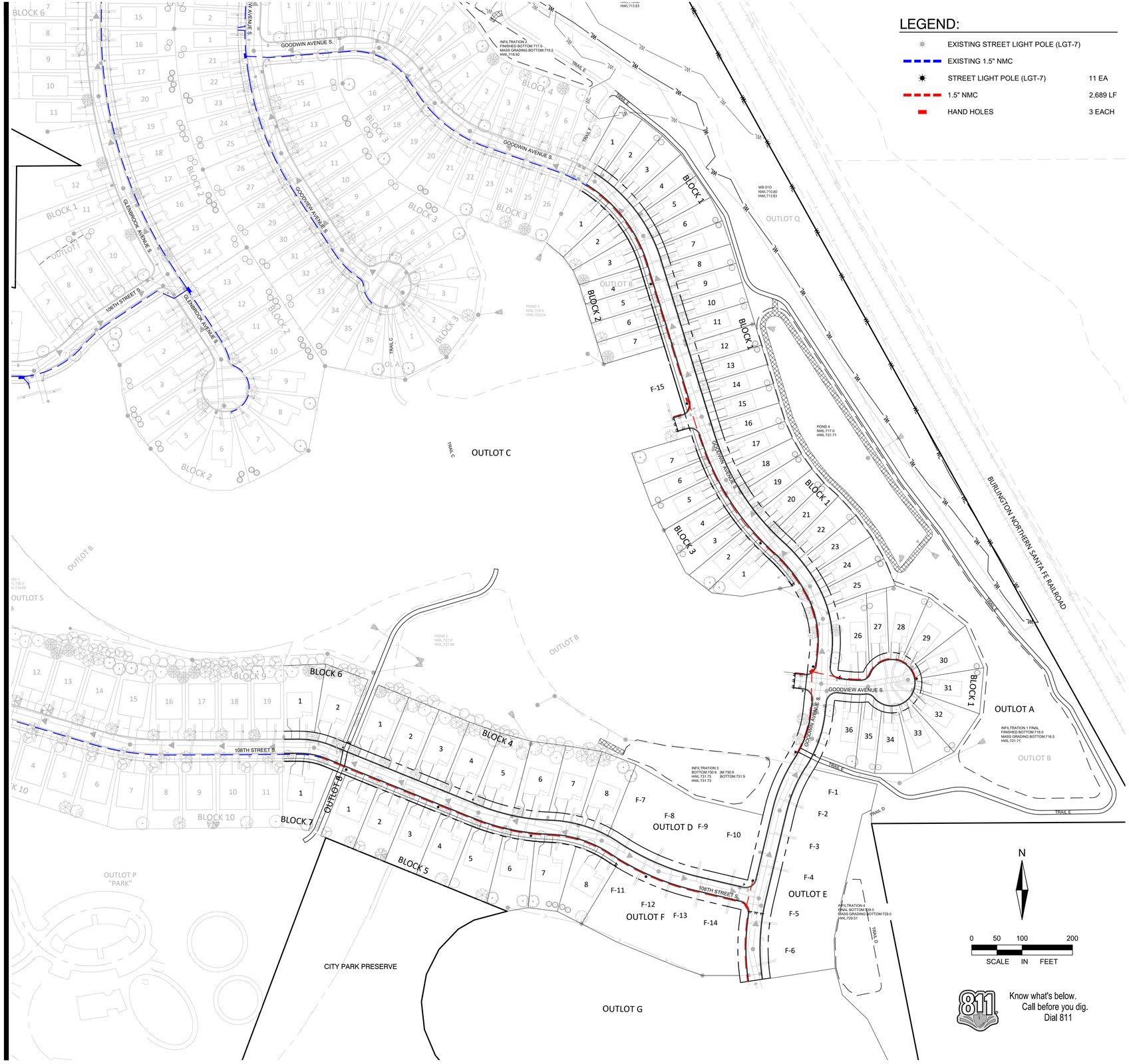
PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

49

Sheet 49 of 54

File Location: X:\2023\230166 - Mississippi Landing\plan sheets\Final Plat - Construction Docs - Phase 3\PH3_230166cad.dwg Plotted By: Ben Palazzolo on January 26, 2026 at 4:47:01 PM

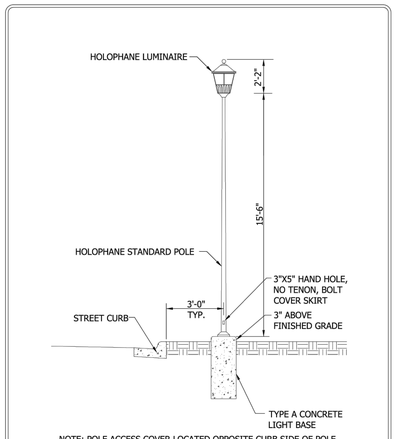


LEGEND:

	EXISTING STREET LIGHT POLE (LGT-7)	
	EXISTING 1.5" NMC	
	STREET LIGHT POLE (LGT-7)	11 EA
	1.5" NMC	2,689 LF
	HAND HOLES	3 EACH

NOTES:

1. UNLESS OTHERWISE NOTED, ALL NEW CONDUIT SHALL BE 1.5" NMC SCHEDULE 40.
2. UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER 240VAC CIRCUITS. 2-1/C #6 AND 1-1/C#6 CONDUCTOR.
3. THIS PLAN SPECIFIES CONDUIT SIZE, TYPE AND GENERAL LOCATION. THE EXACT LOCATION WILL BE DETERMINED IN THE FIELD.
4. LIGHTING UNITS ARE TYPICALLY SET BACK 36" BEHIND THE BACK-OF-CURB TO CENTER OF FOUNDATION.
5. ADDITIONAL LOCATIONS OF CONDUIT AND WIRING NOT IDENTIFIED MAY BE REQUIRED AS DIRECTED BY THE ENGINEER. ADDITIONAL CONDUIT AND WIRING ADDED TO THE CONTRACT WILL BE PAID FOR AT THE CONTRACT UNIT PRICE REGARDLESS OF QUANTITY ADDED AND METHOD OF PLACEMENT REQUIRED.
6. ALL CONDUIT SHALL BE TRENCHED UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE CONNECTION OF THE POWER FOR THE LIGHTING SYSTEM WITH THE UTILITY COMPANY
8. CIRCUIT DIAGRAM TO BE PROVIDED BY DEVELOPER AND APPROVED BY THE CITY OF COTTAGE GROVE.
9. HAND HOLES TO BE INSTALLED PER STANDARD DETAIL LGT-1.



NOTE: POLE ACCESS COVER LOCATED OPPOSITE CURB SIDE OF POLE

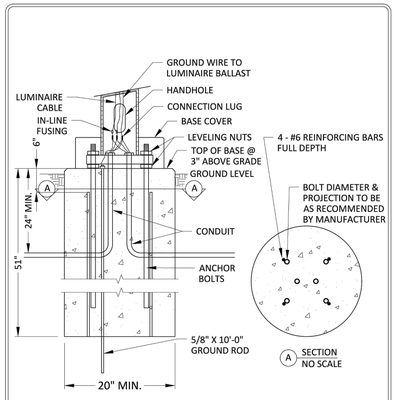
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
LIGHT POLE TYPE A RESIDENTIAL
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. LGT-7

48_LGT7.DWG



Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CONCRETE LIGHT BASE TYPE A
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. LGT-2

48_LGT2.dwg

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RACHEL DEVELOPMENT

Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Lighting Plan - Overall

DATE	DESCRIPTION
12-2-2025	City Submittal
1-26-2026	City Submittal

CERTIFICATION

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

Ben Palazzolo
1-26-2026 61668
Date License no.

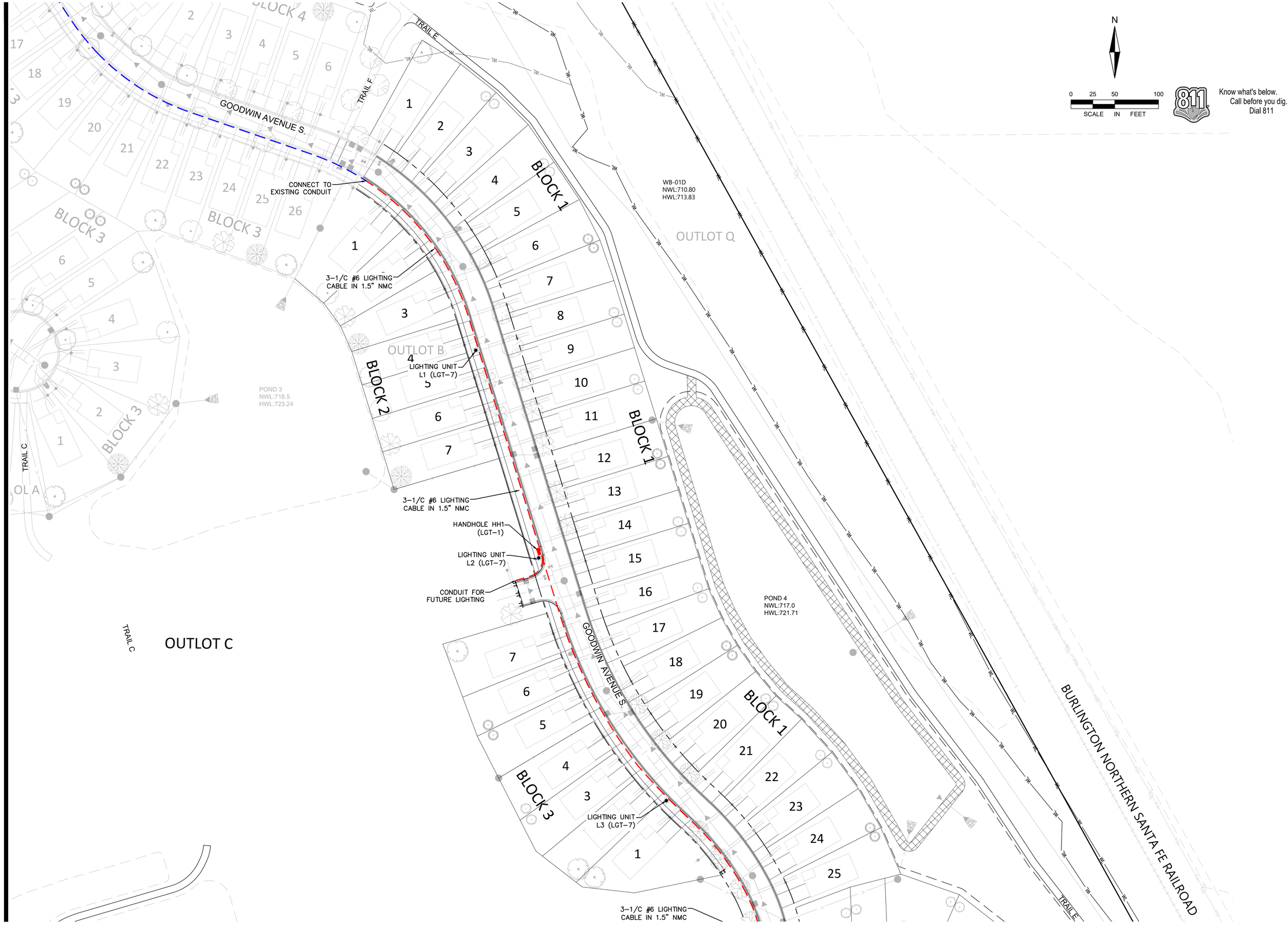
QA/QC CHECK

By Date

PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

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0 25 50 100
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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading
Lighting Plan - View A

DESCRIPTION	DATE
City Submittal	12-3-2025
City Submittal	1-26-2026

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Ben Palazzolo

Ben Palazzolo

1-26-2026 — Date

61668 — License no.

QA/QC CHECK

By — Date

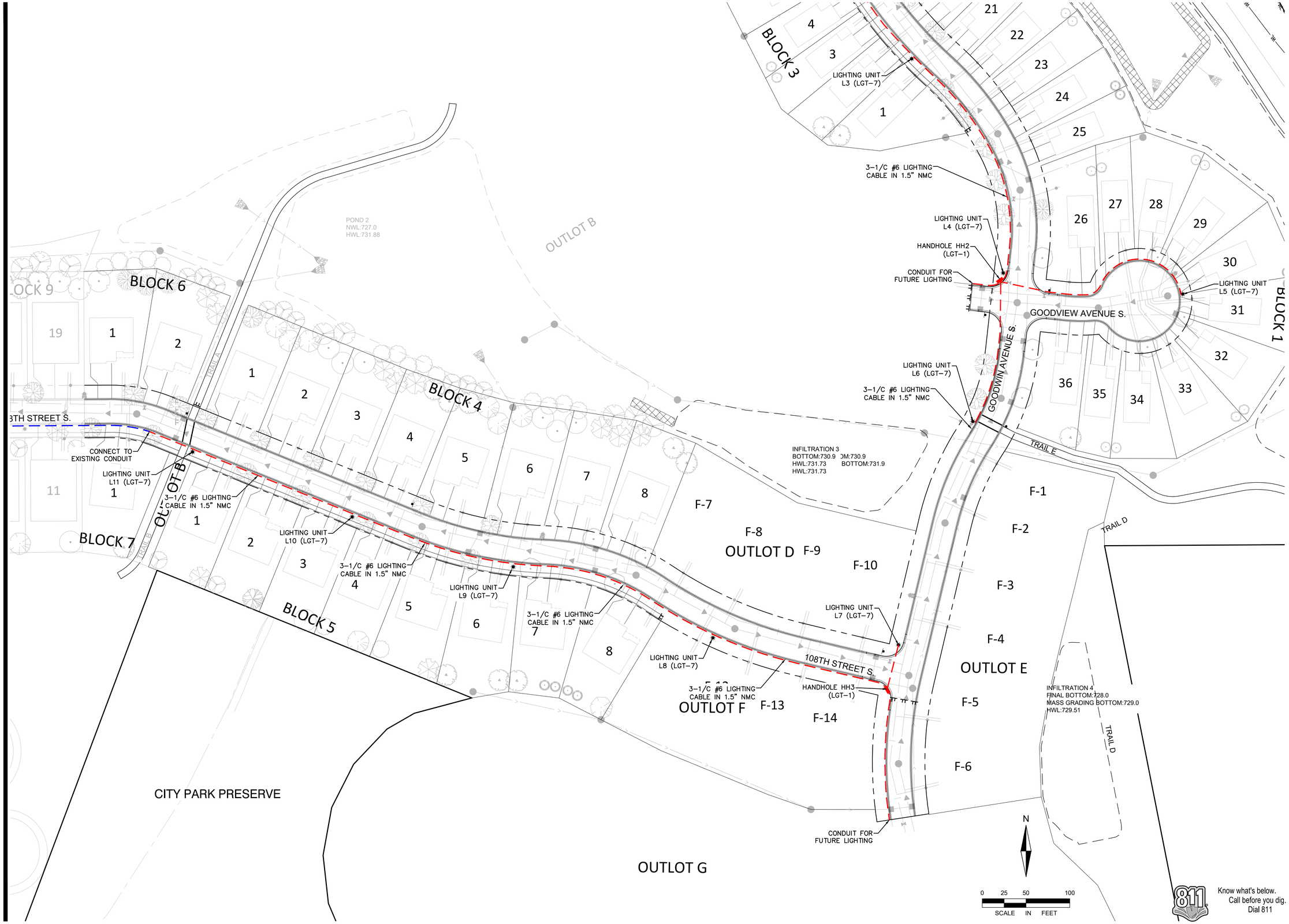
PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

51

Sheet 51 of 54

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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading
Lighting Plan - View B

DESCRIPTION	DATE
City Submittal	12-3-2025
City Submittal	1-26-2026

CERTIFICATION

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Ben Palazzolo

1-26-2026 — Date
61668 — License no.

QA/QC CHECK

By — Date

PROJECT TEAM DATA

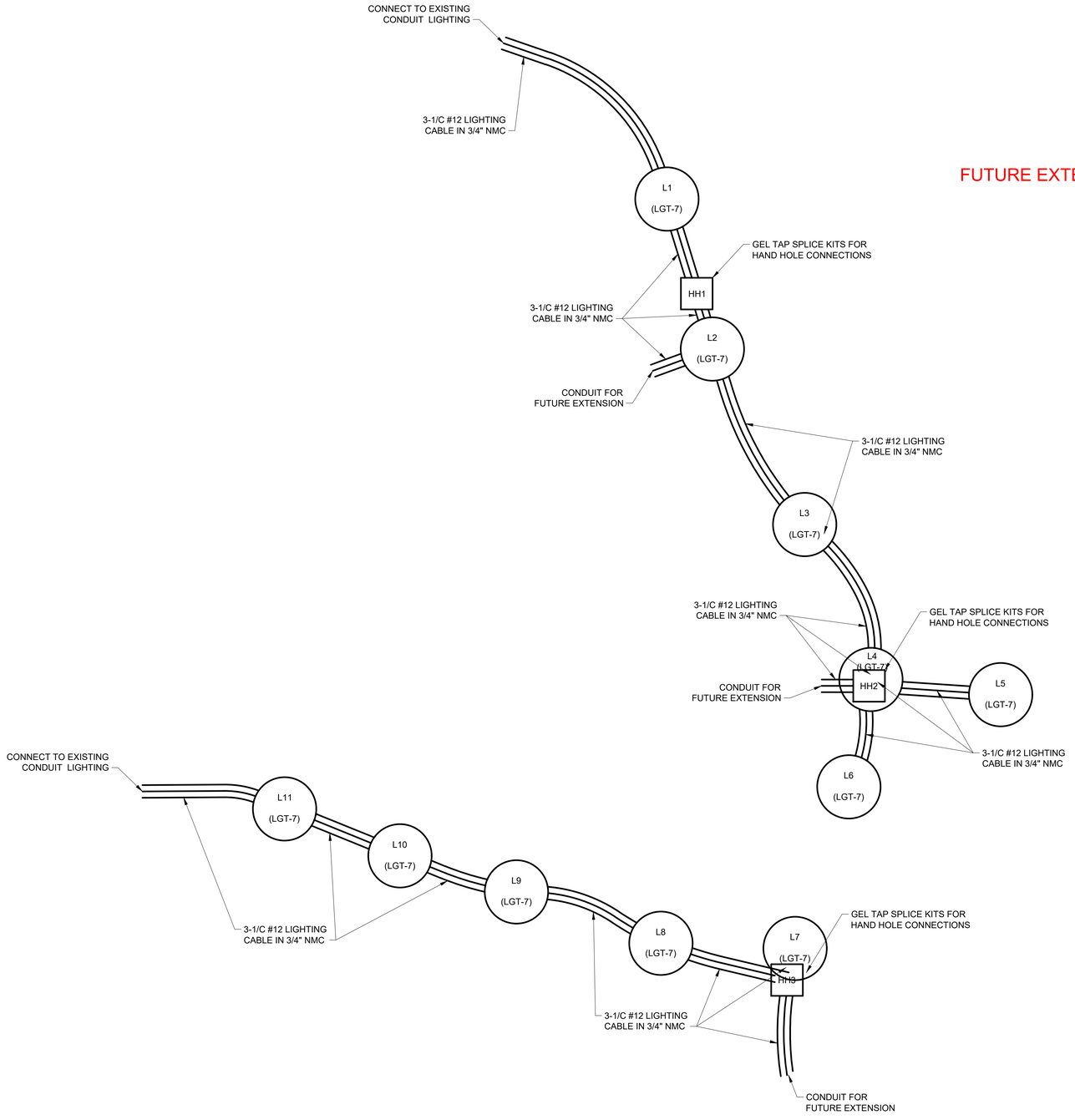
Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

52

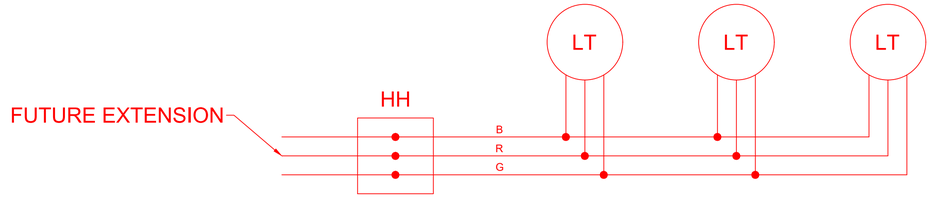
Sheet 52 of 54

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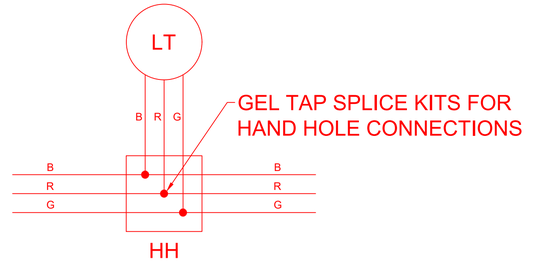
CIRCUIT DIAGRAM



3 CABLE EXAMPLE



HAND HOLE EXAMPLE



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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading
Lighting Plan - Circuit Diagrams

DESCRIPTION	DATE
City Submittal	12-3-2025
City Submittal	1-26-2026

CERTIFICATION

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Ben Palazzolo
1-26-2026 — Date
61668 — License no.

QA/QC CHECK

By — Date

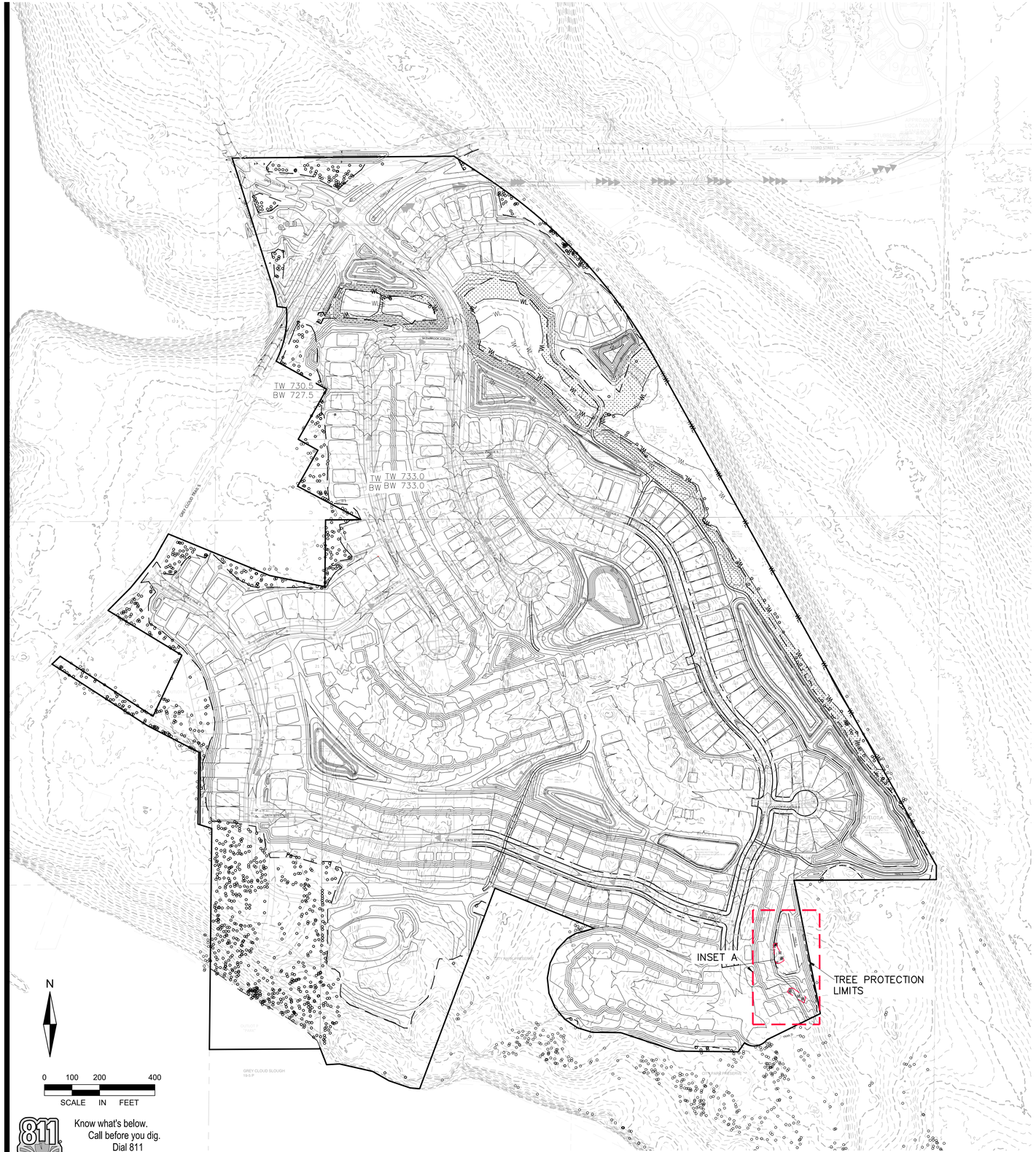
PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

53

Sheet 53 of 54

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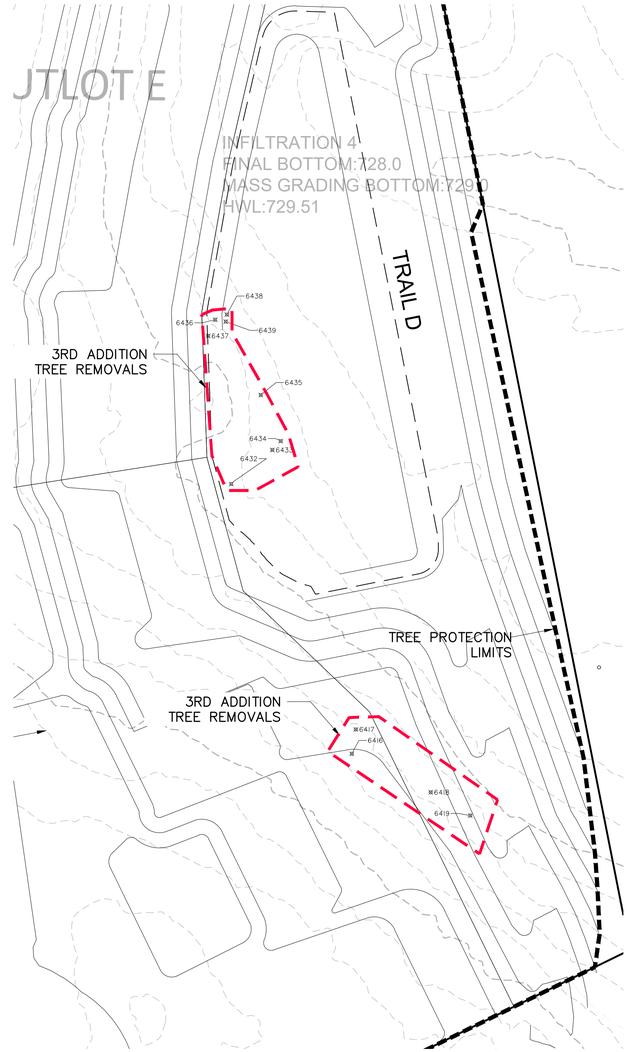
TREE PRESERVATION NOTES:

1. PLAN REFLECTS REMOVALS PER PREVIOUS APPROVALS. ADDITIONAL REMOVALS ARE AS SHOWN AND LISTED HERE.
2. TREES TO BE REMOVED WITH PLAN:
   - TREE TAG 6416 – 14" EASTERN RED CEDAR
   - TREE TAG 6417 – 20" BOXELDER
   - TREE TAG 6418 – 22" EASTERN RED CEDAR
   - TREE TAG 6419 – 11" BUR OAK
   - TREE TAG 6432 – 15" EASTERN RED CEDAR
   - TREE TAG 6433 – 18" BOXELDER
   - TREE TAG 6434 – 12" BLACK CHERRY
   - TREE TAG 6435 – 10" GREEN AND WHITE ASH
   - TREE TAG 6436 – 14" BLACK CHERRY
   - TREE TAG 6437 – 6" HACKBERRY
   - TREE TAG 6438 – 12" EASTERN RED CEDAR
   - TREE TAG 6439 – 14" BOXELDER

LEGEND:

- ○ EXISTING TREE TO REMAIN
- ⊗ TREE TO BE REMOVED

INSET A



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RACHEL DEVELOPMENT

Mississippi Landing

Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Tree Preservation Plan

DATE	DESCRIPTION
12-3-2025	City Submittal
1-26-2026	City Submittal

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Ben Palazzolo
1-26-2026 61668
Date License no.

QA/QC CHECK

By Date

PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

54

Sheet 54 of 54

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CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-025

RESOLUTION APPROVING THE DEVELOMENT PLANS AND SPECIFICATIONS FOR MISSISSIPPI LANDING 3RD ADDITION

WHEREAS, Rachel Development, LLC applied for a final plat to develop a residential subdivision named Mississippi Landing 3rd Addition. This subdivision plat consists of 66 detached single-family homes and is located on the 10.82-acre property legally described as:

Outlot B, MISSISSIPPI LANDING 2ND ADDITION, according to the recorded plat thereof, Washington County, Minnesota.

WHEREAS, the Developer will utilize the approved water and sanitary sewer plans & specifications dated December 3, 2025, as prepared by Alliant Engineering to construct the public improvements within the subdivision and in conformance with the January 14, 2026, review comment letter from Bolton & Menk and any additional modifications required by the City Engineer; and

WHEREAS, the Developer will install the water and sanitary sewer and other public improvements within the subdivision in accordance with current City ordinances and policies; and

WHEREAS, a development agreement and additional financial sureties are required for the complete development of this project; and

WHEREAS, the City Engineer has reviewed the development plans and specifications prepared by Alliant Engineering and is recommending that the City Council adopt a resolution approving said development plans and specifications and as modified by the request of the City Engineer.

NOW, THEREFORE, BE IT RESOLVED, that the City Council for the City of Cottage Grove, Washington County, Minnesota, hereby approves the Mississippi Landing 3rd Addition development plans and specifications dated December 3, 2025, as prepared by Alliant Engineering, subject to the following conditions:

1. The developer and contractors must comply with all City ordinances and policies.

2. Modifications to the final public improvement construction plans and specifications shall be approved in writing by the City Engineer.

Passed this 4th day of February 2026.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

BOLTON & MENK
Real People. Real Solutions.

3507 High Point Drive North
Bldg. 1 Suite E130
Oakdale, MN 55128

Ph: (651) 704-9970
Bolton-Menk.com

MEMORANDUM

Date: 01/14/2026

To: Paul Spanholz, PE

From: Mike Boex, PE

Subject: Mississippi Landing 3rd Addition Plan Review
City of Cottage Grove, MN
Project No.: 26X.417650.000

This memo summarizes the review of the Mississippi Landing 3rd Addition Final Plat Submittal, submitted by Alliant, dated 12/3/25.

Final Plat

1. Temporary drainage and utility easement can be provided over Outlots C, D, E, F, and G.
2. The text describing the easement In Outlot C incorrectly refers to Outlot D.
3. Obtain an additional 5-ft of drainage and utility easement for the storm pipe along the rear of Lots 26-28 Block 1. Re-center the pipe within the easement.
4. Refer to comment #25 of this memo and incorporate any needed changes to the plat.

Final Plat Plans

Sheet 4:

5. There appears to be text over detail SER-5 intended for SER-1.

Sheet 13:

6. Instead of providing sections of B618 curb where no driveways are present, please use a consistent curb (surmountable) throughout the development.

Sheet 17:

7. Label all high point and low point elevations along the public streets, some appear missing.
    a. Provide profile sheets for all streets and trails being constructed in the 3rd Addition. For example, Goodwin Avenue is being constructed from 7+50 - 25+00 but only station 24+00 -28+00 is depicted on Sheet 20.

Sheet 19:

8. Clearly label all EOFs on the project adjacent to lots being constructed or graded: for example, label the EOF between lots 4/5 Block 3 and those by Infiltration Basin 3 and Pond 2, low areas between Outlots F & G, etc.
9. Label all front and rear lot corners of lots within this phase (e.g. Block 4).

Sheet 20:

10. Ensure text like street grades are legible and not overlapping (e.g. 107th Street at 16+00).

Bolton & Menk is an equal opportunity employer.

Sheet 23:

11. Clarify where trails C & D are in the plan, even if future, as it wasn't apparent in the plan.

Sheet 24:

12. Pond Note #2: Remove notes relative to liners "at or below groundwater elevations." If those conditions are encountered in this phase, the city will want to participate in discussions related to how to proceed based on actual encountered elevations.
13. Pond Note #3: remove the common fill text and place 6-12" of topsoil over the clay liner, to be consistent with city standards.

Sheet 33:

14. Where achievable, it is preferred to keep services as straight as possible. Review the utility layout for improvements; for example, evaluate shifting SAN MH-32 south a bit to eliminate the bends to Lot 7 Block 2. Evaluate other locations as well, such as an adjustment of CB-803.
15. Each lot should be covered by a 300-ft radius from a hydrant, please revise. Previous preliminary submittals appeared to more closely reflect this standard.

Sheet 34:

16. The watermain is depicted on the east side of Goodwin Avenue for a relatively short distance. Typically, water should be on the north or west side of the street, as was depicted in previous preliminary submittals. Please revise.
17. Move the valve on Goodwin Avenue, just south of the Goodview Ave intersection, to the north side of the 8x8 cross at the intersection.

Sheet 35:

18. Sanitary pipe from the existing stub (SDR 26) should extend SDR 26 to MH-72.

Sheet 38:

19. 27" diameter structures are not allowed and are not part of the Cottage Grove standard details. City standard detail STO-9 requires a 48" (minimum) diameter structure; please revise the structure schedule.
20. For clarity in future city records, display in profile EX OCS 706 to EX MH-705. When connecting to MH-705.
21. Label structures 709 and 710 in plan view so they can be easily referenced to the profile view.
22. There appear to be various errant pipes/crossings in profile view along the storm sewer under the road profile. Please review.

Sheet 38:

23. Sidewalk is called out but is not intended to be constructed in this phase; please clean up any unnecessary leaders.

Sheet 40:

24. The street profile of the Goodview Ave. cul-de-sac (729.82 at ROW) does not appear to correspond to the nearby rim elevation of CB-806 (727.95), the EOF on Sheet 24 (728.92 at ROW), or intersection details on Sheet 44. Please review and revise.

Sheet 41:

25. Evaluate options to reduce potential short-circuiting of treatment in Pond 2 by creating more separation between FES-900 and OCS-1806. Shifting the side yard pipe to the FES a few lots to the west would be an option.

Sheet 42:

26. Per the City's standard specification, the entire pipe run (structure to structure) that is connected to a flared end section, skimmer structure, or outlet structure shall be reinforced concrete pipe. Please revise the pipe from OCS-1806 to MH-1805.
27. Generally, a minimum easement width should be twice the pipe depth centered over the pipe, or 10' (min.) on each side of the pipe, whichever is greater. Create 5-ft more separation from the D&U easement at the rear of Lots 33-35 Block 1 and storm pipe or obtain more easement.
28. Pond 2 is a proposed wet pond and should provide skimming at the outlet to protect downstream waters. Addition of a skimmer and weir wall to maintain the normal water level in OCS-1806 should be investigated.

Sheet 43:

29. There appears to be negative grade on the storm pipe from CB-817 to CBMH-816, please correct.
30. OCS1701:
    a. Evaluate options to reduce potential short-circuiting of treatment in Pond 4 by creating more separation between FES-800 and OCS-1701.
    b. The pipe from the OCS to FES-1702 appears to be on the upstream side of the proposed weir wall per the detail on Sheet 24. Therefore, the weir wall position and associated skimmer opening location appears awkward relative to the pond slope based on the angles of both outlet pipes. As configured, the structure should be detailed out for clarity.
    c. Based on the items above, it may be advantageous to move the outlet to FES-1700 and create a separate culvert to the infiltration basin.
    d. The detail on Sheet 24 identifies a rim elevation of 721.9 but the profile on Sheet 43 depicts a 719.27.
        i. If the 721.9 rim is correct, confirm the proposed grading around the structure (718 contour as shown) and resultant height of structure at the backside of the OCS (potentially 5-6 vf above grade). Please clarify what is intended during construction and whether structure grate/opening will be accessible.
31. Pipe grades should be set to limit velocity to 6-fps or less into wet ponds, and 4-fps for overland discharge such as infiltration basins. Please review pipe grades, specifically to FES-1702.
32. Storm structure #801 is labeled as a "CBMH" in plan view, but the structure schedule and profile view indicate a manhole. Please clarify the intent.
33. Eliminate storm sewer behind the curb as much as practicable as these typically conflict with streetlight bases, signs, and boulevard tree plantings. If not needed for drainage, evaluate changing CBMH-813 to a manhole and relocating to the north to eliminate the pipe behind curb at the intersection of 108th Street and Goodwin Avenue.

Sheet 44:

34. The 108th Street pavement markings should have the same note as the Goodwin Avenue markings as it relates to applying them on the interim base course and wedge.

Sheet 45:

35. The temporary barricade quantity should be revised in the sign schedule, as should the pedestrian crossing signs.
36. The city has reviewed open space marker locations and revisions to the plan are attached to this memo.

Sheet 46:

37. Trail crossing signs should be placed on the back side of the pedestrian ramp as vehicles approach the crossing; please revise Trail A-B crossing. Signs should be placed on both sides of the post and visible from both directions.
    a. It would be acceptable to move the streetlight on the south side of 108th Street to the east side of the crossing and attach signs to the streetlight.
    b. Signage should also be provided at the Trail E crossing.
38. A stop sign should be placed on both Goodview Avenue approaches to Goodwin Avenue.
39. Place a barricade at the end of any trail or sidewalk to be extended in the future.

Sheet 48:

40. Depict all underground utilities, streetlights, hydrants, traffic signs, and other public infrastructure on the landscape sheets to help ensure conformance to the planting restrictions noted on Sheet 51 (Landscape Note #17).
41. Ensure trees in public right-of-way or public outlot conform to the species list attached to this memo.

Sheet 54:

42. Place a streetlight at the Trail E crossing of Goodwin Avenue. A proposed layout has been attached to this memo; revised locations are in red. This layout results in one less streetlight overall.

Stormwater:

43. The Storm Water Management Plan report on page 5 of 6 describes changes to the weir and orifices of OCS 1601 that will be made "following completion of Phase 2 mass grading…" These changes don't appear in the 3rd Addition and Mass Grading plans. Please explain when the OCS 1601 changes will be constructed.
44. Sheet 41: The storm drain plan profile of reach from CBMH 904 to CBMH 903 also includes CBMH 902 which is incorrect and should be removed from this profile. CBMH 902 is shown correctly in profile from CBMH 903 to FES 900.
45. Sheet 42: Pond 2 OCS 1806 detail indicates the invert elevation of the 12" RCP outlet pipe is 722. HydroCAD simulates this 12" RCP at elevation 723. The profile drawing on Sheet 42 lists the 12" RCP elevation at OCS 1806 as 726.0 feet. Please be consistent between the models and the drawings.
46. Sheet 42: FES 1800 invert elevation is listed as 715.8, which is 0.2 feet below the proposed bottom elevation of Infiltration basin 1. Please revise the FES 1800 invert to match the bottom elevation of the infiltration basin.
47. Sheet 18, 19 and 29 indicate the HWL of Infiltration 3 is 732.23 which is 0.5 feet higher than the HydroCAD result for Infiltration 3 (node 28P =731.73). Please make the plans and HydroCAD model consistent.

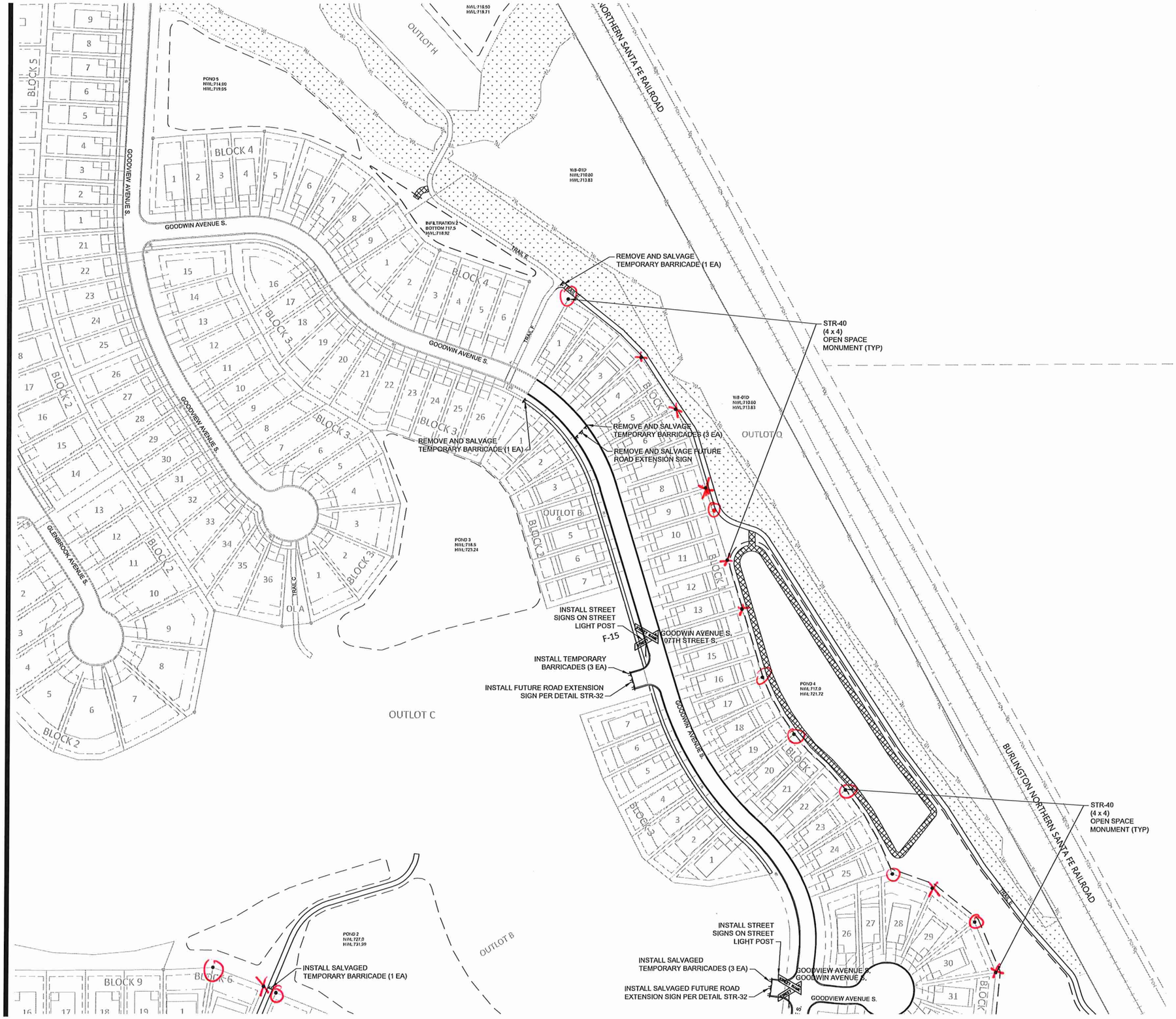
48. Sheets 28 and 29 indicates the HWL of Pond 2 is 731.99 which differs from the HydroCAD HWL of 731.83 for node 32P (Pond 2). Please update the HWL elevation in the plans to be consistent with the HydroCAD model.

49. Notes on Sheets 19, 27, 28 and 29 direct infiltration basins 2, 3, and 4 to be constructed 1' higher than the final bottom elevation until the contributing drainage area has been constructed and fully stabilized. Sheets 18, 19 and 29 also indicate the bottom elevation of Infiltration 3 is 731.9 feet which is 1 foot higher than the HydroCAD elevation of 730.9 feet.

    a. Some basins are labeled with bottom elevations that represent final/finished elevation, and some are labeled with the interim bottom elevation. To reduce confusion, please list the bottom elevations of the infiltration basins as "Mass Grading Bottom Elevation" and "Finished Bottom Elevation" in each basin, or something similar.

Infiltration Basin	Plan Sheets	HydroCAD Basin Floor Elevation
Infiltration 1	716.0 Sheets 18, 24 and 29	716.0
Infiltration 2	717.5 Sheet 17, 717.5 Sheet 27 with note to grade bottom 1' high.	717.5
Infiltration 3	731.9 Sheet 18 and 19, 731.9 Sheets 28 and 29 with notes to grade bottom to 731.9 (1' above 730.9).	730.9
Infiltration 4	728.0 Sheet 19 with note to grade bottom to 729.0	728.0

50. Models and CAD Files: Please note that digital copies of the final version stormwater models (HydroCAD and P8) 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.



LEGEND:

- STREET SIGN
- OPEN SPACE MONUMENT

SIGN SCHEDULE

SIGN	SIGN NO.	SIZE	QUANTITY
	W11-2 W16-7P	30" x 30" 24" x 18"	4
OPEN SPACE MONUMENT	SEE CITY PLATE NO. STR-40		46
TEMPORARY BARRICADES	SEE CITY PLATE NO. STR-32		1
FUTURE ROAD EXTENSION	SEE CITY PLATE NO. STR-31		1
	SEE CITY PLATE NO. STR-29	(WHITE ON GREEN)	3

NOTE:
CROSSWALK SIGNAGE SHALL BE INSTALLED PER MnDOT TRAFFIC ENGINEERING MANUAL (CHAPTER 6, FIG. 6-16-.1)

x = Remove

35 total open space monument

O = Keep

ALLIANT
www.alliant-inc.com

RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Signage Plan

DATE	DESCRIPTION
12-3-2025	City Submittal

CERTIFICATION

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

Signature

Brian J. Pierson

Date License no.

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

QA/QC CHECK

By Date

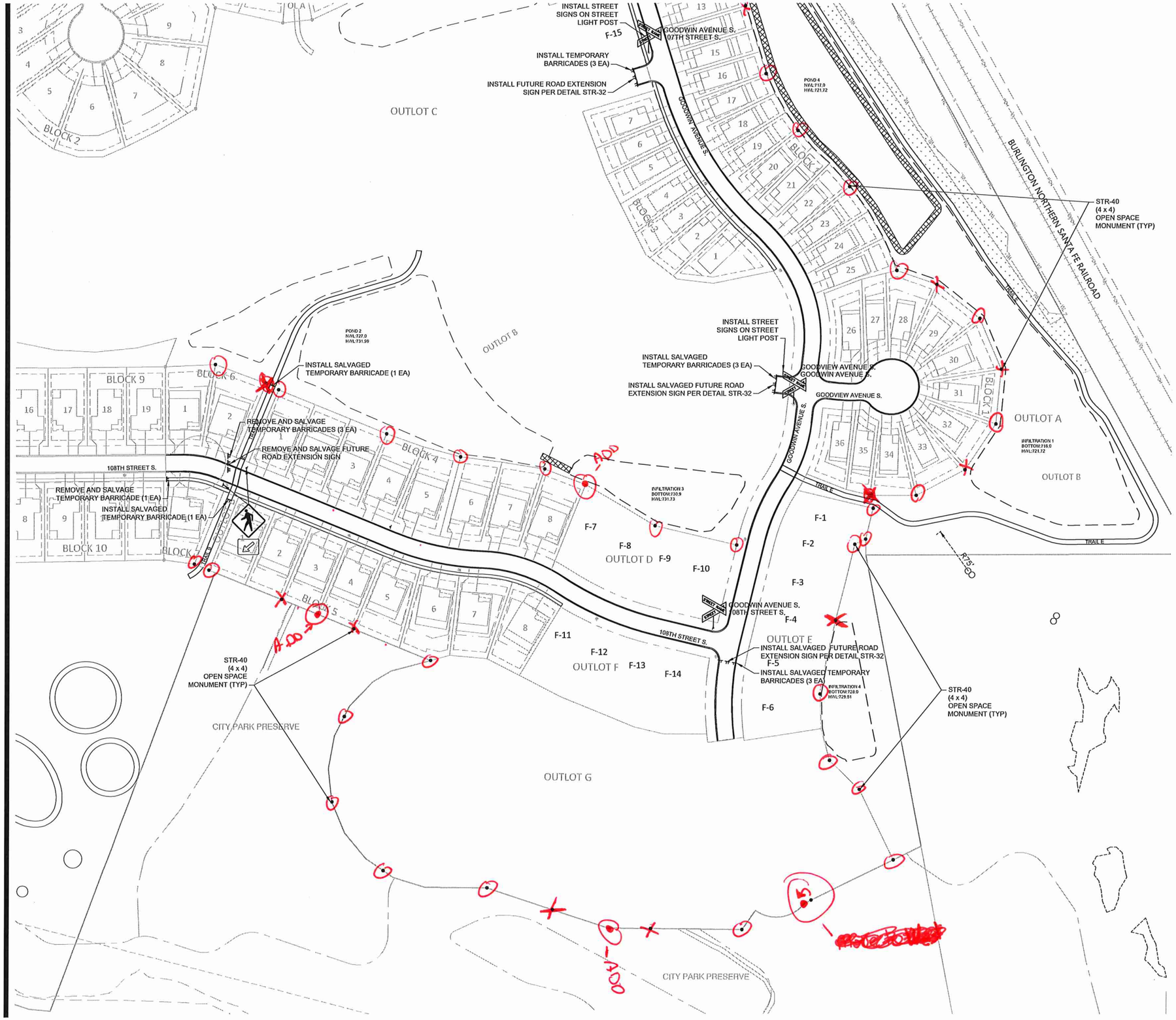
PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

45

Sheet 45 of 56

File Location: X:\2022\223166 - Mississippi Landing\plan sheets\Final Plat - Construction Docs - Phase 3\Ph3_230166sign.dwg Plotted By: Tyler Strohmer on December 3, 2025 at 10:22:22 AM



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RACHEL DEVELOPMENT

Mississippi Landing
Cottage Grove, Minnesota

3rd Addition - Final Plat & Mass Grading

Signage Plan

DATE	DESCRIPTION
12-3-2025	City Submittal

CERTIFICATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Civil Engineer under the laws of the State of

Date License no.

PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION

QA/QC CHECK

By Date

PROJECT TEAM DATA

Designed By: BJP
Drafted By: BJP
Project No.: 223-0166

46

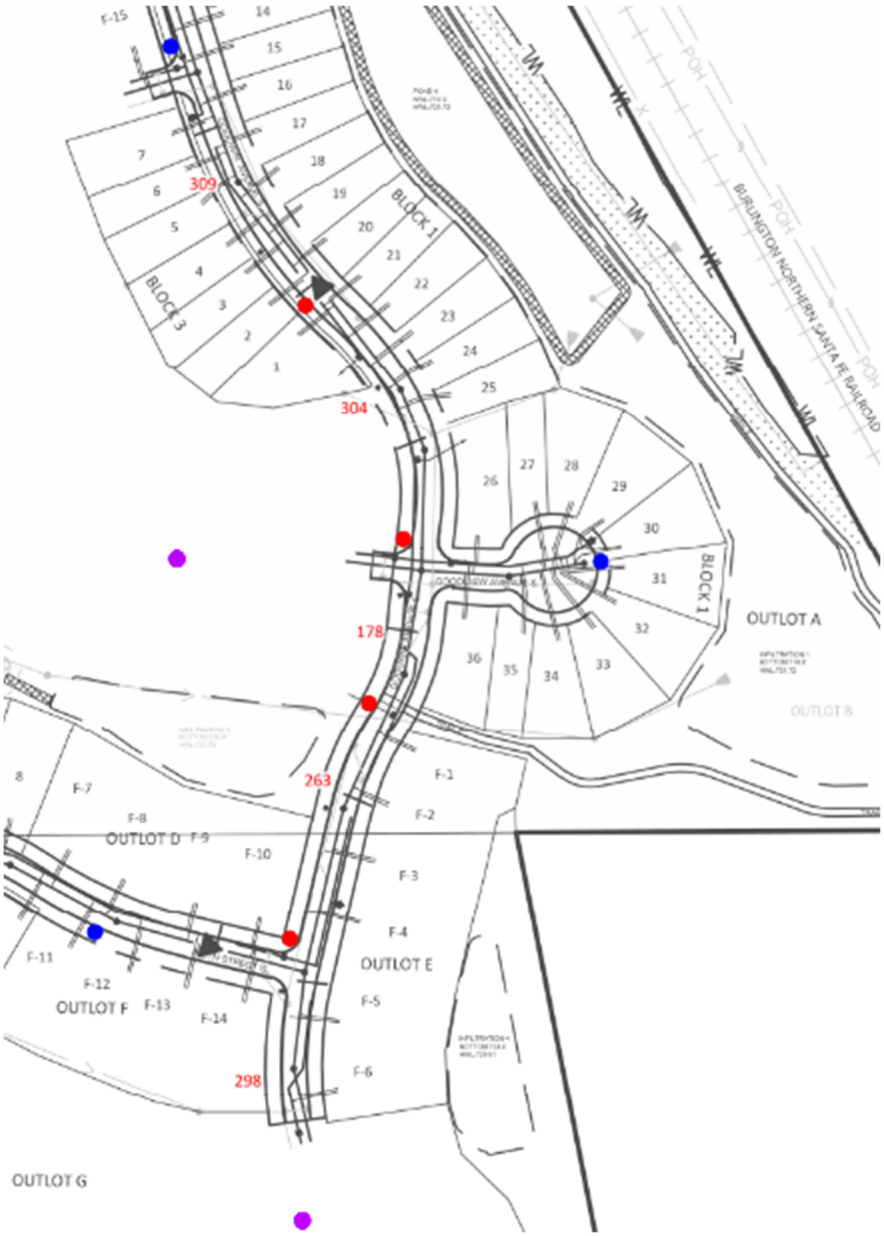
Sheet 46 of 56

File Location: X:\2022\2220166 - Mississippi Landing\Cities Joined\Final Plat - Construction Docs - Phase 3\PH3_2201660ph.dwg Plotted By: Tyler Strickland on December 3, 2025 at 10:25:28 AM

Boulevard Tree Planting List

- Hackberry
- Honey Locust (*Shademaster)
- New Horizon Elm
- Accolade Elm
- St. Croix Elm
- Redmond Linden
- Northern Red Oak
- Heritage Oak
- White Oak
- Yellowwood
- River Birch (*Single Stem)
- Japanese Lilac Tree (*Single Stem)
- Crabapple (*Spring Snow)
- Gingko
- Renaissance Oasis Birch
- Ironwood
- Kentucky Coffee Tree (*Espresso)

Goodwin Avenue Streetlight Revisions (red):



4180 Napier Ct NE Michael, MN 55376
Office: 763.424.1500
www.racheldevelopment.com

Mississippi Landing 3rd Addition Final Plat Narrative

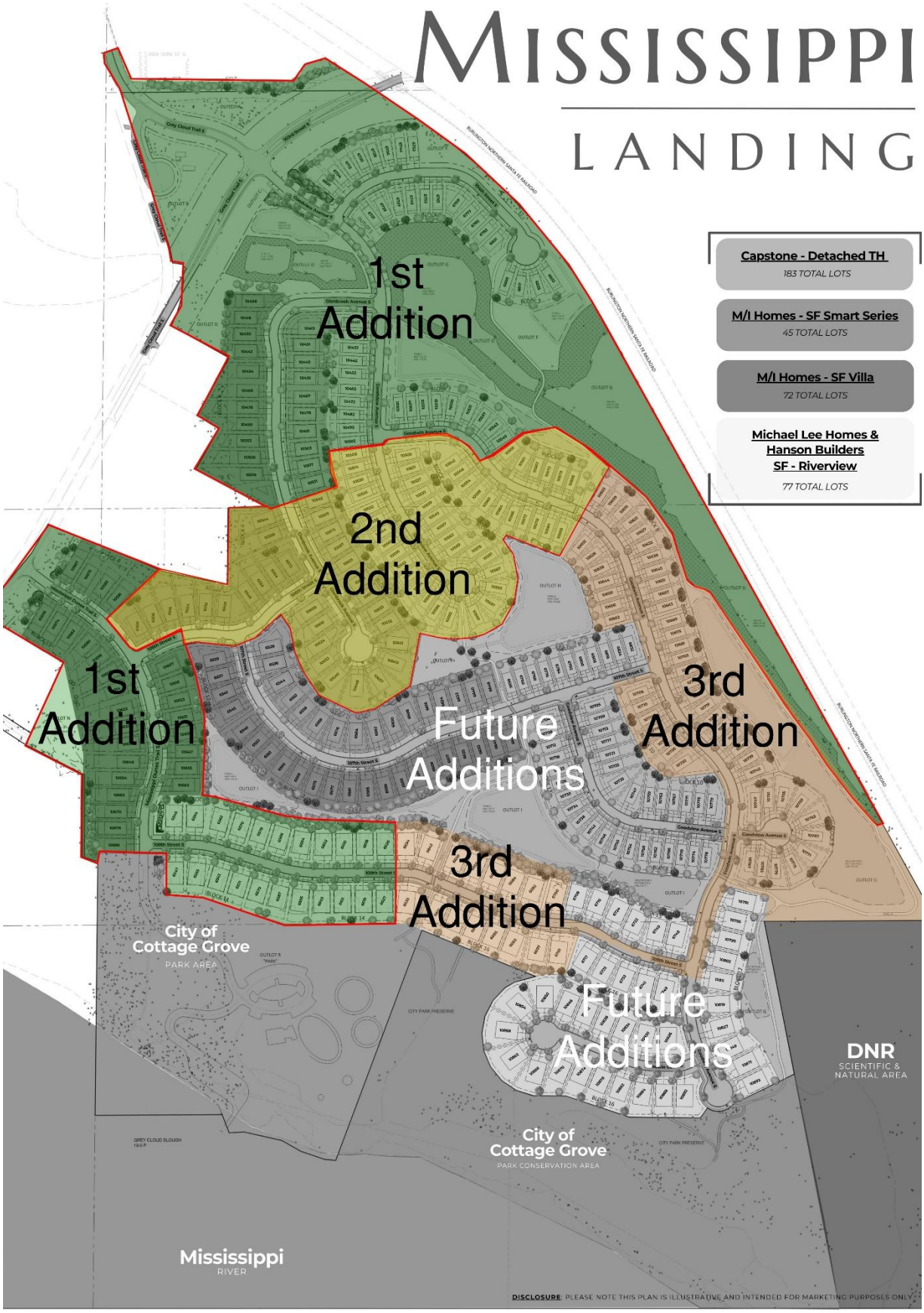
To: City of Cottage Grove

From: Rachel Development, Paul Robinson – Development Director

Date: 12/3/25

1. **Contacts/Developer**
   - **Owner**
     - Rachel Development, Inc
   - **Applicant/Team**
     - **Developer** - Rachel Development, 4180 Napier Court, St. Michael, MN – Paul Robinson, Development Director
     - **Engineer(s)** - Alliant Engineering, 733 S Marquette Ave. Suite 700, Minneapolis, MN 55402, Mark Rausch and Ben Palazzolo
     - **Surveyor** – Alliant Engineering, 733 S Marquette Ave. Suite700, Minneapolis, MN 55402, Dan Ekrem
     - **Landscape Architect(s)**
       - Ernst and Associates, 1949 Woodstone Lane Victoria, MN 55386, Gene Ernst
       - Alliant Engineering, 733 S Marquette Ave. Suite700, Minneapolis, MN 55402, John Gronhovd
     - **Wetland/Environmental Consultant** – Kjolhaug Environmental, 2500 Shadywood Road, Suite 130, Orono, MN 55331, Melissa Barret
     - **Geotechnical** – Braun Intertec, 11001 Hampshire Ave S, Bloomington, MN 55438, Joe Westphal

2. **2nd Addition Area**


MISSISSIPPI
LANDING
Capstone - Detached TH
183 TOTAL LOTS
M/I Homes - SF Smart Series
45 TOTAL LOTS
M/I Homes - SF Villa
72 TOTAL LOTS
Michael Lee Homes & Hanson Builders SF - Riverview
77 TOTAL LOTS
1st Addition
2nd Addition
1st Addition
Future Additions
3rd Addition
3rd Addition
Future Additions
City of Cottage Grove
PARK AREA
City of Cottage Grove
PARK CONSERVATION AREA
DNR
SCIENTIFIC & NATURAL AREA
Mississippi
RIVER
DISCLOSURE: PLEASE NOTE THIS PLAN IS ILLUSTRATIVE AND INTENDED FOR MARKETING PURPOSES ONLY

3. **Request – Final Plans and Plat** – We are requesting approval of the 3rd addition of Mississippi Landing. The table below describes the number and types of lots that are a part of the 3rd addition and how that relates to the total number of lots approved in the Preliminary Plat

Mississippi Landing Lot Status	65' Single Family	52.5' Single Family		40' Detached Townhome	
	SF	Villa	SF	TH	Total Lots
1st Addition	22	39	8	41	**110**
2nd Addition	-	12	20	48	**80**
3rd Addition	16	-	-	50	**66**
Future	39	22	16	44	**121**
Total	77	73	44	183	**377**

4. **Early Permits** – We would like to request the option for 2 early building permits for 3rd addition if needed.

5. **Final Grading Future Additions** - Along with the plat and final plans for 3rd addition we are requesting approval to amend our grading permit to grade the remaining portions of the future additions that have not already been graded as reflected in the grading plans for 3rd addition.

6. **Conclusion** – We are once again happy to be moving forward with another addition of Mississippi Landing.

City Council Action Request

7.P.

Meeting Date 2/4/2026

Department Administration

Agenda Category Action Item

Title Front Desk Security Upgrade

Staff Recommendation Adopt Resolution 2026-027 awarding the Front Desk Area Security Upgrade contract to RAK Construction in the amount of $96,955, and authorize the service agreement between RAK Construction and the City of Cottage Grove

Budget Implication N/A

Attachments

1.	Memo - Council Front Desk
2.	Resolution - 2026 FRONT DESK
3.	Letter to City Council - WOLD
4.	Agreement for Services - City Hall Front Desk Remodel 2026
5.	City Hall Front Desk Project Budget - WOLD
6.	Plan - City Hall Lobby and Public Safety
7.	Hendrickson Proposal
8.	Hendrickson Diagram
9.	MCI Proposal (Carpet) Lobby
10.	MCI Proposal (Carpet) Corridor

To:	Honorable Mayor and City Council Members Jennifer Levitt, City Administrator
From:	Patti Dillon, Building Permit Technician Coordinator Emily Schmitz, Community Development Coordinator Adam Moshier, Facilities and Fleet Maintenance Manager
Date:	January 30, 2026
Subject:	City Hall Front Desk Area Security Upgrade

Introduction

The Front Desk Task Force was created in November 2024 with the main goal to find ways to promote a welcoming front area that services the public efficiently while providing a safe and secure environment for our staff. The Task Force included 15 staff members from Community Development, Public Safety, Public Works, Finance, and Administration. There were 14 meetings to review safety and security in this area. The Task Force worked with Wold Architects and Engineers to design an area that will meet these needs.

The final approved plans include:

- Install ballistic protection on the bottom portion of the front counter to enhance security and safety for staff members
- Provide enhanced front desk security during evening meetings and events beyond standard City Hall hours
- Improve security and create a welcoming environment through the installation of a front counter workstation with unobstructed sightlines to the primary entry doors
- Replace plexiglass with glass that is offset to mitigate noise levels and create appropriate usable counter space area
- Adjust counter height to allow for better customer service
- Removal of the movable glass panel track that limits the public from usable counter space at the front counter
- Creation of three separate service areas at the counter to allow for efficient assistance

The 2026 approved Budget includes $146,000 for these front desk security enhancements. In addition, there are $30,000 in General Fund savings at the end of 2025 to offset the cost of the carpet. From an efficiency standpoint, and given the condition of the original carpet, it was practical to include carpet replacement in these areas as part of this project.

The carpet replacement includes:

- Main lobby - $12,942.00
- Main hallway employee access area on the City Hall side and Police side and the Front Desk and cubicle area of City Hall - $20,017.00

Discussion

Wold Architects created a plan and four quotes were received:

Contractor	Quoted Amount
Parkos Construction	$206,400.00
Reiling Construction	$123,600.00
Meisinger Construction	$118,600.00
RAK Construction	$96,955.00

Contractor	Description	Amount
RAK Construction	Front Desk Security Upgrades	$96,955.00
Other	Misc project costs & contingency	$20,836.89
Henricksen	Office Furniture	$8,981.11
MCI Carpet One	Carpet	$32,959.00
Total		**$159,732.00**

The total cost for this project is $159,732. This is within the budget amount of $176,000. The office furniture and carpet will be awarded by quote.

Recommendation

Adopt Resolution 2026-027 awarding the Front Desk Area Security Upgrade contract to RAK Construction in the amount of $96,955 and to authorize the service agreement between RAK Construction and the City of Cottage Grove

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-027

RESOLUTION AWARDING THE CITY HALL FRONT DESK AREA SECURITY UPGRADE PROJECT IN THE AMOUNT OF $96,955.00

WHEREAS, plans and specifications for the Front Desk Area Security Upgrade were completed by Wold Architects and Engineeers; and

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

WHEREAS, it appears that RAK Construction provided the lowest responsible quote; and

WHEREAS, it is the recommendation of staff that the quote be awarded to RAK Construction in the amount of $96,955.00

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, the City Hall Front Desk Area Security Upgrade Project be awarded to RAK Construction in the amount of $96,955.00

Passed this 4th day of February 2026.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

January 30, 2026

City Council
City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, Minnesota 55016

Re: City of Cottage Grove
City Hall and Public Safety Facility Front Desk Remodel
Commission No. 252166

Dear City Council:

On Thursday, January 29, 2026, at 2:00 p.m., quotes were received from four (4) contractors for the Front Desk Remodel project at the City Hall and Public Safety Facility in Cottage Grove, Minnesota. A quote tab is attached for your review. RAK Construction, Inc. from East Bethel, Minnesota submitted the low quote in the amount of $96,955.00. The quote submitted by RAK Construction is in line with our estimated cost of construction.

The recommended budget for this project is:

	CD Final Estimate January 14, 2026	**Quote Award January 29, 2026**
Construction Cost	$105,881.00	$96,955.00
Soft Costs	$20,892.00	$29,818.00
Total Project Cost	**$126,773.00**	**$126,773.00**

We have confirmed with RAK Construction that they are capable of completing this project as outlined in the contract documents. Additionally, we have successfully completed other projects of similar size and scope with RAK Construction. We recommend that the City of Cottage Grove enters into a contract with RAK Construction, Inc. for the amount of $96,955.00.

Sincerely,

Wold Architects and Engineers

Jake Wollensak | AIA
Associate

Enclosures

cc: Jennifer Levitt, City of Cottage Grove
Patti Dillon, City of Cottage Grove
John McNamara, Wold
Allison Timmins, Wold

HG/GOV-MN-City-Cottage Grove/City Hall & PSF/252166/
Admin/Letters/2026.01.30 Letter to City Council

Wold Architects and Engineers
50 South 6th Street, Suite 2250
Minneapolis, MN 55402
woldae.com | 612 772 9025

PLANNERS
ARCHITECTS
ENGINEERS

Project Name: Cottage Grove City Hall & Public Safety Facility Front Desk Remodel

Commission No.: 252166
Date: 1/29/2026
Time: 2:00 p.m.

QUOTE TABULATION

Wold Architects and Engineers
50 South 6th Street, Suite 2250
Minneapolis, MN 55402
Phone: (651) 772-9025

Contractors Name	Addendum Numbers	Quote	Remarks
RAK Construction, Inc. 21435 Johnson St NE East Bethel, MN 55011 Phone: (763) 434-4210	1	$96,955	**Lowest responsible responder.**
Meisinger Construction Co Inc. 121 Bridgepoint Way South St. Paul, MN 55075 Phone: (651) 452-4778	1	$118,600	
Reiling Construction 867 Pierce Butler Rte St. Paul, MN 55104 Phone: (651) 690-2366	1	$123,600	
Parkos Construction Co Inc. 1010 S Robert St. West St. Paul, MN 55118 Phone: (651) 455-0031	1	$206,400	

SECTION 00 41 13
QUOTE FORM

THE PROJECT AND THE PARTIES

1.01 QUOTE TO:

A. City of Cottage Grove
c/o Wold Architects and Engineers
50 South Sixth Street, Suite 2250 Minneapolis, Minnesota 55402
Attn: Allison Timmins

1.02 FOR:

A. Project: City Hall and Public Safety Facility Front Desk Remodel

B. Project Number: 252166
12800 Ravine Parkway South
Cottage Grove, Minnesota 55016

We have examined the Contract Documents for the proposed City Hall and Public Safety Facility Front Desk Remodel as prepared by Wold Architects and Engineers, Minneapolis, Minnesota, and the conditions affecting the work.

1.03 ACCEPTANCE

A. Contractor agrees to complete the Project by March 31, 2026. It is anticipated the building will be ready for work on February 11, 2026.

B. Each quote must include all costs for items required to complete all work, including all necessary material(s), overhead, profit and applicable taxes, freight, handling, installation, etc.

C. Contractor is to submit shop drawings/sample panels/samples to Architect for approval prior to work on those items as noted in the project manual.

D. The Contractor will apply for the building permit, but the Owner will pay for it.

E. The cost of a Performance Bond and Labor and Material Bond in the amount of 100% of the quoted priced is included in the quote.

F. The cost of liability insurance to meet current state statues is included in the quote. The Owner will carry "all-risk" property insurance.

G. I understand final payment cannot occur until the following documents are provided:

H. Minnesota Tax Form IC 134

I. Consent of Surety to Final Payment AIA Document G707

J. Contractor's Affidavit of Payment of Debts and Claims, AIA Document G706

K. Contractor's Affidavit of Release of Liens, AIA Document G706A

L. Return completed quote form to Wold Architects and Engineers on or before January 29, 2026 at 2:00 p.m CST.

M. I understand this quote may not be withdrawn for a period of thirty (30) days from the date quotes are due.

1.04 RESPONSIBLE CONTRACTOR COMPLIANCE

A. By signing this quote form, I am an Owner or Officer of the firm name listed on the quote form and I verify under oath that as a Prime Contractor I am in compliance with the Responsible Contractor criteria as defined in Minnesota Statute 16C.285, subd. 3.

1.05 BASE QUOTE

A. The Quoter agrees to perform all work including General, Mechanical and Electrical Construction for the Base Quote Sum of:

Ninety six thousand nine hundred fifty five Dollars $ 96,955.00

RAK acknowledges receipt of the following addendum's: #1

1.06 QUOTE FORM SIGNATURE(S)

RAK Construction, Inc.

(Quoter- print the full name of your firm)
was hereunto affixed in the presence of:

Brittney Castillo, Owner

(Authorized signing officer, Title)

Brittney Castillo

(Signature)

SECTION 00 41 15
MN RESPONSIBLE CONTRACTOR COMPLIANCE AFFIDAVIT

The undersigned, the Owner or Officer of RAK Construction, Inc. (Prime or Sub-Contractor Name) verify under oath that as a contractor I am in compliance with the following minimum criteria per Minnesota Statute 16C.285 Subd. 3:

1 The contractor:
   a Is in compliance with workers' compensation and unemployment insurance requirements;
   b Is currently registered with the Department of Revenue and the Department of Employment and Economic Development if it has employees;
   c Has a valid federal tax identification number or a valid Social Security number if an individual; and
   d Has filed a certificate of authority to transact business in Minnesota with the secretary of state if a foreign corporation or cooperative;

2 The contractor or related entity is in compliance with and, during the three-year period before submitting the verification, has not violated section 177.24, 177.25, 177.41 to 177.44, 181.13, 181.14, or 181.722, and has not violated United States Code, title 29, sections 201 to 219, or United States Code, title 40, sections 3141 to 3148. For purposes of this clause, a violation occurs when a contractor or related entity:
   a Repeatedly fails to pay statutorily required wages or penalties on one or more separate projects for a total underpayment of $25,000 or more within the three-year period;
   b Has been issued an order to comply by the commissioner of labor and industry that has become final;
   c Has been issued at least two determination letters within the three-year period by the Department of Transportation finding an underpayment by the contractor or related entity to its own employees;
   d Has been found by the commissioner of labor and industry to have repeatedly or willfully violated any of the sections referenced in this clause pursuant to section 177.27;
   e Has been issued a ruling or findings of underpayment by the administrator of the Wage and Hour Division of the United States Department of Labor that have become final or have been upheld by an administrative law judge or the Administrative Review Board; or
   f Has been found liable for underpayment of wages or penalties or misrepresenting a construction worker as an independent contractor in an action brought in a court having jurisdiction.
   g Provided that, if the contractor or related entity contests a determination of underpayment by the De partment of Transportation in a contested case proceeding, a violation does not occur until the contested case proceeding has concluded with a determination that the contractor or related entity underpaid wages or penalties;

3 The contractor or related entity is in compliance with and, during the three-year period before submitting the verification, has not violated chapter 326B. For purposes of this clause, a violation occurs when a contractor or related entity has been issued a final administrative or licensing order;

4 The contractor or related entity has not, more than twice during the three-year period before submitting the verification, had a certificate of compliance under section 363A.36 revoked or suspended based on the provisions of section 363A.36, with the revocation or suspension becoming final because it was upheld by the Office of Administrative Hearings or was not appealed to the office;

5 The contractor or related entity has not received a final determination assessing a monetary sanction from the Department of Administration or Transportation for failure to meet targeted group business, disadvantaged business enterprise, or veteran-owned business goals, due to a lack of good faith effort, more than once during the three-year period before submitting the verification;

6 The contractor or related entity is not currently suspended or debarred by the federal government or the state of Minnesota or any of its departments, commissions, agencies, or political subdivisions; and

7 All subcontractors that the contractor intends to use to perform project work have verified to the contractor through a signed statement under oath by an owner or officer that they meet the minimum criteria listed in clauses 1 to 6.

Any violations, suspensions, revocations, or sanctions, as defined in clauses (2) to (5), occurring prior to July 1, 2014, shall not be considered in determining whether a contractor or related entity meets the minimum criteria.

CONTRACTOR OR SUBCONTRACTOR

Brittney Castillo

By: Brittney Castillo

Its: Owner

STATE OF Minnesota)

COUNTY OF Anoka)

Sworn to and subscribed to before me this 28 day of January, 2026.

ANGELA ANN LUTZ
Notary Public
State of Minnesota
My Commission Expires
January 31, 2029

Angela Lutz

Notary Public, Anoka County, State of Minnesota

My Commission Expires: 1-31-2029

END OF SECTION 00 41 15

SECTION 00 41 13
QUOTE FORM

THE PROJECT AND THE PARTIES

1.01 QUOTE TO:

A. City of Cottage Grove
c/o Wold Architects and Engineers
50 South Sixth Street, Suite 2250 Minneapolis, Minnesota 55402
Attn: Allison Timmins

1.02 FOR:

A. Project: City Hall and Public Safety Facility Front Desk Remodel

B. Project Number: 252166
12800 Ravine Parkway South
Cottage Grove, Minnesota 55016

We have examined the Contract Documents for the proposed City Hall and Public Safety Facility Front Desk Remodel as prepared by Wold Architects and Engineers, Minneapolis, Minnesota, and the conditions affecting the work.

1.03 ACCEPTANCE

A. Contractor agrees to complete the Project by March 31, 2026. It is anticipated the building will be ready for work on February 11, 2026.

B. Each quote must include all costs for items required to complete all work, including all necessary material(s), overhead, profit and applicable taxes, freight, handling, installation, etc.

C. Contractor is to submit shop drawings/sample panels/samples to Architect for approval prior to work on those items as noted in the project manual.

D. The Contractor will apply for the building permit, but the Owner will pay for it.

E. The cost of a Performance Bond and Labor and Material Bond in the amount of 100% of the quoted priced is included in the quote.

F. The cost of liability insurance to meet current state statues is included in the quote. The Owner will carry "all-risk" property insurance.

G. I understand final payment cannot occur until the following documents are provided:

H. Minnesota Tax Form IC 134

I. Consent of Surety to Final Payment AIA Document G707

J. Contractor's Affidavit of Payment of Debts and Claims, AIA Document G706

K. Contractor's Affidavit of Release of Liens, AIA Document G706A

L. Return completed quote form to Wold Architects and Engineers on or before January 29, 2026 at 2:00 p.m CST.

M. I understand this quote may not be withdrawn for a period of thirty (30) days from the date quotes are due.

1.04 RESPONSIBLE CONTRACTOR COMPLIANCE

A. By signing this quote form, I am an Owner or Officer of the firm name listed on the quote form and I verify under oath that as a Prime Contractor I am in compliance with the Responsible Contractor criteria as defined in Minnesota Statute 16C.285, subd. 3.

1.05 BASE QUOTE

A. The Quoter agrees to perform all work including General, Mechanical and Electrical Construction for the Base Quote Sum of:

_____ Dollars $ 118,600.00

Acknowledge Addendum #1, dated 1.26.26 TMM

1.06 QUOTE FORM SIGNATURE(S)

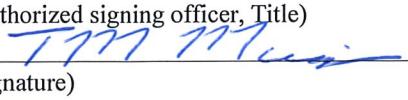
Meisinger Construction Company, Inc.

(Quoter- print the full name of your firm)

was hereunto affixed in the presence of:

Thomas M. Meisinger - President

(Authorized signing officer, Title)



(Signature)

SECTION 00 41 15
MN RESPONSIBLE CONTRACTOR COMPLIANCE AFFIDAVIT

The undersigned, the Owner or Officer of Meisinger Construction Co., Inc. (Prime or Sub-Contractor Name) verify under oath that as a contractor I am in compliance with the following minimum criteria per Minnesota Statute 16C.285 Subd. 3:

1 The contractor:
   - a Is in compliance with workers' compensation and unemployment insurance requirements;
   - b Is currently registered with the Department of Revenue and the Department of Employment and Economic Development if it has employees;
   - c Has a valid federal tax identification number or a valid Social Security number if an individual; and
   - d Has filed a certificate of authority to transact business in Minnesota with the secretary of state if a foreign corporation or cooperative;

2 The contractor or related entity is in compliance with and, during the three-year period before submitting the verification, has not violated section 177.24, 177.25, 177.41 to 177.44, 181.13, 181.14, or 181.722, and has not violated United States Code, title 29, sections 201 to 219, or United States Code, title 40, sections 3141 to 3148. For purposes of this clause, a violation occurs when a contractor or related entity:
   - a Repeatedly fails to pay statutorily required wages or penalties on one or more separate projects for a total underpayment of $25,000 or more within the three-year period;
   - b Has been issued an order to comply by the commissioner of labor and industry that has become final;
   - c Has been issued at least two determination letters within the three-year period by the Department of Transportation finding an underpayment by the contractor or related entity to its own employees;
   - d Has been found by the commissioner of labor and industry to have repeatedly or willfully violated any of the sections referenced in this clause pursuant to section 177.27;
   - e Has been issued a ruling or findings of underpayment by the administrator of the Wage and Hour Division of the United States Department of Labor that have become final or have been upheld by an administrative law judge or the Administrative Review Board; or
   - f Has been found liable for underpayment of wages or penalties or misrepresenting a construction worker as an independent contractor in an action brought in a court having jurisdiction.
   - g Provided that, if the contractor or related entity contests a determination of underpayment by the De partment of Transportation in a contested case proceeding, a violation does not occur until the contested case proceeding has concluded with a determination that the contractor or related entity underpaid wages or penalties;

3 The contractor or related entity is in compliance with and, during the three-year period before submitting the verification, has not violated chapter 326B. For purposes of this clause, a violation occurs when a contractor or related entity has been issued a final administrative or licensing order;

4 The contractor or related entity has not, more than twice during the three-year period before submitting the verification, had a certificate of compliance under section 363A.36 revoked or suspended based on the provisions of section 363A.36, with the revocation or suspension becoming final because it was upheld by the Office of Administrative Hearings or was not appealed to the office;

5 The contractor or related entity has not received a final determination assessing a monetary sanction from the Department of Administration or Transportation for failure to meet targeted group business, disadvantaged business enterprise, or veteran-owned business goals, due to a lack of good faith effort, more than once during the three-year period before submitting the verification;

6 The contractor or related entity is not currently suspended or debarred by the federal government or the state of Minnesota or any of its departments, commissions, agencies, or political subdivisions; and

7 All subcontractors that the contractor intends to use to perform project work have verified to the contractor through a signed statement under oath by an owner or officer that they meet the minimum criteria listed in clauses 1 to 6.

Any violations, suspensions, revocations, or sanctions, as defined in clauses (2) to (5), occurring prior to July 1, 2014, shall not be considered in determining whether a contractor or related entity meets the minimum criteria.

CONTRACTOR OR SUBCONTRACTOR
Meisinger Construction Co., Inc.
By: Thomas M. Meisinger
Its: President

STATE OF Minnesota)

COUNTY OF Dakota)

Sworn to and subscribed to before me this 29th day of January, 20 26.

NICHOLAS C. MEISINGER
Notary Public
Minnesota
My Commission Expires JANUARY 31, 2030

Notary Public, Ramsey County, State of Minnesota
My Commission Expires: January 31, 2030

END OF SECTION 00 41 15

SECTION 00 41 13
QUOTE FORM

THE PROJECT AND THE PARTIES

1.01 QUOTE TO:

A. City of Cottage Grove
c/o Wold Architects and Engineers
50 South Sixth Street, Suite 2250 Minneapolis, Minnesota 55402
Attn: Allison Timmins

1.02 FOR:

A. Project: City Hall and Public Safety Facility Front Desk Remodel
B. Project Number: 252166
12800 Ravine Parkway South
Cottage Grove, Minnesota 55016

We have examined the Contract Documents for the proposed City Hall and Public Safety Facility Front Desk Remodel as prepared by Wold Architects and Engineers, Minneapolis, Minnesota, and the conditions affecting the work.

1.03 ACCEPTANCE

A. Contractor agrees to complete the Project by March 31, 2026. It is anticipated the building will be ready for work on February 11, 2026.
B. Each quote must include all costs for items required to complete all work, including all necessary material(s), overhead, profit and applicable taxes, freight, handling, installation, etc.
C. Contractor is to submit shop drawings/sample panels/samples to Architect for approval prior to work on those items as noted in the project manual.
D. The Contractor will apply for the building permit, but the Owner will pay for it.
E. The cost of a Performance Bond and Labor and Material Bond in the amount of 100% of the quoted priced is included in the quote.
F. The cost of liability insurance to meet current state statues is included in the quote. The Owner will carry "all-risk" property insurance.
G. I understand final payment cannot occur until the following documents are provided:
H. Minnesota Tax Form IC 134
I. Consent of Surety to Final Payment AIA Document G707
J. Contractor's Affidavit of Payment of Debts and Claims, AIA Document G706
K. Contractor's Affidavit of Release of Liens, AIA Document G706A
L. Return completed quote form to Wold Architects and Engineers on or before January 29, 2026 at 2:00 p.m CST.
M. I understand this quote may not be withdrawn for a period of thirty (30) days from the date quotes are due.

1.04 RESPONSIBLE CONTRACTOR COMPLIANCE

A. By signing this quote form, I am an Owner or Officer of the firm name listed on the quote form and I verify under oath that as a Prime Contractor I am in compliance with the Responsible Contractor criteria as defined in Minnesota Statute 16C.285, subd. 3.

1.05 BASE QUOTE

A. The Quoter agrees to perform all work including General, Mechanical and Electrical Construction for the Base Quote Sum of:

One hundred Twenty-three thousand, Six hundred Dollars $ 123,600.00

Addendum 1 Acknowledged

1.06 QUOTE FORM SIGNATURE(S)

Reiling Construction Co., Inc.

(Quoter- print the full name of your firm)

was hereunto affixed in the presence of:

Brigid O'Malley, President

(Authorized signing officer, Title)

(Signature)

SECTION 00 41 15
MN RESPONSIBLE CONTRACTOR COMPLIANCE AFFIDAVIT

The undersigned, the Owner or Officer of Rieling Construction Co., Inc. (Prime or Sub-Contractor Name) verify under oath that as a contractor I am in compliance with the following minimum criteria per Minnesota Statute 16C.285 Subd. 3:

1 The contractor:
   a Is in compliance with workers' compensation and unemployment insurance requirements;
   b Is currently registered with the Department of Revenue and the Department of Employment and Economic Development if it has employees;
   c Has a valid federal tax identification number or a valid Social Security number if an individual; and
   d Has filed a certificate of authority to transact business in Minnesota with the secretary of state if a foreign corporation or cooperative;

2 The contractor or related entity is in compliance with and, during the three-year period before submitting the verification, has not violated section 177.24, 177.25, 177.41 to 177.44, 181.13, 181.14, or 181.722, and has not violated United States Code, title 29, sections 201 to 219, or United States Code, title 40, sections 3141 to 3148. For purposes of this clause, a violation occurs when a contractor or related entity:
   a Repeatedly fails to pay statutorily required wages or penalties on one or more separate projects for a total underpayment of $25,000 or more within the three-year period;
   b Has been issued an order to comply by the commissioner of labor and industry that has become final;
   c Has been issued at least two determination letters within the three-year period by the Department of Transportation finding an underpayment by the contractor or related entity to its own employees;
   d Has been found by the commissioner of labor and industry to have repeatedly or willfully violated any of the sections referenced in this clause pursuant to section 177.27;
   e Has been issued a ruling or findings of underpayment by the administrator of the Wage and Hour Division of the United States Department of Labor that have become final or have been upheld by an administrative law judge or the Administrative Review Board; or
   f Has been found liable for underpayment of wages or penalties or misrepresenting a construction worker as an independent contractor in an action brought in a court having jurisdiction.
   g Provided that, if the contractor or related entity contests a determination of underpayment by the De partment of Transportation in a contested case proceeding, a violation does not occur until the contested case proceeding has concluded with a determination that the contractor or related entity underpaid wages or penalties;

3 The contractor or related entity is in compliance with and, during the three-year period before submitting the verification, has not violated chapter 326B. For purposes of this clause, a violation occurs when a contractor or related entity has been issued a final administrative or licensing order;

4 The contractor or related entity has not, more than twice during the three-year period before submitting the verification, had a certificate of compliance under section 363A.36 revoked or suspended based on the provisions of section 363A.36, with the revocation or suspension becoming final because it was upheld by the Office of Administrative Hearings or was not appealed to the office;

5 The contractor or related entity has not received a final determination assessing a monetary sanction from the Department of Administration or Transportation for failure to meet targeted group business, disadvantaged business enterprise, or veteran-owned business goals, due to a lack of good faith effort, more than once during the three-year period before submitting the verification;

6 The contractor or related entity is not currently suspended or debarred by the federal government or the state of Minnesota or any of its departments, commissions, agencies, or political subdivisions; and

7 All subcontractors that the contractor intends to use to perform project work have verified to the contractor through a signed statement under oath by an owner or officer that they meet the minimum criteria listed in clauses 1 to 6.

Any violations, suspensions, revocations, or sanctions, as defined in clauses (2) to (5), occurring prior to July 1, 2014, shall not be considered in determining whether a contractor or related entity meets the minimum criteria.

CONTRACTOR OR SUBCONTRACTOR

Reiling Construction Co., Inc.

By: _____

Its: President

STATE OF Minnesota)

COUNTY OF Ramsey)

Sworn to and subscribed to before me this 27th day of January, 2026.

Notary Public, Ramsey County, State of Minnesota

My Commission Expires: 1-31-28

SHAWN MARIE LICKNESS
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2028

END OF SECTION 00 41 15

SECTION 00 41 13
QUOTE FORM

THE PROJECT AND THE PARTIES

1.01 QUOTE TO:

A. City of Cottage Grove
c/o Wold Architects and Engineers
50 South Sixth Street, Suite 2250 Minneapolis, Minnesota 55402
Attn: Allison Timmins

1.02 FOR:

A. Project: City Hall and Public Safety Facility Front Desk Remodel

B. Project Number: 252166
12800 Ravine Parkway South
Cottage Grove, Minnesota 55016

We have examined the Contract Documents for the proposed City Hall and Public Safety Facility Front Desk Remodel as prepared by Wold Architects and Engineers, Minneapolis, Minnesota, and the conditions affecting the work.

1.03 ACCEPTANCE

A. Contractor agrees to complete the Project by March 31, 2026. It is anticipated the building will be ready for work on February 11, 2026.

B. Each quote must include all costs for items required to complete all work, including all necessary material(s), overhead, profit and applicable taxes, freight, handling, installation, etc.

C. Contractor is to submit shop drawings/sample panels/samples to Architect for approval prior to work on those items as noted in the project manual.

D. The Contractor will apply for the building permit, but the Owner will pay for it.

E. The cost of a Performance Bond and Labor and Material Bond in the amount of 100% of the quoted priced is included in the quote.

F. The cost of liability insurance to meet current state statues is included in the quote. The Owner will carry "all-risk" property insurance.

G. I understand final payment cannot occur until the following documents are provided:

H. Minnesota Tax Form IC 134

I. Consent of Surety to Final Payment AIA Document G707

J. Contractor's Affidavit of Payment of Debts and Claims, AIA Document G706

K. Contractor's Affidavit of Release of Liens, AIA Document G706A

L. Return completed quote form to Wold Architects and Engineers on or before January 29, 2026 at 2:00 p.m CST.

M. I understand this quote may not be withdrawn for a period of thirty (30) days from the date quotes are due.

1.04 RESPONSIBLE CONTRACTOR COMPLIANCE

A. By signing this quote form, I am an Owner or Officer of the firm name listed on the quote form and I verify under oath that as a Prime Contractor I am in compliance with the Responsible Contractor criteria as defined in Minnesota Statute 16C.285, subd. 3.

1.05 BASE QUOTE

A. The Quoter agrees to perform all work including General, Mechanical and Electrical Construction for the Base Quote Sum of:

two hundred six thousand four hundred Dollars $ 206,400 00

* Addendum #1 - Acknowledged

1.06 QUOTE FORM SIGNATURE(S)

Parkos Construction Company

(Quoter- print the full name of your firm)
was hereunto affixed in the presence of:

John W Parkos Jr - Vice President

(Authorized signing officer, Title)

(Signature)

SECTION 00 41 15
MN RESPONSIBLE CONTRACTOR COMPLIANCE AFFIDAVIT

The undersigned, the Owner or Officer of Parkos Construction Company (Prime or Sub-Contractor Name) verify under oath that as a contractor I am in compliance with the following minimum criteria per Minnesota Statute 16C.285 Subd. 3:

1 The contractor:
   a Is in compliance with workers' compensation and unemployment insurance requirements;
   b Is currently registered with the Department of Revenue and the Department of Employment and Economic Development if it has employees;
   c Has a valid federal tax identification number or a valid Social Security number if an individual; and
   d Has filed a certificate of authority to transact business in Minnesota with the secretary of state if a foreign corporation or cooperative;

2 The contractor or related entity is in compliance with and, during the three-year period before submitting the verification, has not violated section 177.24, 177.25, 177.41 to 177.44, 181.13, 181.14, or 181.722, and has not violated United States Code, title 29, sections 201 to 219, or United States Code, title 40, sections 3141 to 3148. For purposes of this clause, a violation occurs when a contractor or related entity:
   a Repeatedly fails to pay statutorily required wages or penalties on one or more separate projects for a total underpayment of $25,000 or more within the three-year period;
   b Has been issued an order to comply by the commissioner of labor and industry that has become final;
   c Has been issued at least two determination letters within the three-year period by the Department of Transportation finding an underpayment by the contractor or related entity to its own employees;
   d Has been found by the commissioner of labor and industry to have repeatedly or willfully violated any of the sections referenced in this clause pursuant to section 177.27;
   e Has been issued a ruling or findings of underpayment by the administrator of the Wage and Hour Division of the United States Department of Labor that have become final or have been upheld by an administrative law judge or the Administrative Review Board; or
   f Has been found liable for underpayment of wages or penalties or misrepresenting a construction worker as an independent contractor in an action brought in a court having jurisdiction.
   g Provided that, if the contractor or related entity contests a determination of underpayment by the De partment of Transportation in a contested case proceeding, a violation does not occur until the contested case proceeding has concluded with a determination that the contractor or related entity underpaid wages or penalties;

3 The contractor or related entity is in compliance with and, during the three-year period before submitting the verification, has not violated chapter 326B. For purposes of this clause, a violation occurs when a contractor or related entity has been issued a final administrative or licensing order;

4 The contractor or related entity has not, more than twice during the three-year period before submitting the verification, had a certificate of compliance under section 363A.36 revoked or suspended based on the provisions of section 363A.36, with the revocation or suspension becoming final because it was upheld by the Office of Administrative Hearings or was not appealed to the office;

5 The contractor or related entity has not received a final determination assessing a monetary sanction from the Department of Administration or Transportation for failure to meet targeted group business, disadvantaged business enterprise, or veteran-owned business goals, due to a lack of good faith effort, more than once during the three-year period before submitting the verification;

6 The contractor or related entity is not currently suspended or debarred by the federal government or the state of Minnesota or any of its departments, commissions, agencies, or political subdivisions; and

7 All subcontractors that the contractor intends to use to perform project work have verified to the contractor through a signed statement under oath by an owner or officer that they meet the minimum criteria listed in clauses 1 to 6.

Any violations, suspensions, revocations, or sanctions, as defined in clauses (2) to (5), occurring prior to July 1, 2014, shall not be considered in determining whether a contractor or related entity meets the minimum criteria.

CONTRACTOR OR SUBCONTRACTOR
Parkos Construction Company

By: John W Parkos Jr

Its: Vice President

STATE OF Minnesota)

COUNTY OF Dakota)

Sworn to and subscribed to before me this 29 day of January, 20 26

KIMBERLY M. SEMPLE
Notary Public-Minnesota
My Commission Expires Jan. 31, 2030

Notary Public, Dakota County, State of Minnesota

My Commission Expires: 1/31/30

END OF SECTION 00 41 15

AIA® Document A310™ – 1970

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we
(Here insert full name and address or legal title of Contractor)
Parkos Construction Company
1010 South Robert Street
West St. Paul, MN 55118

as Principal, hereinafter called the Principal, and
(Here insert full name and address or legal title of Surety)
United Fire & Casualty Company
118 Second Ave SE
Cedar Rapids, IA 52407

a corporation duly organized under the laws of the State of **Iowa**
as Surety, hereinafter called the Surety, are held and firmly bound unto
(Here insert full name and address or legal title of Owner)
City of Cottage Grove
7516 80th Street South
Cottage Grove, MN 55016

as Obligee, hereinafter called the Obligee, in the sum of **Five Percent (5%) of the Amount of the Bid** Dollars ($ **5%**), for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for
(Here insert full name, address and description of project)

City of Cottage Grove- City Hall Public Safety Front Desk Renovation-
12800 Ravine Parkway South, Cottage Grove 55016

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this **29th** day of **January, 2026**

(Witness)

(Witness)

Parkos Construction Company
(Principal) (Seal)

(Title)

United Fire & Casualty Company
(Surety)

(Title) **Name Alemdar** *(Seal)*
Attorney-in-Fact

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INDIVIDUAL OR PARTNERSHIP ACKNOWLEDGMENT

STATE OF _____

ss

COUNTY OF _____

On the _____ day of _____, _____, before me personally appeared

_____ to me known to be the person(s) described in and who executed the foregoing instrument, as Principal(s), and acknowledged to me that __he__ executed the same as his/her/their free act and deed.

_____

(Notary Seal)

CORPORATE ACKNOWLEDGMENT

STATE OF Minnesota

ss

COUNTY OF Dakota

On the 29 day of January, 2026 before me personally appeared John W Parkos Jr to me known, who being by me duly sworn, did say that he/she is the Vice President of Parkos Construction Company, the corporation described in and which executed the foregoing instrument; that he/she knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation; and that he/she signed his/her name thereto by like order

KIMBERLY M. SEMPLE
Notary Public-Minnesota
My Commission Expires Jan. 31, 2030

_____

(Notary Seal)

ACKNOWLEDGMENT OF CORPORATE SURETY

STATE OF MINNESOTA

ss

COUNTY OF Hennepin

On the 29 day of January, 2026, before me personally appeared **Name Alemdar** to me known, who being duly sworn, did say that he/she is the aforesaid officer or attorney-in-fact of the United Fire & Casualty Company, a corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by the aforesaid officer, by authority of its board of directors; and the aforesaid officer acknowledged said instrument to be the free act and deed of said corporation.

_____

(Notary Seal)

ALAN R STARKS
Notary Public - Minnesota
My Commission Expires Jan 31, 2028

UNITED FIRE & CASUALTY COMPANY, CEDAR RAPIDS, IA
UNITED FIRE & INDEMNITY COMPANY, WEBSTER, TX
FINANCIAL PACIFIC INSURANCE COMPANY, LOS ANGELES, CA
CERTIFIED COPY OF POWER OF ATTORNEY
(original on file at Home Office of Company – See Certification)

Inquiries: Surety Department
118 Second Ave SE
Cedar Rapids, IA 52401

KNOW ALL PERSONS BY THESE PRESENTS, That United Fire & Casualty Company, a corporation duly organized and existing under the laws of the State of Iowa; United Fire & Indemnity Company, a corporation duly organized and existing under the laws of the State of Texas; and Financial Pacific Insurance Company, a corporation duly organized and existing under the laws of the State of California (herein collectively called the Companies), and having their corporate headquarters in Cedar Rapids, State of Iowa, does make, constitute and appoint

MARILYN HENTGES, KATIE RANDOLPH, KELLY PRESTON, JANE THOMPSON, BARB MICHAELS, LINDA JACKSON, ALAN STARKS, JEFFREY SETTEM, MELISSA M NORDIN, NAME ALEMDAR, TYLER GERADS, GAVIN KNOTT, EACH INDIVIDUALLY

their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed $100,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby ratified and confirmed.

The Authority hereby granted shall expire the 22nd day of January, 2026 unless sooner revoked by United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

This Power of Attorney is made and executed pursuant to and by authority of the following bylaw duly adopted by the Boards of Directors of United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

"Article VI – Surety Bonds and Undertakings"

Section 2, Appointment of Attorney-in-Fact. "The President or any Vice President, or any other officer of the Companies may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Companies in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. The signature of any officer authorized hereby, and the Corporate seal, may be affixed by facsimile to any power of attorney or special power of attorney or certification of either authorized hereby; such signature and seal, when so used, being adopted by the Companies as the original signature of such officer and the original seal of the Companies, to be valid and binding upon the Companies with the same force and effect as though manually affixed. Such attorneys-in-fact, subject to the limitations set of forth in their respective certificates of authority shall have full power to bind the Companies by their signature and execution of any such instruments and to attach the seal the Companies thereto. The President or any Vice President, the Board of Directors or any other officer of the Companies may at any time revoke all power and authority previously given to any attorney-in-fact.

IN WITNESS WHEREOF, the COMPANIES have each caused these presents to be signed by its vice president and its corporate seal to be hereto affixed this 22nd day of January, 2024

UNITED FIRE & CASUALTY COMPANY
UNITED FIRE & INDEMNITY COMPANY
FINANCIAL PACIFIC INSURANCE COMPANY

By: Kyanna M Saylor
Vice President

State of Iowa, County of Linn, ss:

On 22nd day of January, 2024, before me personally came Kyanna M. Saylor to me known, who being by me duly sworn, did depose and say; that she resides in Cedar Rapids, State of Iowa; that she is a Vice President of United Fire & Casualty Company, a Vice President of United Fire & Indemnity Company, and a Vice President of Financial Pacific Insurance Company the corporations described in and which executed the above instrument; that she knows the seal of said corporations; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporations and that she signed her name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.

Judith A. Jones
Iowa Notarial Seal
Commission number 173041
My Commission Expires 04/23/2027

Judith A Jones
Notary Public
My commission expires: 04/23/2027

I, Mary A. Bertsch, Assistant Secretary of United Fire & Casualty Company and Assistant Secretary of United Fire & Indemnity Company, and Assistant Secretary of Financial Pacific Insurance Company, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporations as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATIONS, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

In testimony whereof I have hereunto subscribed my name and affixed the corporate seal of the said Corporations this 29th day of January, 2026.

By: Mary A Bertsch
Assistant Secretary,
UF&C & UF&I & FPIC

BPOA0045 122017

AGREEMENT FOR SERVICES
City Hall Front Desk Remodel

THIS AGREEMENT ("Agreement") is made and executed this 4th day of February, 2026, by and between the City of Cottage Grove, 12800 Ravine Parkway South, Cottage Grove, Minnesota 55016, ("City") and RAK Construction Inc, 21435 Johnson St. NE, East Bethel, MN 55011 ("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 January 29th 2026, incorporated herein as Exhibit A.

        ii. Other documentation, incorporated herein as Exhibit B.

        (Hereinafter "Exhibits").

        iii. Where the terms and conditions of this Agreement and those terms and conditions included in the Exhibits 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, as set forth in the Exhibits, subject to Section 9 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 $96,955.00, and Contractor agrees to receive and accept payment for Services as set forth in the Exhibits.

   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 is identified in the Exhibits. This Agreement may be extended upon the written mutual consent of the parties for such additional periods as they deem appropriate, and upon the same terms and conditions as herein stated.

4. BONDS. If the Services provided by the Contractor as set forth in the Exhibits and this Agreement exceeds $175,000, Contractor shall furnish performance and payment bonds covering faithful performance of all the Contractor's obligations, including, without limitation, warranty obligations and of all payment of obligations arising under this Agreement. The bonds shall each be issued in an amount equal to 100% of the stipulated sum identified in Section 2 of this Agreement.

5. 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 15 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.

6. 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 the Exhibits. Contractor shall pay any subcontractor involved in the performance of this Agreement within the ten (10) days of the Contractor's receipt of payment by the City for undisputed services provided by the subcontractor.

7. 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.

8. 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.

9. 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.

10. CITY'S REPRESENTATIVE. The City has designated Adam Moshier and Patti Dillion to act as the City's representative with respect to the Services to be performed under this Agreement. He or 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.

11. PROJECT MANAGER AND STAFFING. The Contractor has designated Brittney Castillo to be the primary contacts for the City in the performance of the Services. They 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 these designated staff without the approval of the City.

12. 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.

13. 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.

14. 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.

15. 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: Adam Moshier

Or emailed: amoshier@cottagegrovemn.gov

If to Contractor: RAK Construction Inc.
21435 Johnson St. NE
East Bethel, MN 55011
Britt Castillo

Or emailed: britt.castillo@rakconstruction.com

16. 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.

17. RESPONSIBLE CONTRACTOR.

a. In accordance with Minnesota Statutes, Section 16C.285, Contractor is hereby advised that the City cannot award a construction contract in excess of $50,000 unless Contractor is a "responsible contractor" as defined in Minnesota Statutes, Section 16C.285, subdivision 3. Contractor must complete a Responsible Contractor Certificate verifying compliance with the minimum criteria specified in Minnesota Statutes, Section 16C.285, subdivision 3, to be eligible to provide the Services outlined in this Agreement. A Responsible Contractor Certificate must be signed under oath by an owner or officer of Contractor. Contractor is responsible for obtaining the required verifications of compliance with Minnesota Statute, Section 16C.285, subdivision 3 from all subcontractors, using a form provided by the City. Contractor must submit signed verifications from subcontractors upon the City's request.

b. Contractor or subcontractor who does not meet the minimum criteria established in Minnesota Statutes, Section 16C.285, subdivision 3, or who fails to verify compliance with the minimum requirements of this statute, will not be considered a "responsible contractor" and will be ineligible to provide the Services under this Agreement or otherwise work on the project in any capacity. Contractor and any subcontractor are advised that making any false statements verifying compliance with Minnesota Statutes, Section 16C.285 will render the Contractor or subcontractor ineligible to perform the Services of this Agreement and may result in termination of this Agreement by the City.

c. Contractor shall not sublet, sell, transfer, delegate or assign the Services or any portion of the Services of this Agreement without abiding by the applicable provisions of the Minnesota Department of Transportation Standard Specifications for Construction, Section 1801.

18. 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.

CITY OF COTTAGE GROVE

By: _____
Myron A. Bailey, Mayor

By: _____
Tamara Anderson, City Clerk

Date: _____

CONTRACTOR

Signature: Brittney Castillo

Name: Brittney Castillo

Its: Owner

Date: 1-30-26

SECTION 00 41 13
QUOTE FORM

THE PROJECT AND THE PARTIES

1.01 QUOTE TO:

A. City of Cottage Grove
c/o Wold Architects and Engineers
50 South Sixth Street, Suite 2250 Minneapolis, Minnesota 55402
Attn: Allison Timmins

1.02 FOR:

A. Project: City Hall and Public Safety Facility Front Desk Remodel
B. Project Number: 252166
12800 Ravine Parkway South
Cottage Grove, Minnesota 55016

We have examined the Contract Documents for the proposed City Hall and Public Safety Facility Front Desk Remodel as prepared by Wold Architects and Engineers, Minneapolis, Minnesota, and the conditions affecting the work.

1.03 ACCEPTANCE

A. Contractor agrees to complete the Project by March 31, 2026. It is anticipated the building will be ready for work on February 11, 2026.
B. Each quote must include all costs for items required to complete all work, including all necessary material(s), overhead, profit and applicable taxes, freight, handling, installation, etc.
C. Contractor is to submit shop drawings/sample panels/samples to Architect for approval prior to work on those items as noted in the project manual.
D. The Contractor will apply for the building permit, but the Owner will pay for it.
E. The cost of a Performance Bond and Labor and Material Bond in the amount of 100% of the quoted priced is included in the quote.
F. The cost of liability insurance to meet current state statues is included in the quote. The Owner will carry "all-risk" property insurance.
G. I understand final payment cannot occur until the following documents are provided:
H. Minnesota Tax Form IC 134
I. Consent of Surety to Final Payment AIA Document G707
J. Contractor's Affidavit of Payment of Debts and Claims, AIA Document G706
K. Contractor's Affidavit of Release of Liens, AIA Document G706A
L. Return completed quote form to Wold Architects and Engineers on or before January 29, 2026 at 2:00 p.m CST.
M. I understand this quote may not be withdrawn for a period of thirty (30) days from the date quotes are due.

1.04 RESPONSIBLE CONTRACTOR COMPLIANCE

A. By signing this quote form, I am an Owner or Officer of the firm name listed on the quote form and I verify under oath that as a Prime Contractor I am in compliance with the Responsible Contractor criteria as defined in Minnesota Statute 16C.285, subd. 3.

1.05 BASE QUOTE

A. The Quoter agrees to perform all work including General, Mechanical and Electrical Construction for the Base Quote Sum of:

Ninety six thousand nine hundred fifty five Dollars $ 96,955.00

RAK acknowledges receipt of the following addendum's: #1

1.06 QUOTE FORM SIGNATURE(S)

RAK Construction, Inc.

(Quoter- print the full name of your firm)
was hereunto affixed in the presence of:

Brittney Castillo, Owner

(Authorized signing officer, Title)

Brittney Castillo

(Signature)

SECTION 00 41 15
MN RESPONSIBLE CONTRACTOR COMPLIANCE AFFIDAVIT

The undersigned, the Owner or Officer of RAK Construction, Inc. (Prime or Sub-Contractor Name) verify under oath that as a contractor I am in compliance with the following minimum criteria per Minnesota Statute 16C.285 Subd. 3:

1 The contractor:
   a Is in compliance with workers' compensation and unemployment insurance requirements;
   b Is currently registered with the Department of Revenue and the Department of Employment and Economic Development if it has employees;
   c Has a valid federal tax identification number or a valid Social Security number if an individual; and
   d Has filed a certificate of authority to transact business in Minnesota with the secretary of state if a foreign corporation or cooperative;

2 The contractor or related entity is in compliance with and, during the three-year period before submitting the verification, has not violated section 177.24, 177.25, 177.41 to 177.44, 181.13, 181.14, or 181.722, and has not violated United States Code, title 29, sections 201 to 219, or United States Code, title 40, sections 3141 to 3148. For purposes of this clause, a violation occurs when a contractor or related entity:
   a Repeatedly fails to pay statutorily required wages or penalties on one or more separate projects for a total underpayment of $25,000 or more within the three-year period;
   b Has been issued an order to comply by the commissioner of labor and industry that has become final;
   c Has been issued at least two determination letters within the three-year period by the Department of Transportation finding an underpayment by the contractor or related entity to its own employees;
   d Has been found by the commissioner of labor and industry to have repeatedly or willfully violated any of the sections referenced in this clause pursuant to section 177.27;
   e Has been issued a ruling or findings of underpayment by the administrator of the Wage and Hour Division of the United States Department of Labor that have become final or have been upheld by an administrative law judge or the Administrative Review Board; or
   f Has been found liable for underpayment of wages or penalties or misrepresenting a construction worker as an independent contractor in an action brought in a court having jurisdiction.
   g Provided that, if the contractor or related entity contests a determination of underpayment by the De partment of Transportation in a contested case proceeding, a violation does not occur until the contested case proceeding has concluded with a determination that the contractor or related entity underpaid wages or penalties;

3 The contractor or related entity is in compliance with and, during the three-year period before submitting the verification, has not violated chapter 326B. For purposes of this clause, a violation occurs when a contractor or related entity has been issued a final administrative or licensing order;

4 The contractor or related entity has not, more than twice during the three-year period before submitting the verification, had a certificate of compliance under section 363A.36 revoked or suspended based on the provisions of section 363A.36, with the revocation or suspension becoming final because it was upheld by the Office of Administrative Hearings or was not appealed to the office;

5 The contractor or related entity has not received a final determination assessing a monetary sanction from the Department of Administration or Transportation for failure to meet targeted group business, disadvantaged business enterprise, or veteran-owned business goals, due to a lack of good faith effort, more than once during the three-year period before submitting the verification;

6 The contractor or related entity is not currently suspended or debarred by the federal government or the state of Minnesota or any of its departments, commissions, agencies, or political subdivisions; and

7 All subcontractors that the contractor intends to use to perform project work have verified to the contractor through a signed statement under oath by an owner or officer that they meet the minimum criteria listed in clauses 1 to 6.

Any violations, suspensions, revocations, or sanctions, as defined in clauses (2) to (5), occurring prior to July 1, 2014, shall not be considered in determining whether a contractor or related entity meets the minimum criteria.

CONTRACTOR OR SUBCONTRACTOR

Brittney Castillo

By: Brittney Castillo

Its: Owner

STATE OF Minnesota)

COUNTY OF Anoka)

Sworn to and subscribed to before me this 28 day of January, 2026.

ANGELA ANN LUTZ
Notary Public
State of Minnesota
My Commission Expires
January 31, 2029

Angela Lutz

Notary Public, Anoka County, State of Minnesota

My Commission Expires: 1-31-2029

END OF SECTION 00 41 15

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/30/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: DAWN PARRANTO
North Suburban Agencies, Inc. 11421 Hanson Blvd NW Coon Rapids, MN 55433	PHONE (A/C, No, Ext): (763) 450-5407 FAX (A/C, No): E-MAIL ADDRESS: dawn@nsagencies.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : OWNERS INSURANCE CO	32700
INSURER B : AUTO OWNERS INS CO	18988
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED: RAK Construction, Inc.
21435 Johnson Street NE
East Bethel, MN 55011

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	✔ COMMERCIAL GENERAL LIABILITY CLAIMS-MADE ✔ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ✔ POLICY ✔ PRO-JECT LOC OTHER:	Y		08082407	01/20/2026	01/20/2027	EACH OCCURRENCE	$	2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$	300,000
							MED EXP (Any one person)	$	10,000
							PERSONAL & ADV INJURY	$	2,000,000
							GENERAL AGGREGATE	$	2,000,000
							PRODUCTS - COMP/OP AGG	$	2,000,000
								$	
B	AUTOMOBILE LIABILITY ✔ ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			4906681500	01/20/2026	01/20/2027	COMBINED SINGLE LIMIT (Ea accident)	$	1,000,000
							BODILY INJURY (Per person)	$	
							BODILY INJURY (Per accident)	$	
							PROPERTY DAMAGE (Per accident)	$	
								$	
A	✔ UMBRELLA LIAB ✔ OCCUR EXCESS LIAB CLAIMS-MADE DED ✔ RETENTION $ 10000			4906681502	01/20/2026	01/20/2027	EACH OCCURRENCE	$	4,000,000
							AGGREGATE	$	4,000,000
								$	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N: N	N/A	A106569330	01/20/2026	01/20/2027	✔ PER STATUTE OTH-ER		
							E.L. EACH ACCIDENT	$	500,000
							E.L. DISEASE - EA EMPLOYEE	$	500,000
							E.L. DISEASE - POLICY LIMIT	$	500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Cottage Grove is listed as additional insured pertaining to the Commercial General Liability.

30-Day Notice of Cancellation:
The certificate holder shall receive a minimum of 30 days' written notice prior to cancellation.

CERTIFICATE HOLDER

amoshier@cottagegrovemn.gov

City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Dawn Parranto

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PROJECT BUDGET - CITY HALL FRONT DESK REMODEL

	PREDESIGN BUDGET (04/23/2025)	CD BUDGET (01/12/2026)	AWARD BUDGET (01/29/2026)
CONSTRUCTION			
Construction Cost	$ 115,799	$ 105,881	$ 96,955
SUBTOTAL CONSTRUCTION COSTS	**$ 115,799**	**$ 105,881**	**$ 96,955**
FEES, TESTING, MISC. PROJECT COSTS			
Architectural Fees	Incl.	$ 9,500	$ 9,500
Arch. Reimbursable Expenses Estimate	Incl.	$ 500	$ 500
Plan Review Fees	Incl.	$ 1,000	$ 1,000
New WS (Henricksen quote 11/11/2024)	-	$ 4,598	$ 4,598
Project Contingency	$ 5,790	$ 5,294	$ 14,220
SUBTOTAL PROJECT COSTS - (FEES, TESTING)	**$ 30,108**	**$ 20,892**	**$ 29,818**
SUBTOTAL CONSTRUCTION COST	$ 115,799	$ 105,881	$ 96,955
SUBTOTAL PROJECT COSTS - (FEES, TESTING, MISC.)	$ 30,108	$ 20,892	$ 29,818
TOTAL PROJECT COST	**$ 145,907**	**$ 126,773**	**$ 126,773**
CARPET REPLACEMENT (SEPARATE PROJECT)			
Hallway, Main Lobby, and Office Area	-	**$ 32,959**	**$ 32,959**

MN

CITY HALL & PUBLIC SAFETY FACILITY FRONT DESK REMODEL

CITY OF COTTAGE GROVE

COTTAGE GROVE, MN



ARCHITECTURAL

A1.01a MAIN LEVEL DEMOLITION PLAN AND RCP
A2.01a MAIN LEVEL FLOOR PLAN AND RCP
A4.101 DETAILS - ELEVATIONS AND SECTIONS
A4.102 SECTIONS
A4.200 DETAILS AND SPECIFICATIONS

SYMBOLS

SECTIONS — C1 / A5.2xx — DETAIL NO / DRAWING NO

GRIDS — 3

ELEVATIONS — INTERIOR — E1 / A4.1xx — DETAIL NO / DRWG NO

OPENINGS, DEPRESSIONS OR AS NOTED

DETAIL REFERENCE — D2 / A4.2xx — DETAIL NO / DRAWING NO

NOTES, DIMENSIONS & DETAIL KEYS APPLY FROM NOTED DETAIL — 1 / A4.7xx — NOTES APPLY

ELEVATION

REVISIONS — 2

ROOM NAME — CLASSROOM — CLASSROOM
ROOM NUMBER — A102 — OR — A102 ART

OWNER INFO, AS NEEDED

CEILING HEIGHT — 8'-8"
CEILING MATL/ FIN — ACT 1/-

DOOR OR WDW SWING & NO — A102

BORROWED LIGHT — A102L

EXISTING WALL/ DOOR/ OTHER

DEMOLISHED WALL/ DOOR/ OTHER

HINGE SIDE

WALL TYPES - INTERIOR — GA2

EARTH: EARTH; GRANULAR FILL; SAND

CONCRETE: CONCRETE/ PRECAST; TERRAZZO; TOPPING; WIRE MESH

MASONRY/ STONE: BLOCK; BRICK; MORTAR NET; CUT STONE

METAL: FERROUS; ALUMINUM; OTHER

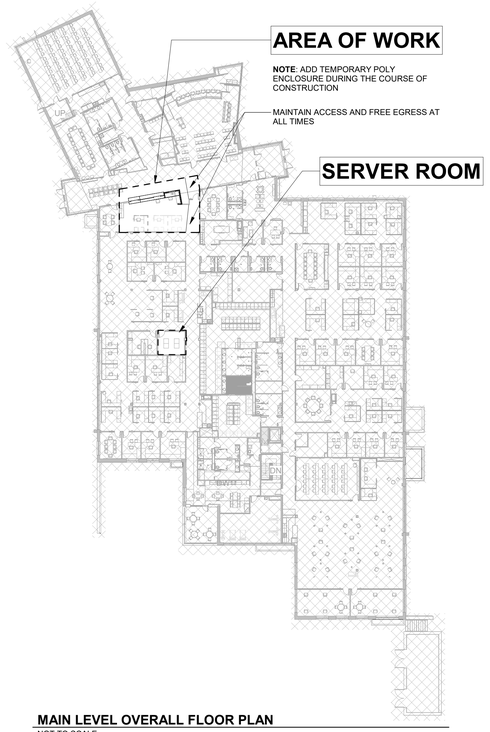
WOOD: CONSTRUCTION LUMBER; FINISHED; PLYWOOD; PARTICLE BOARD

INSULATION: BATT; RIGID; SPRAY FOAM; GRANULAR LOOSE

MISCELLANEOUS: EXISTING; EXISTING; DEMOLISHED

PARTITIONS: METAL STUD; WOOD STUD; MASONRY; BRICK & BLOCK; CAVITY WALL; EXISTING; EXISTING; GLAZED OPENING; CONCRETE/ PRECAST; DEMOLISHED

MISCELLANEOUS: TILE; ACOUSTIC TILE; PLASTER; ON METAL LATH; EXPANSION JOINT MATERIAL



MAIN LEVEL OVERALL FLOOR PLAN
NOT TO SCALE

CITY HALL & PUBLIC SAFETY FACILITY FRONT DESK REMODEL
12800 Ravine Pkwy S
Cottage Grove, MN 55016

City of Cottage Grove
12800 Ravine Pkwy S
Cottage Grove, MN 55016

WOLD ARCHITECTS AND ENGINEERS
332 Minnesota Street, Suite W2000
St. Paul, Minnesota 55101
woldae.com | 651 227 7773

Revisions		
Description	Date	Num

Comm: 252166
Date: 12/23/2025
Drawn: AT
Check: JW
North

COVER SHEET

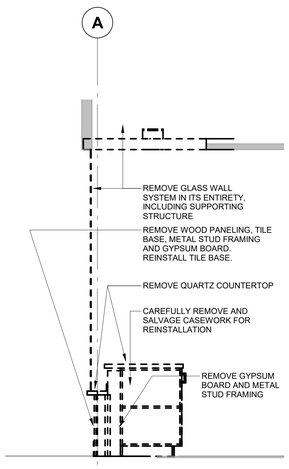
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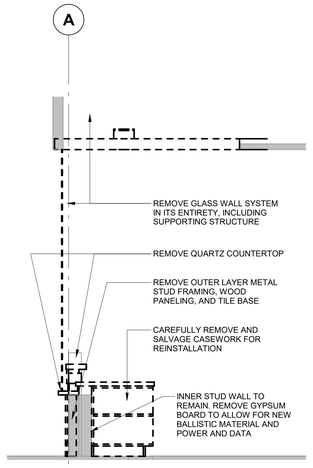
Autodesk Docs://252166_Cottage Grove City Hall & Public Safety Facility - Front Desk Remodel/252166 - Cottage Grove City Hall & Public Safety Facility - Front Desk Remodel.rvt
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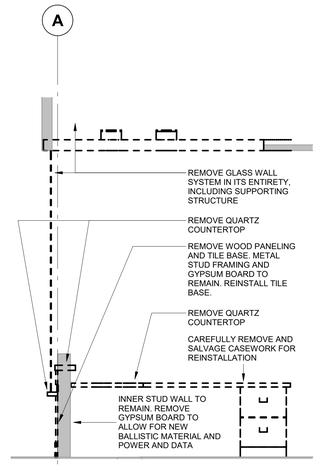
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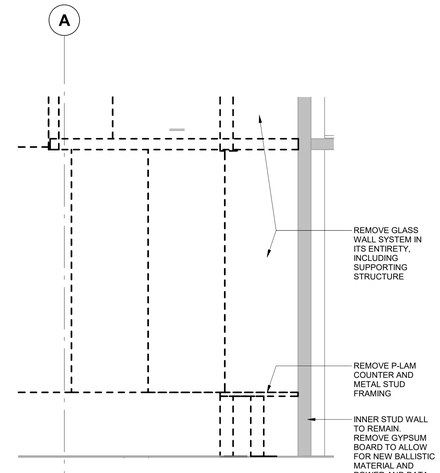
C1 SECTION 1 - COUNTER DEMO
1/2" = 1'-0"



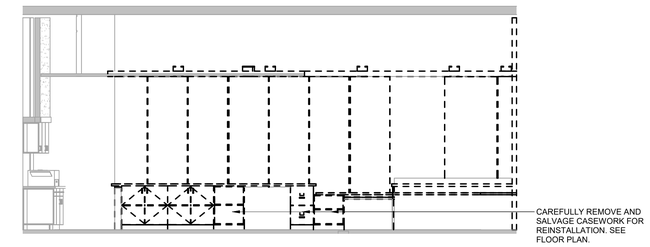
C2 SECTION 2 - COUNTER ADA DEMO
1/2" = 1'-0"



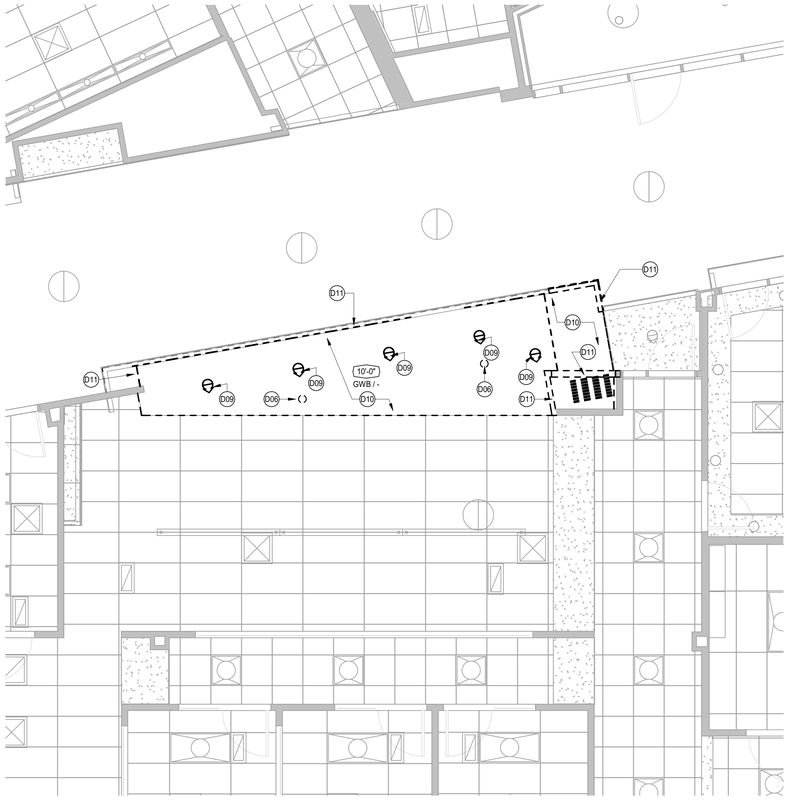
C3 SECTION 3 - COUNTER WS DEMO
1/2" = 1'-0"



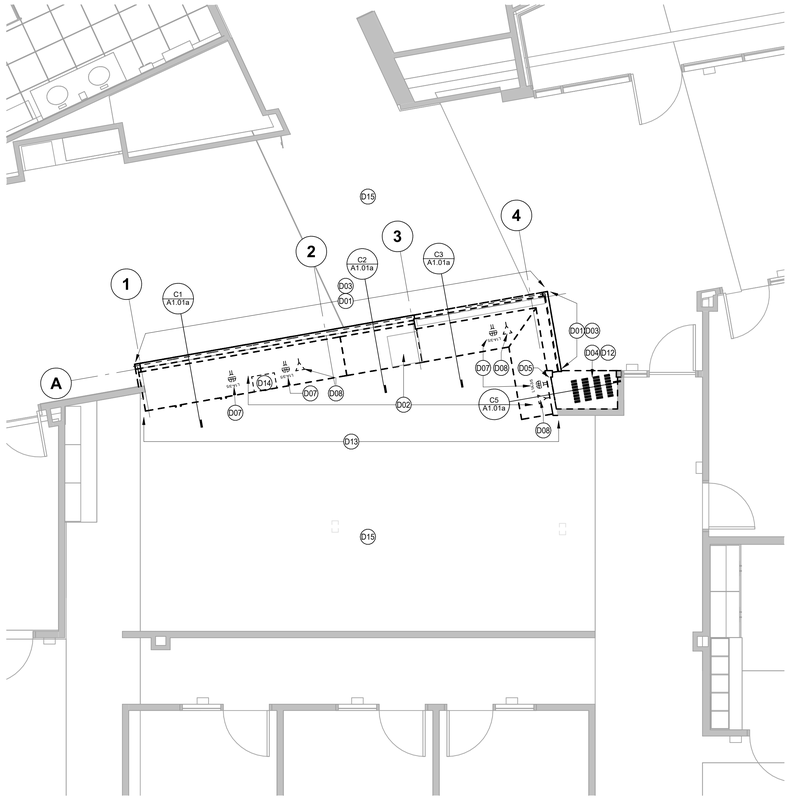
C5 SECTION 4 - POCKET DEMO
1/2" = 1'-0"



C6 DEMOLITION ELEVATION
1/4" = 1'-0"



F1 MAIN LEVEL DEMOLITION RCP
1/4" = 1'-0"



F4 MAIN LEVEL DEMOLITION PLAN
1/4" = 1'-0"

DEMOLITION PLAN KEY NOTES:

D01 REMOVE EXISTING GWB / METAL STUD KNEE WALL, INCLUDING ANCHORS, SEALANT, ETC. COMPLETE TO THE APPROXIMATE EXTENTS SHOWN AND AS REQUIRED - COORDINATE EXTENTS WITH NEW WORK. SEE DETAILS: C1/A1.01a AND C2/A1.01a REMOVE EXISTING TILE BASE.

D02 CAREFULLY REMOVE AND SALVAGE EXISTING QUARTZ COUNTERTOP AND PLYWOOD IN ITS ENTIRETY.

D03 REMOVE EXISTING VINYL WALL COVERING IN ITS ENTIRETY.

D04 REMOVE EXISTING OPERABLE GLASS WALL SYSTEM IN ITS ENTIRETY, INCLUDING ASSOCIATED TRACK AND STRUCTURAL SUPPORT (STEEL BEAM AND HANGING RODS).

D09 REMOVE EXISTING GWB / METAL STUD WALL (UP TO STRUCTURE) INCLUDING ANCHORS, SEALANT, ETC. COMPLETE TO THE APPROXIMATE EXTENTS SHOWN AND AS REQUIRED - COORDINATE EXTENTS WITH NEW WORK.

D06 CAREFULLY REMOVE AND SALVAGE EXISTING SPRINKLER HEAD FOR REINSTALLATION.

D07 ELECTRICAL: REMOVE EXISTING DUPLEX POWER OUTLET AND WIRING AS REQUIRED FOR INSTALLATION IN NEW LOCATION. REFER TO FLOOR PLANS.

D08 ELECTRICAL: REMOVE EXISTING DATA OUTLET AND CABLING AS REQUIRED FOR INSTALLATION IN NEW LOCATION.. REFER TO FLOOR PLANS.

D09 ELECTRICAL: CAREFULLY REMOVE AND SALVAGE EXISTING LIGHT FIXTURES FOR REINSTALLATION. REFER TO REFLECTED CEILING PLANS.

D10 REMOVE PORTIONS OF GYPSUM BOARD CEILING AND SOFFITS - COORDINATE EXTENTS WITH NEW WORK. SEE ALSO MECHANICAL AND ELECTRICAL NOTES.

D11 REMOVE PORTION OF GYPSUM BOARD SOFFITS AND METAL STUDS - COORDINATE EXTENTS WITH NEW WORK.

D12 REMOVE EXISTING GWB / METAL STUD FRAMING AND P-LAM COUNTERTOP IN ITS ENTIRETY, INCLUDING ANCHORS, SEALANT, ETC. COORDINATE EXTENTS WITH NEW WORK.

D13 REMOVE PORTION OF EXISTING CARPET AS REQUIRED TO ACCOMMODATE NEW WORK.

D14 CAREFULLY REMOVE AND SALVAGE EXISTING TRANSACTION DRAWER. COORDINATE WITH OWNER ON LOCATION OF REINSTALLATION.

D15 CARPET REMOVAL BY OWNER'S VENDOR (NIC).

DEMOLITION GENERAL NOTES

1. DEMOLITION NOTES AND PLANS ARE PROVIDED AS A GUIDE ONLY. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND EXAMINE DRAWINGS AND DETAILS TO DETERMINE EXTENT AND LIMITS OF DEMOLITION REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL ASPECTS OF DEMOLITION. CONTRACTOR TO REVIEW ALL DRAWINGS FOR ADDITIONAL DETAILS AND CONSTRUCTION SEQUENCING NOTES. MECHANICAL AND ELECTRICAL DEMOLITIONS ARE SHOWN ON MECHANICAL AND ELECTRICAL DRAWINGS.
3. REFER TO MECHANICAL AND ELECTRICAL FOR ADDITIONAL DEMOLITION NOTES.
4. CONTRACTOR TO COORDINATE DEMOLITION WITH DETAILS AND STRUCTURAL DRAWINGS TO INSTALL NEW LINTELS OR STRUCTURAL COMPONENTS TO SUPPORT EXISTING STRUCTURE.
5. PROVIDE AND COORDINATE ALL DEMOLITION AND RECONSTRUCTION WITH NEW WORK PLAN DIMENSIONS AND INSTALLATION OF NEW MATERIALS AND FINISHES, AS REQUIRED, WHETHER INDICATED ON DRAWINGS OR NOT.
6. PROVIDE SMOOTH AND CLEAN SUBSTRATE TO ALL AREAS RECEIVING NEW FINISHES. COORDINATE WORK WITH PLANS AND THE ROOM FINISH SCHEDULE.
7. ALL RELATED WOOD BLOCKING SUPPORT STRUCTURE, HARDWARE CONNECTION DEVICES, ADHESIVES, AND/OR MASTIC SHALL BE REMOVED FROM SURFACES AT ITEMS NOTED FOR REMOVAL. PROVIDE SURFACES ACCEPTABLE FOR PATCHING AND/OR NEW WORK.
8. DEMOLITION NOTES WITHOUT ARROWS INDICATE THAT THE NOTE APPLIES TO THE ENTIRE ROOM.

DEMOLITION LEGEND

- WALL TO REMAIN
- WALL TO BE REMOVED
- DOOR TO REMAIN
- DOOR, FRAME, AND HARDWARE TO BE REMOVED UNLESS NOTED OTHERWISE
- DESIGNATED ITEM TO REMAIN
- DESIGNATED ITEM TO BE REMOVED

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Scale: **As Indicated**

MAIN LEVEL DEMOLITION PLAN AND RCP

A1.01a

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RCP LEGEND

- CANLIGHT
- 1 X 4 LIGHT FIXTURE
- 4' STRIP LIGHT FIXTURE
- 8' STRIP LIGHT FIXTURE
- 2 X 2 LIGHT FIXTURE (IN CEILING GRID)
- 2 X 4 LIGHT FIXTURE (IN CEILING GRID)
- CEILING MOUNTED LIGHT FIXTURE
- SPEAKER
- AIR DIFFUSER (IN CEILING GRID)
- RETURN AIR GRILLE (IN CEILING GRID)
- AIR DIFFUSER
- EXHAUST GRILLE
- ACCESS PANEL
- LINEAR DIFFUSER (IN CEILING GRID)
- PTD. GYPSUM BOARD CEILING / SOFFIT
- PENDANT LIGHT FIXTURE

RCP KEY NOTES:

201 PAINT ALL EXPOSED STRUCTURE, MECHANICAL AND ELECTRICAL PT-XX. DO NOT PAINT FIRE ALARM WIRES OR EQUIPMENT TAGS.

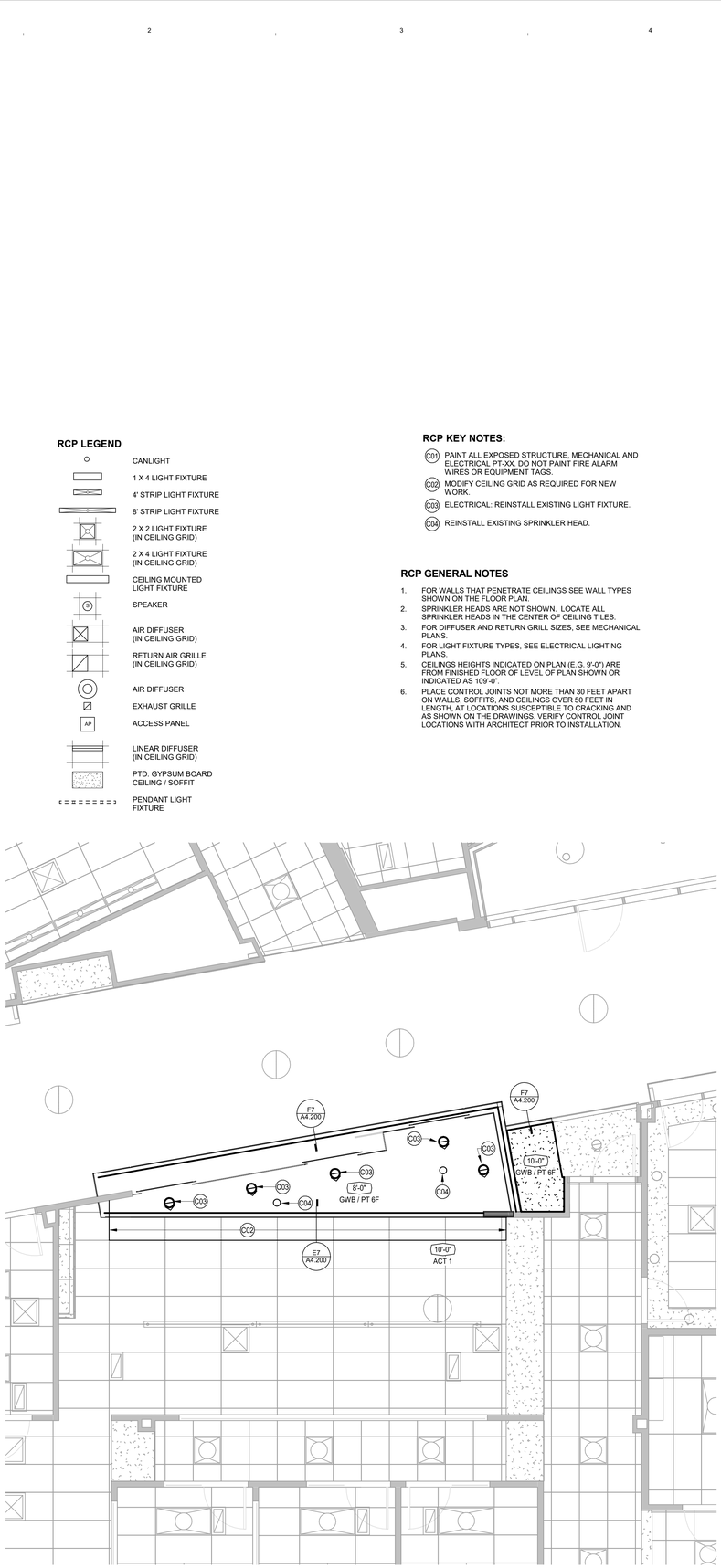
202 MODIFY CEILING GRID AS REQUIRED FOR NEW WORK.

203 ELECTRICAL: REINSTALL EXISTING LIGHT FIXTURE.

204 REINSTALL EXISTING SPRINKLER HEAD.

RCP GENERAL NOTES

1. FOR WALLS THAT PENETRATE CEILINGS SEE WALL TYPES SHOWN ON THE FLOOR PLAN.
2. SPRINKLER HEADS ARE NOT SHOWN. LOCATE ALL SPRINKLER HEADS IN THE CENTER OF CEILING TILES.
3. FOR DIFFUSER AND RETURN GRILL SIZES, SEE MECHANICAL PLANS.
4. FOR LIGHT FIXTURE TYPES, SEE ELECTRICAL LIGHTING PLANS.
5. CEILINGS HEIGHTS INDICATED ON PLAN (E.G. 9'-0") ARE FROM FINISHED FLOOR OF LEVEL OF PLAN SHOWN OR INDICATED AS 109'-0".
6. PLACE CONTROL JOINTS NOT MORE THAN 30 FEET APART ON WALLS, SOFFITS, AND CEILINGS OVER 50 FEET IN LENGTH, AT LOCATIONS SUSCEPTIBLE TO CRACKING AND AS SHOWN ON THE DRAWINGS. VERIFY CONTROL JOINT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.



F1 MAIN LEVEL REFLECTED CEILING PLAN
1/4" = 1'-0" 0 6' 12'

FLOOR PLAN GENERAL NOTES

1. ALL PLAN DIMENSIONS ARE NOMINAL TO FACE OF WALL. WALL THICKNESSES ARE SHOWN NOMINAL. SEE WALL TYPES FOR ACTUAL THICKNESS.
2. ALL GWB / METAL STUD WALLS ARE TO BE 5 INCHES THICK UNLESS OTHERWISE NOTED.
3. FIELD VERIFY ALL MILLWORK OPENINGS.

FLOOR PLAN KEY NOTES:

01 ELECTRICAL: REINSTALL EXISTING ELECTRICAL OUTLET IN NEW WALL.

02 ELECTRICAL: REINSTALL EXISTING DATA OUTLET IN NEW WALL.

03 ELECTRICAL: PROVIDE NEW ELECTRICAL OUTLET IN NEW WALL. UTILIZE EXISTING CIRCUITRY SERVING THIS AREA.

04 ELECTRICAL: PROVIDE NEW DATA RECEPTACLE IN NEW WALL. (2) CAT6 CABLES. FEED FROM NEAREST DATA ROOM AS REQUIRED.

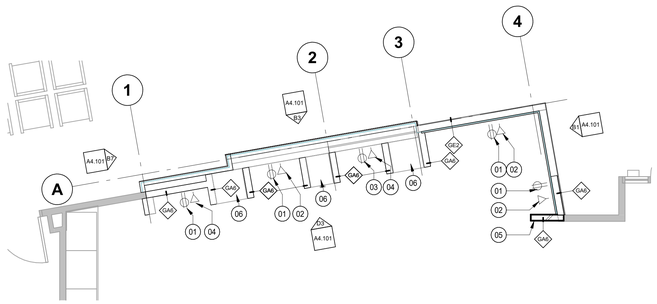
05 ELECTRICAL: PROVIDE NEW ELECTRICAL LIGHTING TOGGLE SWITCH IN NEW WALL TO CONTROL RELOCATED LIGHTS. PROVIDE NEW CIRCUITRY AS REQUIRED TO REMOVE FIXTURES FROM BAS CONTROL.

06 REINSTALL SALVAGED CASEWORK AS INDICATED ON ELEVATIONS.

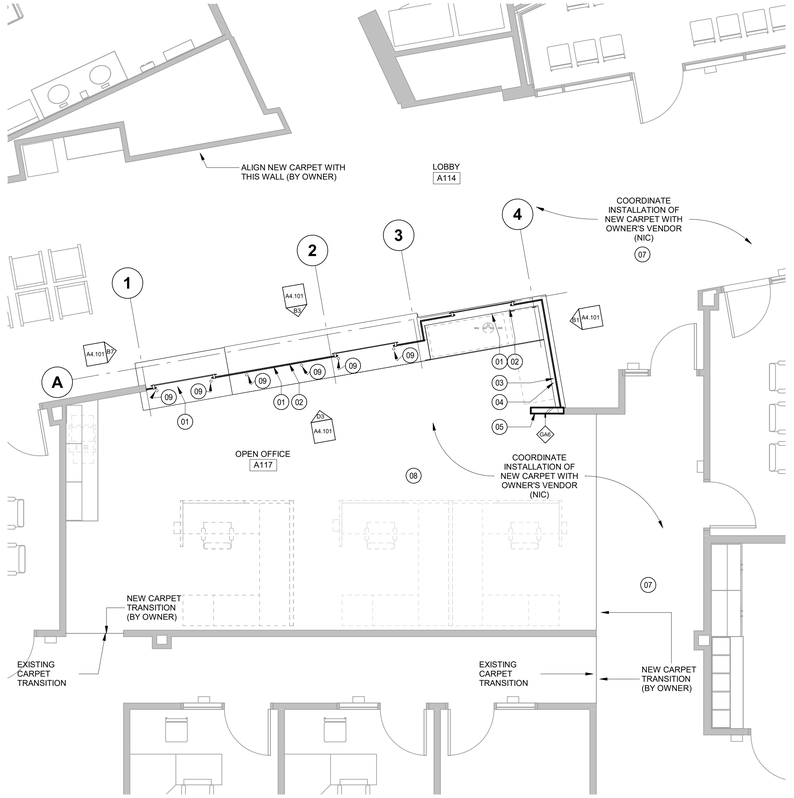
07 CPT-1, BY OWNER.

08 CPT-2, BY OWNER.

09 PROVIDE CUT-OUTS FOR GROMMETS IN COUNTERTOP.



C5 MAIN LEVEL FLOOR PLAN - BELOW COUNTER FRAMING PLAN
1/4" = 1'-0" 0 6' 12'



F5 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0" 0 6' 12'

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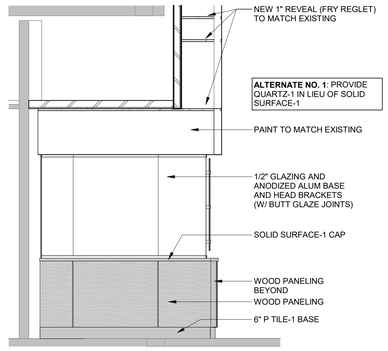
MAIN LEVEL FLOOR PLAN AND RCP

Scale: **As indicated**

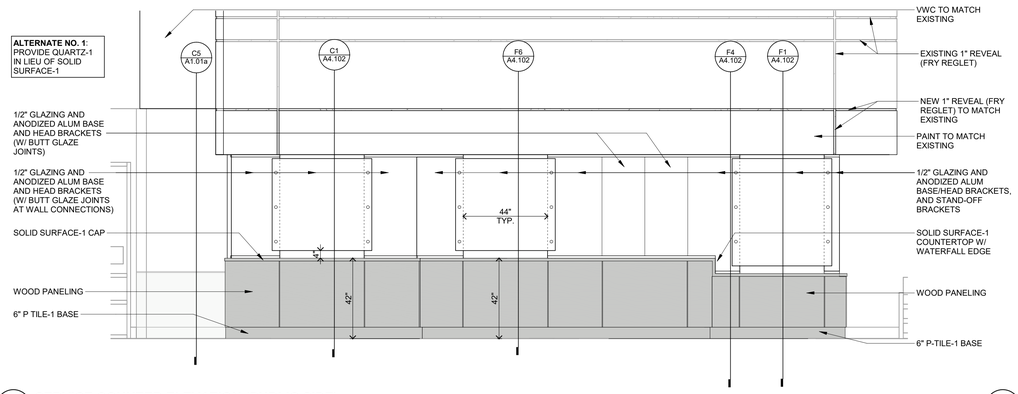
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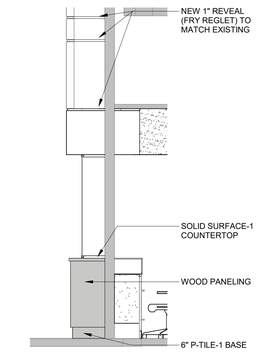
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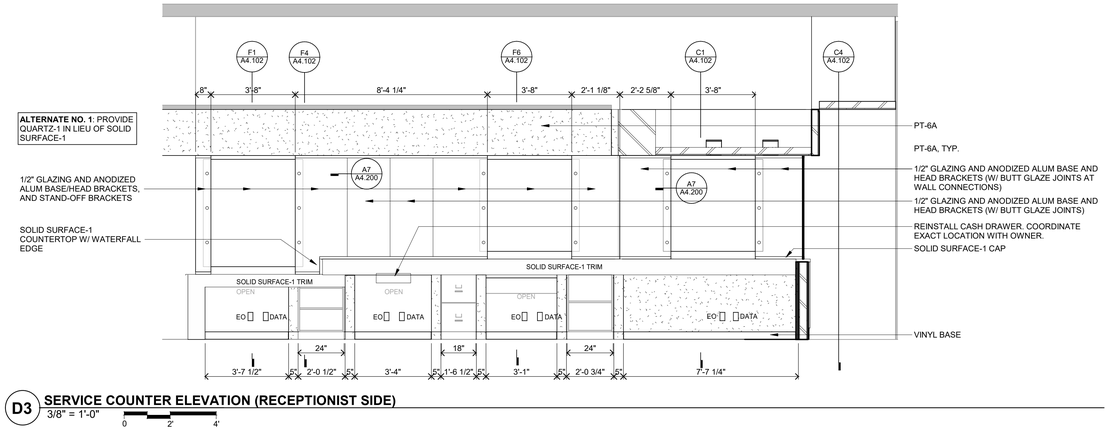
B1 SERVICE COUNTER ELEVATION (PUBLIC SIDE)
3/8" = 1'-0"
0



B3 SERVICE COUNTER ELEVATION (PUBLIC SIDE)
3/8" = 1'-0"
0 2' 4'



B7 SERVICE COUNTER ELEVATION 2 (PUBLIC SIDE)
3/8" = 1'-0"
0



D3 SERVICE COUNTER ELEVATION (RECEPTIONIST SIDE)
3/8" = 1'-0"
0 2' 4'

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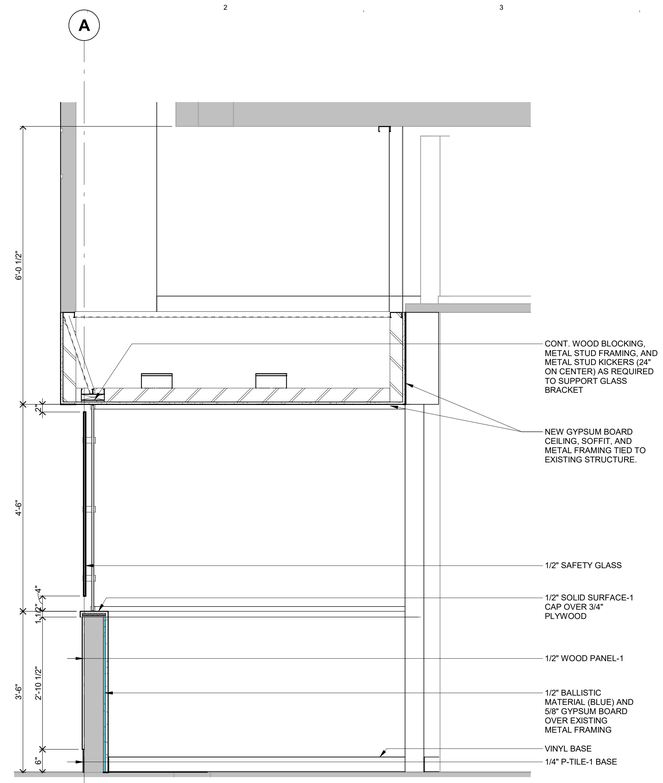
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Check: **JW**

DETAILS - ELEVATIONS AND SECTIONS

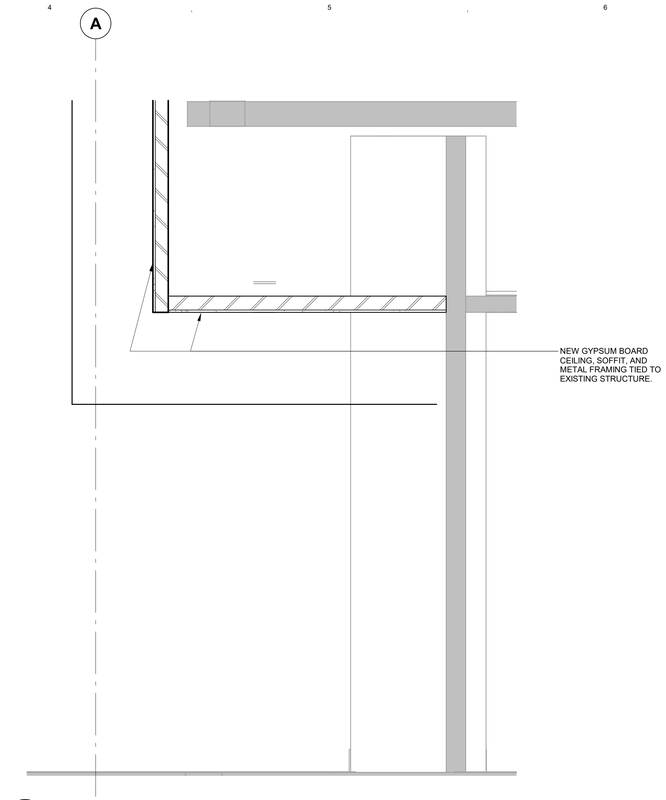
Scale: **3/8" = 1'-0"**

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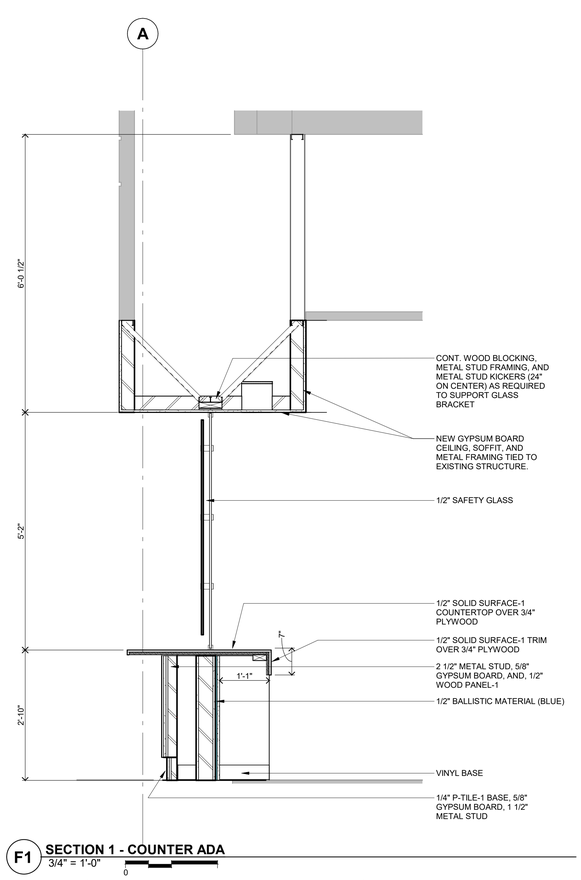
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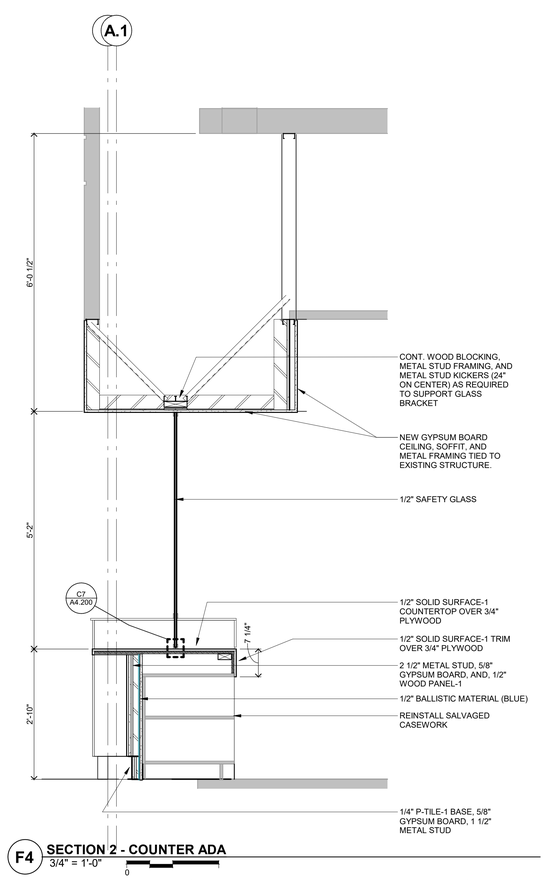
C1 **SECTION 4 - COUNTER WS**
3/4" = 1'-0"



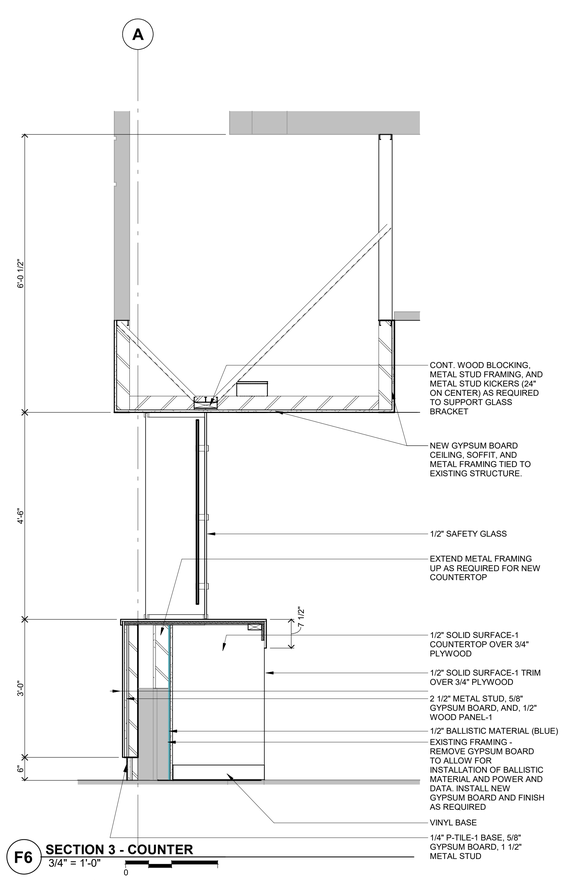
C4 **SECTION 5 - POCKET**
3/4" = 1'-0"



F1 **SECTION 1 - COUNTER ADA**
3/4" = 1'-0"



F4 **SECTION 2 - COUNTER ADA**
3/4" = 1'-0"



F6 **SECTION 3 - COUNTER**
3/4" = 1'-0"

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Check: **Checker**
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SECTIONS

Scale: **3/4" = 1'-0"**

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MN

SPECIFICATIONS

THE OWNER REQUIRES SUBSTANTIAL COMPLETION OF THE PROJECT ON OR BEFORE MARCH 31, 2026.

DIVISION 2

A. DEMOLITION:

1. PROTECTION: PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.

2. ENVIRONMENTAL CONTROLS: USE TEMPORARY ENCLOSURES, AND OTHER METHODS TO LIMIT DUST AND DIRT MIGRATION. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

3. LEAVE ALL SURFACES AND WORK READY AND ACCEPTABLE TO THE NEXT TRADE. USE ONLY MATERIALS AND TECHNIQUES THAT ARE ACCEPTABLE TO SUBSEQUENT TRADES TO REMOVE MATERIALS FROM SURFACES TO REMAIN.

4. REMOVE FROM BUILDING SITE DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. TRANSPORT AND LEGALLY DISPOSE OF OFF SITE.

DIVISION 8

B. GLAZING (08 80 00):

1. SAFETY GLAZING: CLEAR HEAT-TEMPERED FLOAT GLASS, 1/2" THICK.

A. CONFORM IN ALL RESPECTS TO THE "SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIALS" (16CFR 1201) ISSUED BY THE CONSUMER PRODUCT SAFETY COMMISSION AND CHAPTER 24 OF THE INTERNATIONAL BUILDING CODE.

2. GLAZING ACCESSORIES:

A. ALUMINUM CHANNEL: FINISH TO BE SATIN ANODIZED.

B. ROUND STAINLESS STEEL SPACER: CR LAURENCE CO., INC. PRODUCT NO. CDS3S, OR EQUAL AS APPROVED BY ARCHITECT

C. GLAZING SEALANT: CLEAR, 100% SILICONE SEALANT AS RECOMMENDED BY GLAZING MANUFACTURER

DIVISION 9

A. GYPSUM BOARD (09 21 16):

1. GYPSUM BOARD

A. STANDARD OR TYPE X, 5/8" THICKNESS.

B. PANEL SHALL COMPLY WITH REQUIREMENTS OF ASTM C 1396 STANDARD SPECIFICATION FOR GYPSUM BOARD

2. METAL FRAMING

A. METAL STUDS AND RUNNERS - 25 GAUGE OR PROSTUD 25 GAUGE EQUIVALENT. SIZE: AS NOTED ON DRAWINGS.

3. BALLISTIC MATERIAL

A. TOTAL SECURITY SOLUTIONS FIBERGLASS WALL PANEL.

B. LEVEL 3.

C. APPROVED SUBSTITUTIONS ARE ACCEPTABLE.

B. CEILING TILE (09 51 00):

1. ACT - MATCH EXISTING

2. GRID: SYSTEMS SPECIFIED ARE BY ROCKFON/CHICAGO METALLIC. EQUIVALENT SYSTEMS BY USG OR ARMSTRONG ARE ACCEPTABLE

A. 200 INTERMEDIATE DUTY SNAP-GRID SYSTEM, STANDARD WHITE FINISH.

C. CARPET FLOORING (09 68 13): BY OWNER, FOR REFERENCE ONLY

1. CARPET TILE, TYPE CPT #1:

A. MANUFACTURER/COLLECTION/PATTERN/COLOR:

1. SHAW/SCULPT LOOP/5T183/CANYON 83750.

2. CARPET TILE, TYPE CPT #2:

A. MANUFACTURER/COLLECTION/PATTERN/COLOR:

1. SHAW/SCAPE TILE/5T080/AREA 78761.

C. PAINTING (09 91 00):

1. PRIMER: AS RECOMMENCED BY MANUFACTURER FOR APPLICATION (1 COAT)

2. WALLS: INTERIOR LATEX EGG SHELL (2 COATS)

3. SOFFITS/CEILINGS: INTERIOR LATEX FLAT (2 COATS)

4. COLORS:

A. PT – MATCH EXISTING

DIVISION 12

A. SOLID SURFACE COUNTERTOP (12 32 00):

1. SOLID SURFACING SHEET OVER CONTINUOUS SUBSTRATE OF PLYWOOD.

2. CONFIGURATION FOR EXPOSED EDGES, BACK AND END SPLASHES, WITH DETAILS INDICATED ON DRAWINGS.

3. FABRICATE IN ACCORDANCE WITH MANUFACTURER'S STANDARD REQUIREMENTS.

4. INSTALL SOLID SURFACE COUNTERTOPS OVER 3/4 INCH PLYWOOD.

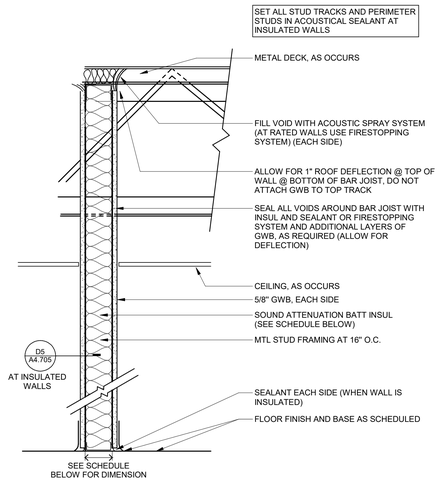
5. ALL COUNTERTOP JOINTS MUST BE DRY FIT AT THE FACTORY TO CHECK FOR CONSISTENCY IN COLOR FROM ONE PANEL TO THE OTHER AND OVERALL FINISHED PANEL THICKNESS, RESULTING IN HIGH QUALITY PRODUCT EASY TO INSTALL.

6. MANUFACTURERS/SERIES/COLORS/PATTERNS:

A. CORIAN/LAVA ROCK.

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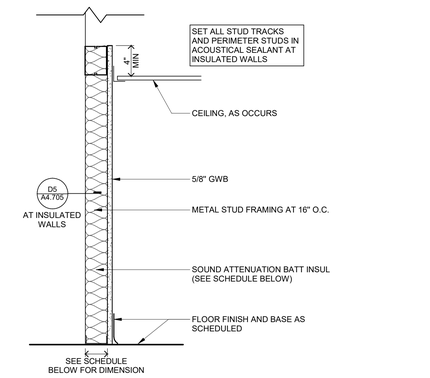


WALL TYPE GA

1 1/2" = 1'-0"

0 1/2" 1'

TYPE	STUD SIZE	INSULATION	MIN STC	NOTES
GA6	3 5/8"	SOUND BATT	48	

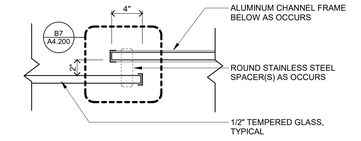


WALL TYPE GE

1 1/2" = 1'-0"

0 1/2" 1'

TYPE	STUD SIZE	INSULATION	MIN STC	NOTES
GE2	2 1/2"			

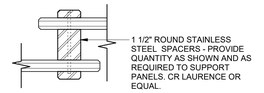


NOTE: POLISHED GLASS AT EXPOSED EDGES, TYPICAL

A7 PLAN DETAIL AT OFFSET GLAZING

1 1/2" = 1'-0"

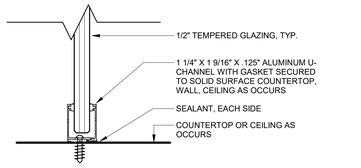
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B7 OFFSET GLAZING AT TRANSACTION WINDOW

3" = 1'-0"

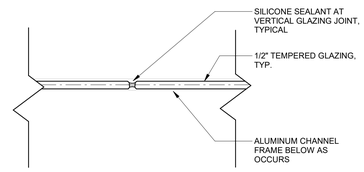
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C7 GLASS CHANNEL DETAIL

6" = 1'-0"

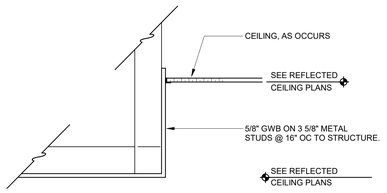
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D7 PLAN DETAIL AT VERTICAL JOINT

3" = 1'-0"

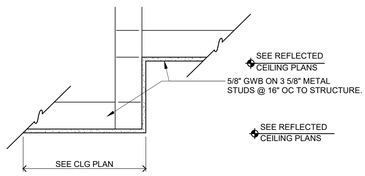
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E7 GYPSUM BOARD SOFFIT

1 1/2" = 1'-0"

0 1/2" 1'



F7 GYPSUM BOARD SOFFIT

1 1/2" = 1'-0"

0 1/2" 1'

CITY HALL & PUBLIC SAFETY FACILITY FRONT DESK REMODEL

12800 Ravine Pkwy S
Cottage Grove, MN 55016

City of Cottage Grove
12800 Ravine Pkwy S
Cottage Grove, MN 55016

WOLD ARCHITECTS AND ENGINEERS
332 Minnesota Street, Suite W2000
St. Paul, Minnesota 55101
woldae.com | 651 227 7773

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed **ARCHITECT** under the laws of the State of **Minnesota**

John McNamara
License Number: **Arch Num** Date: **12/23/2025**

Revisions		
Description	Date	Num

Comm: **252166**
Date: **12/23/2025**
Drawn: **AT**
Check: **JW**

DETAILS AND SPECIFICATIONS

Scale: **As Indicated**

A4.200

Henricksen
Public Sector Group

www.henricksen.com

Prepared For:

CITY OF COTTAGE GROVE

Deliver To:

CITY HALL
12800 RAVINE PARKWAY S
COTTAGE GROVE, MN 55016

Quote No.: 20070019

Updated: 1/14/2026
Prepared By: L VOELKERS/ANDREWS (F
Direct: 715.299.7141

A.ANDREWS@HENRICKSEN.COM

Qty		Part Number	Description	Tag	Unit Price	Extended Price
4		**APWRTRGH36**	**Cable Management Trough 36"W - Black Only**	**ALL WS**	**$50.46**	**$201.84**
		.P	Black			
4		**APWRMOD**	**Desktop Power Mod Rectangular**	**ALL WS**	**$203.19**	**$812.76**
		.AC	USB-A/C			
		.S	Straight			
		.STRM	Storm			
1		**Z5SC72**	**60W External Supt Channel for 72W W/S**	**RECEPT**	**$37.91**	**$37.91**
1		**CEP2429F**	**Freestanding 24DX29-1/2H End Pnl Sup**	**RECEPT**	**$81.70**	**$81.70**
		$(P1)	P1 Paint Opts			
		.P7D	Brownstone			
1		**CDG**	**Gussets (1 Pr)**	**RECEPT**	**$53.13**	**$53.13**
		$(P1)	P1 Paint Opts			
		.P7D	Brownstone			
1		**Z6CLFR**	**Fixed C-Leg Right for Flat/Sq Edge**	**RECEPT**	**$161.46**	**$161.46**
		$(P1)	P1 Paint Opts			
		.P7D	Brownstone			

Qty		Part Number	Description	Tag	Unit Price	Extended Price
1		**T52424SN**	**Primary 24Dx24W Flat Eg Lam w/o Grom**	**RECEPT**	**$112.14**	**$112.14**
		$(L1STD)	Grd L1 Standard Laminates			
		.LW7C	Shaker Cherry			
		.DF	Shaker Cherry *Prev EDF*			
1		**ELF830NA**	**Ess Lat 30W 28H 2-12" Drws Arch Pull**	**RECEPT**	**$472.38**	**$472.38**
		$(P1)	P1 Paint Opts			
		.P7D	Brownstone			
		.EL	Matte Silver			
		.STD	Standard Random key			
1		**A6REC3S3LCF**	**A6 3 Stage 3 Leg Rectangle C Foot**	**RECEPT**	**$1,042.90**	**$1,042.90**
		$(P1)	P1 Paint Opts			
		.P7D	Brownstone			
		.X	Standard Glide			
		.MEM	Memory Preset			
1		**T52436S**	**Primary 24Dx36W Flat Eg Lam w/Grommet**	**RECEPT**	**$133.23**	**$133.23**
		$(L1STD)	Grd L1 Standard Laminates			
		.LW7C	Shaker Cherry			
		.DF	Shaker Cherry *Prev EDF*			
		.P	Plastic Grommet			
1		**T5822EL**	**Corner Cove 60x36-24L/24R Extd LH Flat w/Groms**	**RECEPT**	**$235.49**	**$235.49**
		$(L1STD)	Grd L1 Standard Laminates			
		.LW7C	Shaker Cherry			
		.DF	Shaker Cherry *Prev EDF*			
		.P	Plastic Grommet			
2		**Z5SC84**	**72W External Supt Channel for 84W W/S**	**WS A AND B**	**$45.39**	**$90.78**
4		**37306055BW**	**ASI GR ASM BRWNSTONE**	**WS A AND B**	**$5.05**	**$20.20**

Qty	Part Number	Description	Tag	Unit Price	Extended Price
2	**A6MREC3S2LTF**	**A6 Max 3 Stage 2 Leg T Foot**	**WS A AND B**	**$921.15**	**$1,842.30**
	$(P1)	P1 Paint Opts			
	.P7D	Brownstone			
	.X	Standard Glide			
	.MEM	Memory Preset			
2		**22"D x 94"W Laminate Worksurface**	**WS A AND B**	**$342.11**	**$684.22**
	.	PVC Edge Tops			
	PLAM	Shaker Cherry			
	PVC	Shaker Cherry			
	GROM	2 Grommets			
1	**Z5SC48**	**36W External Supt Channel for 48W W/S**	**WS C**	**$24.56**	**$24.56**
1	**TK372PT**	**Extended Radius Top Trim 72W**	**WS C**	**$47.26**	**$47.26**
	$(P1)	P1 Paint Opts			
	.P7D	Brownstone			
1	**T6CB12L**	**Cantilever Bkt 12D LH Terrace**	**WS C**	**$20.03**	**$20.03**
	$(P1)	P1 Paint Opts			
	.P7D	Brownstone			
2	**T6CB12R**	**Cantilever Bkt 12D RH Terrace**	**WS C**	**$20.03**	**$40.06**
	$(P1)	P1 Paint Opts			
	.P7D	Brownstone			
1	**A6REC3S2LTF**	**A6 3 Stage 2 Leg Rectangle T Foot**	**WS C**	**$663.76**	**$663.76**
	$(P1)	P1 Paint Opts			
	.P7D	Brownstone			
	.X	Standard Glide			
	.MEM	Memory Preset			
1			**X**	**$0.00**	**$0.00**

Qty	Part Number	Description	Tag	Unit Price	Extended Price
1		**Design/PM**	**Y**	**$315.00**	**$315.00**
1	**INSTALL**	**Installation**	**Z**	**$1,888.00**	**$1,888.00**
	.	Includes:			
	.	Reception area furniture put on blocks for carpet install			
	.	Large storage pieces taken to storage onsite			
	.	Reinstall existing furniture after carpet install			
	.	Install all new furniture			
		GRAND TOTAL			**$8,981.11**

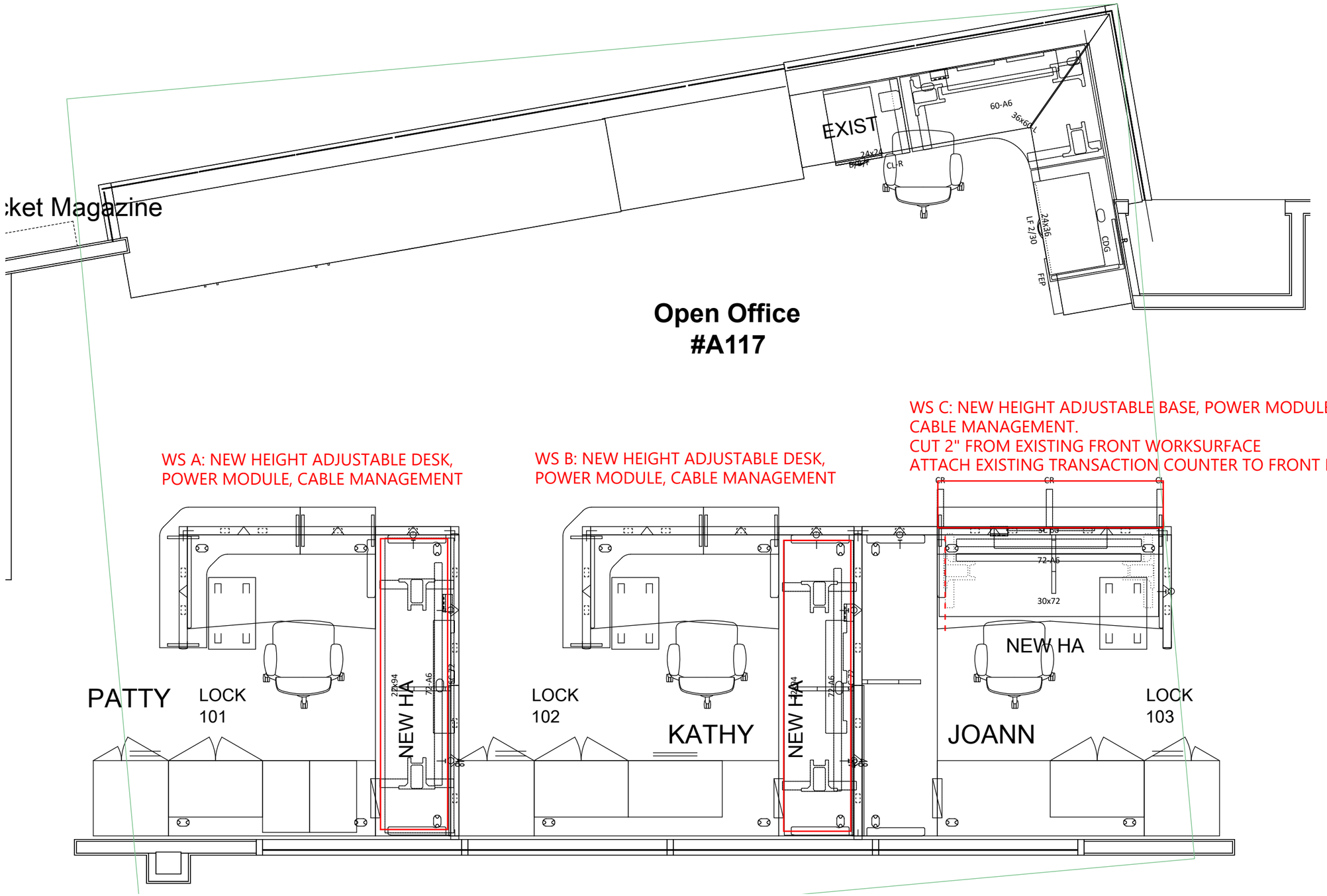
Approved By:_____ **Date:**_____

PLEASE REMIT WITH COPY OF YOUR PURCHASE ORDER **PO:**_____

All items are special order and cannot be changed, cancelled or returned once factory production runs have closed. Installation to occur during regular business hours unless otherwise specified. Site to be accessible by commercial vehicles, free of obstacles & debris and subject to inspection and approval by Henricksen PSG. Construction punchlist to be completed before furniture is delivered and installed. Installation of modular electrical components to be performed by licensed electrician and not included in this proposal unless otherwise specified. Any existing furniture to be removed from areas designated to receive new furniture prior to delivery/installation of new furniture. Handling of existing furniture not included in this proposal unless otherwise specified. Pricing to be confirmed at time of order pending contract-approved amendments.

ALL TASK SEATING=EXISTING

RECEPTION: NEW HEIGHT ADJUSTABLE DESK, POWER MODULE, CABLE MANAGEMENT, LATERAL FILE AND WORKSURFACES.
EXISTING BOX/BOX/FILE TO BE REUSED



OPEN OFFICE A117 PLAN VIEW

Henricksen

Drawings and specifications are intended to provide interior designs and layouts in sufficient detail for project installation. Designs are the sole property of Henricksen and shall not be shared, used, or disclosed to any persons or firm outside the scope of this project without receiving prior written consent from Henricksen. Architects and contractors shall be responsible for all dimensions and conditions on the job and shall immediately notify Henricksen of any variations from the dimensions and conditions

Notes

Area of Work



Original Project Date: **entry,**

REV	DATE	DESCRIPTION	DWN

Drawn by	MMS
Acct Exec	PSGM
Project ID	25100475
Order #	PO #
Scale	3/8"=1'-0"

Cottage Grove City Hall

1200 Ravine Pkwy S
Cottage Grove, MN 55016

HA BASE ADDITION

FURNITURE PLAN

F.1



EXISTING
BOX/BOX/FILE

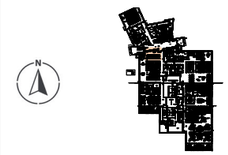
FRONT DESK 3D VIEW

Henricksen

Drawings and specifications are intended to provide interior designs and layouts in sufficient detail for project installation. Designs are the sole property of Henricksen and shall not be shared, used, or disclosed to any persons or firm outside the scope of this project without receiving prior written consent from Henricksen. Architects and contractors shall be responsible for all dimensions and conditions on the job and shall immediately notify Henricksen of any variations from the dimensions and conditions

Notes

Area of Work



Original Project Date: **entry,**

REV	DATE	DESCRIPTION	DWN

Drawn by	MMS
Acct Exec	PSGM
Project ID	25100475
Order #	PO #
Scale	NTS

Cottage Grove City Hall

1200 Ravine Pkwy S
Cottage Grove, MN 55016

HA BASE ADDITION

FURNITURE PLAN

F.2

Lobby

MCI

CARPET ONE FLOOR & HOME

PROPOSAL

MULTIPLE CONCEPTS INTERIORS

26 1st Ave N, Waite Park, MN 56387
Ph: (320) 253-5078 Fax: (320) 253-9458

Date: 1-27-2026
Prepared By: Greg Olean

Quote #:
Email: GOlean@MCICarpetOne.com

Proposal Submitted to: CITY OF COTTAGE GROVE

Project Location: 12800 RAVINE PARKWAY SOUTH, COTT
Name of Project: CITY OF COTTAGE GROVE LOBBY
Architect: NONE
Date of Drawings:
Addenda:

Category	Qty*	Unit	Description	Price per Unit	Unit	Desired Sell
FLOOR PREP		YD	DEMO CARPET TILE	-	YD	$0.00
FLOOR PREP	200.00	YD	DEMO BROADLOOM CARPET	$5.71	YD	$1,142.86
FLOOR PREP	1,550.00	SF	GRIND EXISTING ADHESIVE	$0.71	SF	$1,107.14
FLOOR PREP		YD	RAMPING	-	YD	$0.00
FLOOR PREP	2.00	HR	STANDARD FLOOR PREP	$107.14	HR	$214.29
FLOOR PREP	2.00	EA	MAPEI SC	$20.86	EA	$41.71
RESILIENT BASE		LF	INSTALL BASE	-	LF	$0.00
RESILIENT BASE		LF	JOHNSONITE 4" BASE	-	LF	$0.00
RESILIENT BASE		EA	43 440 30 HENRY 440 BASE ADHESIVE 30 OUNCE	-	EA	$0.00
RESILIENT BASE	1.00	EA	FREIGHT	$92.86	EA	$92.86
TRANSITION		LF	INSTALL TRANSITION	-	LF	$0.00
TRANSITION		LF	TARKETT CTA-80-C	-	LF	$0.00
TRANSITION		LF	TARKETT EG-80-H	-	LF	$0.00
CARPET TILE	206.00	YD	INSTALL CARPET TILE	$9.29	YD	$1,912.86
CARPET TILE	1.00	HR	LINE WORK/CUT TO EXISTING	$107.14	HR	$107.14
CARPET TILE	213.20	YD	CPT-1 SHAW SCULPT LOOP 5T183 - #83570 CANYON - 24" X 24" TILE	$35.09	YD	$7,480.27
CARPET TILE				-	-	$0.00
CARPET TILE				-	-	$0.00
CARPET TILE	213.20	YD	FREIGHT	$2.14	YD	$456.86
CARPET TILE	3.00	EA	SHAW 5000 - 4 GALLON	$128.57	EA	$385.71
				-	-	$0.00
				-	-	$0.00
				-	-	$0.00
				-	-	$0.00
				-	-	$0.00
				-	-	$0.00
				-	-	$0.00
NOTES:				-	-	$0.00
BASE BID INCLUDES DEMO OF EXISTING CARPET AND DISPOSE ON SITE, STANDA				-	-	$0.00
FLOOR PREP, TRANSITIONS, CPT'S-1.				-	-	$0.00
				-	-	$0.00
				-	-	$0.00
BASE BID EXCLUDES MOISTURE TESTING/MITIGATION (NOT NEEDED IF THE EXIST				-	-	$0.00
CARPET IS GOOD) - SITE INSPRECTION SHOWS ALL LOOKS GOOD.				-	-	$0.00
				-	-	$0.00
				-	-	$0.00
				-	-	$0.00
				-	-	$0.00
				-	-	$0.00
WE WILL LEAVE ON ANY EXISTING VINYL BASE - NO REPLACEMENT FIGURED.				-	-	$0.00
				-	-	$0.00
FIGURED TO DISPOSE OF CARPET IN ON SITE DUMPSTER PROVIDED BY OWNER.				-	-	$0.00
				-	-	$0.00
ALL OF THE SHAW CARPETS IN THE ORIGINAL SPEC ARE NOW DROPPED AND				-	-	$0.00
UNAVAILABLE. WE ARE PROPOSING ALTERNATE PRODUCTS THAT WILL BE				-	-	$0.00
COMPLIMENTARY IN STYLE AND COLOR.				-	-	$0.00
				-	-	$0.00
				-	-	$0.00

CONTACT ON SITE - ADAM MOSHIER 651-458-2844				-	-	$0.00
				-	-	$0.00
				-	-	$0.00
TAX EXEMPT.				-	-	$0.00
				-	-	$0.00
				-	-	$0.00

Corridors

MCI

CARPET ONE FLOOR & HOME

PROPOSAL

MULTIPLE CONCEPTS INTERIORS

26 1st Ave N, Waite Park, MN 56387
Ph: (320) 253-5078 Fax: (320) 253-9458

Date:12-30-2025
Prepared By: Greg Olean

Quote #:
Email: GOlean@MCICarpetOne.com

Proposal Submitted to: CITY OF COTTAGE GROVE

Project Location: 12800 RAVINE PARKWAY SOUTH, COTT
Name of Project: CITY OF COTTAGE GROVE CORRIDORS
Architect: NONE
Date of Drawings:
Addenda:

Category	Qty*	Unit	Description	Price per Unit	Unit	Desired Sell
FLOOR PREP	357.00	YD	DEMO CARPET TILE	$3.57	YD	$1,275.00
FLOOR PREP		YD	DEMO BROADLOOM CARPET	-	YD	$0.00
FLOOR PREP		SF	GRIND EXISTING ADHESIVE	-	SF	$0.00
FLOOR PREP	6.00	YD	RAMPING	$8.57	YD	$51.43
FLOOR PREP	4.00	HR	STANDARD FLOOR PREP	$107.14	HR	$428.57
FLOOR PREP	4.00	EA	MAPEI SC	$20.86	EA	$83.43
RESILIENT BASE		LF	INSTALL BASE	-	LF	$0.00
RESILIENT BASE		LF	JOHNSONITE 4" BASE	-	LF	$0.00
RESILIENT BASE		EA	43 440 30 HENRY 440 BASE ADHESIVE 30 OUNCE	-	EA	$0.00
RESILIENT BASE	1.00	EA	FREIGHT	$92.86	EA	$92.86
TRANSITION	65.00	LF	INSTALL TRANSITION	$5.71	LF	$371.43
TRANSITION	48.00	LF	TARKETT CTA-80-C	$1.33	LF	$63.77
TRANSITION	24.00	LF	TARKETT EG-80-H	$1.77	LF	$42.51
CARPET TILE	357.00	YD	INSTALL CARPET TILE	$9.29	YD	$3,315.00
CARPET TILE	4.00	HR	LINE WORK/CUT TO EXISTING	$107.14	HR	$428.57
CARPET TILE	293.15	YD	CPT-1 SHAW SCULPT LOOP 5T183 - #83570 CANYON - 24" X 24" TILE	$35.09	YD	$10,285.38
CARPET TILE	85.28	yd	CPT-2 SHAW SCAPE EW24 5T080 - 78761 AREA - 24" X 24" TILE	$26.43	yd	$2,253.83
CARPET TILE				-	-	$0.00
CARPET TILE	378.43	YD	FREIGHT	$2.14	YD	$810.92
CARPET TILE	4.00	EA	SHAW 5000 - 4 GALLON	$128.57	EA	$514.29
				-	-	$0.00
				-	-	$0.00
				-	-	$0.00
				-	-	$0.00
				-	-	$0.00
				-	-	$0.00
				-	-	$0.00
NOTES:				-	-	$0.00
BASE BID INCLUDES DEMO OF EXISTING CARPET AND DISPOSE ON SITE, STANDA				-	-	$0.00
FLOOR PREP, TRANSITIONS, CPT'S-1/2.				-	-	$0.00
				-	-	$0.00
				-	-	$0.00
BASE BID EXCLUDES MOISTURE TESTING/MITIGATION (NOT NEEDED IF THE EXIST				-	-	$0.00
CARPET IS GOOD) - SITE INSPRECTION SHOWS ALL LOOKS GOOD.				-	-	$0.00
				-	-	$0.00
TAX EXEMPT.				-	-	$0.00
				-	-	$0.00
				-	-	$0.00
WE WILL LEAVE ON ANY EXISTING VINYL BASE - NO REPLACEMENT FIGURED.				-	-	$0.00
				-	-	$0.00
FIGURED TO DISPOSE OF CARPET IN ON SITE DUMPSTER PROVIDED BY OWNER.				-	-	$0.00
				-	-	$0.00
ALL OF THE SHAW CARPETS IN THE ORIGINAL SPEC ARE NOW DROPPED AND				-	-	$0.00
UNAVAILABLE. WE ARE PROPOSING ALTERNATE PRODUCTS THAT WILL BE				-	-	$0.00
COMPLIMENTARY IN STYLE AND COLOR.				-	-	$0.00

				-	-	$0.00
				-	-	$0.00
CONTACT ON SITE - ADAM MOSHIER 651-458-2844				-	-	$0.00
				-	-	$0.00
ADDED ADMIN AREA - CARPET 2.				-	-	$0.00
				-	-	$0.00
EXCLUDES FURNITURE MOVING.				-	-	$0.00
				-	-	$0.00
				-	-	$0.00

City Council Action Request

7.Q.

Meeting Date	2/4/2026
Department	Engineering
Agenda Category	Action Item
Title	County 19A/100th Street Realignment – BUILD Grant Application
Staff Recommendation	Adopt Resolution 2026-022 supporting the City's Better Utilizing Investments to Leverage Development (BUILD) grant application for the County 19A/100th Street Realignment Project.
Budget Implication	N/A

Attachments

1.	2026 BUILD Grant Application council memo
2.	2026 BUILD_CottageGrove Resolution

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

From: Paul Sponholz, City Engineer

Date: January 26, 2026

Re: County 19A/100th Street Realignment – Better Utilizing Investments to Leverage Development (BUILD) Grant Application

---

Background

In 2019, Washington County began a planning study related to a future arterial roadway to be developed in the southwestern area of the County, within the City of Cottage Grove. The primary driver of this study was to address the lack of arterial roadways in this area of the County. The County worked with several partners on this project including Cottage Grove, St. Paul Park, Grey Cloud Island Township, and the South Washington Watershed District. In April of 2021, the final study, the Southwest Arterial Study, was approved by the City Council.

Since that time, this southern area of Cottage Grove has seen a rapid acceleration of both industrial and residential development. Due to this, the City and County are working to implement the first phase of the Southwest Arterial Study. This will involve the realignment of County 19A and 100th Street to provide a direct connection from Highway 61 into the Business Park. This project would also include the construction of a bridge over the CPKC Railroad, which is critical to allow for unhindered access for logistics and distribution businesses.

Discussion

Preliminary design work has been completed for this project which the total cost is estimated at $46,900,000. While the City and County have started final design, construction costs are not fully funded at this point. To date, the City and County have received $13.667 million in state and federal grant funding. The City and County are working to obtain additional funding through multiple sources including federal and state grants and bonding. Along those lines, the City is leading the effort to submit a federal grant application for the Better Utilizing Investments to Leverage Development (BUILD) Grant. The City will be requesting a grant amount of $20,260,000. A local cost share of at least $5,065,000 is required to receive the grant. The City and County Capital Improvement Plans outline local funding that will be used to cover that share and the remaining costs.

As part of the application, a resolution from the City Council is required. The application deadline is February 24, 2026 with selections announced by June 28, 2026.

Recommendation

It is recommended that the City Council adopt Resolution 2026-022 supporting the City's Better Utilizing Investments to Leverage Development (BUILD) grant application for the County 19A/100th Street Realignment Project.

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-022

RESOLUTION AUTHORIZING THE CITY TO APPLY FOR THE BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD) DISCRETIONARY GRANT

WHEREAS, the U.S. Department of Transportation (DOT) announced its latest discretionary funding opportunity through the FY 2026 Better Utilizing Investments to Leverage Development (BUILD) Program, allocating $1.5 billion to fund projects that improve safety, environmental sustainability, quality of life, mobility, and community connectivity, and economic competitiveness consistent with DOT's strategic goals; and

WHEREAS, the City of Cottage Grove is experiencing incredible growth and modernization; and

WHEREAS, with such rapid growth, it has been a challenge to replace aging infrastructure, address increasing traffic congestion, and improve safety, all while encouraging continued population growth and job growth; and

WHEREAS, a 2019 study led by Washington County (the "Study"), in partnership with the city, documented a lack of roadways specifically serving an area of growing industrial and residential development near Jamaica Avenue and US Highway 61, a pivotal intersection for the community and region; and

WHEREAS, the Study recommended the solution to support new industrial and supporting residential development and addressing existing multimodal mobility concerns is the construction of a new arterial roadway that would also require the realignment of the existing 100th Street and County Road 19A, the intersection reconstruction of County Road 19A and US Highway 61 and the construction of a railroad bridge to provide a grade-separated crossing over Canadian Pacific's rail line (hereinafter referred to as the "Southwest Arterial Project"); and

WHEREAS, there has already been unprecedented growth in the City's Industrial Park from industry-leading producers and employers such as 3M, Renewal by Anderson, Airgas, and NorthPoint Development, which has resulted in over 3.5 million square feet of industrial development and is expected to result in thousands of new jobs; and

WHEREAS, the Southwest Arterial Project will have a substantial and immediate impact by providing efficiencies in the movement of goods and people while facilitating the continued development of the southwest portion of the city; and

WHEREAS, there are significant funding constraints put on the City of Cottage Grove and Washington County to design and implement the Southwest Arterial Project; and

WHEREAS, $13,667,000 in competitive funding has already been awarded to the project through the Metropolitan Council's PROTECT Program, MnDOT's Minnesota

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-022

Highway Freight Program, and a Community Project Funding allocation with support from Congresswoman Angie Craig; and

WHEREAS, the City of Cottage Grove's current Capital Improvement Plan allocates committed funds, as depicted in the application, towards the Southwest Arterial Project; and

BE IT FURTHER RESOLVED that if so awarded, the City, in conjunction with Washington County, will honor the program requirements, including the local match and any unforeseen contingencies, to meet the full funding needs and obligation within six months of award as federal coordination capacity allows, ensuring full expenditure of funds by September 30, 2035.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove hereby authorizes city staff, in partnership with Washington County, to apply for and execute the necessary documents for the BUILD Grant application to request funding for the Southwest Arterial Project.

Passed this 4th day of February 2026.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

City Council Action Request

8.A.

Meeting Date	2/4/2026
Department	Finance
Agenda Category	Action Item
Title	Approve Disbursements
Staff Recommendation	Approve disbursements from 01-16-26 to 01-29-26 in the amount of $5,489,440.95.
Budget Implication	N/A

Attachments

1.	Expense Approval Report 2-4-2026 Council Meeting
2.	Payroll Check Register 2-4-2026 Council Meeting
3.	UB Check Register 2-4-26 Council Meeting

City Council Action Request

9.A.

Meeting Date 2/4/2026

Department Community Development

Agenda Category Action Item

Title Cedarhurst Historic District Nomination to City Register of Historic Sites and Landmarks

Staff Recommendation 1) Hold the public hearing for the nomination of the Cordenio Severance House (Cedarhurst) Mansion and the Gardener's Cottage to the City Register of Historic Sites and Landmarks. 2) Adopt Resolution 2026-026 to place the Cordenio Severance (Cedarhurst) Mansion and significant outbuildings located at 6940 Keats Avenue South, and the Gardener's Cottage located at 9912 70th Street South on the City Register of Historic Sites and Landmarks to be known as the “Cedarhurst Historic District.”

Budget Implication N/A

Attachments

1.	Cedarhurst District Historic Registration CC Memo
2.	Cedarhurst District Historic Registration Resolution 2026-026
3.	Cedarhurst District Historic Registration Final Cedarhurst Historical Evaluation
4.	Cedarhurst District Historic Registration Resolution 2025-114 (HCUP for 9912 70th St)
5.	Cedarhurst District Historic Registration FINDINGS OF SIGNIFICANCE
6.	Cedarhurst District Historic Registration National Register Information Cordenio Severance House 9 Cedarhurst

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

From: Max Erickson, Planner

Date: January 28, 2026

Re: Cedarhurst Historic District Nomination

Proposal

The property owner of the Cedarhurst Mansion property at 6940 Keats Avenue South and the Gardener's Cottage property at 9912 70th Street South has submitted a nomination to add the Cedarhurst Mansion and the Gardener's Cottage to the City Register of Historic Sites and Landmarks as a Historic District.

Background

The Cedarhurst property at 6940 Keats Avenue and the Associated Gardener's Cottage at 9912 70th Street are located in the northeast quadrant of the City of Cottage Grove. The current sites together include 14 resources – buildings, structures, and objects – located on two landscaped parcels (a total of approximately 13 acres) bordered by former Military Road to the northeast, a single-family housing development to the north and west, Keats Avenue to the east, and 70th Street to the south. Vehicular access is provided at Keats Avenue and 70th Street.

The initial site at 6940 Keats Avenue was constructed and owned by Charles O. Fanning around 1867. He and his family lived at the original small residence. By 1887 the residence changed ownership to Charles' granddaughter Fidelia Harriman and her daughter Mary Harriman. Mary Harriman married Cordenio Severance in 1889. From 1889 until 1925, the Cedarhurst Mansion was occupied by Mary and Cordenio Severance, who was a notable St. Paul attorney by this time. During this time the whole of the Mansion and the Gardener's Cottage were constructed. The Severances utilized the Cedarhurst site as a country estate – a part-time residence for summer vacations, entertaining guests, and pursuing their individual interests and hobbies. The Severance's both passed away in 1925, and the property was passed to Mary's cousin, Mary Zelch.

The Zelchs owned the property until 1939 when it was purchased by Harvey Boomer, vice president of the Jobbers Supply Company of Minneapolis. Following a divorce in 1946, Celia Boomer was granted the property. The property was then sold in 1950 to Colonel Francis Markoe. Prior to 1960 the property was divided between the Mansion with smaller buildings and the Gardener's Cottage. In 1962 the mansion was sold to the Catholic Archdiocese of St. Paul who had planned to utilize it as an elderly living facility, which did not come to pass. The property was vacant until 1973 when the property was purchased by Fredrick Newman. The Mansion was listed on the National Registry of Historic Places in 1976.

In 1977 the Mansion was purchased by Jean and Ron Nienaber who utilized Cedarhurst as their personal residence and the site of their catering and interior decorating business. They were the first documented owners to utilize the Mansion as an event space for weddings, conferences, and other gatherings. During this time, another addition was constructed on the west wing (above the original 1867 house) to add a new porch and living space. They made alterations to the roof and added several trees. The property was sold to Leyland Gohlike in 1997, who intended to use the property as a bed and breakfast restaurant and conference center. During this time, the kitchen was remodeled, and the garage roof was replaced.

On November 21, 2000, the Advisory Committee for Historic Preservation approved a Findings of Significance for the Cedarhurst Historic District, which included the Mansion at 6940 Keats Avenue, a Chauffeur's Cottage at 9905 Military Road, and the Gardener's Cottage at 9912 70th Street. Qualifications for the findings of significance for each building include architecture and the relation to Cordenio Severance. This document was created to provide an avenue for registering the three main structures as a district within the city's register of historic places rather than individually.

In 2001 the properties were purchased by the Thao Family who completed substantial repair and restoration work. They operated Cedarhurst as event space for weddings, conferences, and other gatherings. The roof was replaced as well as cornice molding with gutters. Remodeling of the bathroom and the addition of the bar area was also completed at this time.

Post 2001, it has been indicated that the Chauffer's Cottage located at 9905 Military Road was demolished by a fire. Images exist of the remains of the building; however, staff could not determine the exact date of the fire.

Recently, there has been interest from developers looking to create event spaces and redevelop the site while still preserving and utilizing the Mansion and including a plan for redevelopment of the site with the addition of residential units. During this time (2022), New History completed an evaluation of the site's historic resources and guidelines to preserve and maintain those resources. The Cordenio Severance House (Cedarhurst) Historic Site Design Guidelines has been adopted by the ACHP and the City Council as the guide for preservation of the Mansion and the Cottage.

On August 13, 2025, Council adopted Resolution 2025-113 approving a Site Plan Review for an addition to the Mansion and improvements to the site located at 6940 Keats Avenue South and Resolutions (2025-114 and 2025-112) for a Historic Properties Conditional Use Permit to use the Mansion as a wedding and event center and to use the Gardener's Cottage property located at 9912 70th Street South in conjunction with the commercial event/wedding venue on the adjacent parcel.

A condition of the Historic Properties Conditional Use Permit granted for the Gardener's Cottage via Resolution 2025-114 requires the property to be added to the City Register of Historic Sites and Landmarks. The property owner has proposed including the Mansion site as well; therefore, it is appropriate to create a historic district to be identified as the Cedarhurst Historic District.

Planning Considerations

Designation of property to the City Register of Historic Sites and Landmarks requires a recommendation from the ACHP and a public hearing by the City Council. Once recommended

by the ACHP, nominations are also reviewed by the Minnesota Historical Society. This request is currently under review by the Minnesota Historical Society.

Any nomination to the City Register of Historic Sites and Landmarks must qualify through the requirements found in City Code Title 2-2-3B and must demonstrate the following:

1. **Its character, interest or value as part of the history or cultural heritage of the City, the State or the United States.**

   - It has been demonstrated that the Mansion has been found to be significant at the national level as it is registered on the National Register of Historic Places.

   - An inventory number with the Minnesota Historical Society has been given to both properties and lists the Gardener's Cottage as a contributing resource to the Cedarhurst Mansion National Registration.

   - The Cottage Grove Cultural Resources Inventory adopted by the City Council includes a list of properties and heritage resources identified as significant and worthy of preservation within the community. Both the Cedarhurst Mansion and the Gardener's Cottage properties are identified as significant in the inventory.

   - The Cordenio Severance House (Cedarhurst) Historic Site Design Guidelines completed in 2022 identifies several outbuilding resources that have been considered "contributing resources" to the historical significance of the site.

2. **Its association with persons or events that have made a significant contribution to the cultural heritage of the City.**

   - The Cedarhurst Mansion and Gardener's Cottage have been largely known as the home for Cordenio Severance, who was a prominent attorney in the Twin Cities area and a onetime president of the American Bar Association. Severance utilized the Mansion as his primary residence, the outbuildings for personal use, and the Gardener's Cottage for groundskeeping staff. The findings of significance for the National Registration describe this as an important factor for why this site is on the National Register of Historic Places.

   - The use of the Mansion has attracted business and services to the community as it has been utilized as a wedding/event venue for almost the past four decades.

3. **Its embodiment of distinguishing characteristics of architectural type or style, or elements of design, detail materials or craftsmanship.**

   - The Mansion has been designed with a Greek revival and Italianate style reminiscent of the early 20th century. The large columns and front yard have been described in the National Register as part of the contributing factors for registration.

   - The Gardener's Cottage is described as a "vernacular bungalow style" consistent of the early 20th century.

   - Other elements described in the 2022 Historic Site Design Guidelines include several outbuildings and the rose garden as significant in the property's history.

The 2022 Cedarhurst Historic Site Design Guidelines completed by New History outlines the findings of historic significance for both principal structures as well as outbuildings and features.

This is consistent with the Findings of Significance, which was issued by the ACHP in 2000, which was intended to designate both sites as the Cedarhurst Historical District.

The City may designate specific structures or designate areas called historic districts. Historic Districts are a broad method for designating resources within larger areas. Sites that are designated are required to follow City Code Title 2-2-6: Alterations to Historic Sites or Landmarks, for any proposed alterations to significant resources. Changes or alterations may require review by the ACHP, which would make a recommendation to the City Council.

The New History Cordenio Severance House (Cedarhurst) Historic Site Design Guidelines, completed by New History, highlights key features and traits of the properties that will act as an inventory and preservation guide for maintaining each site into the future.

Public Hearing Notice

The public hearing notice for the February 4, 2026, Council meeting was published in the St Paul Pioneer Press on January 24, 2026, and mailed to 123 property owners within 500 feet of the property. Staff have not received any written comment at the time of writing the report.

Advisory Committee of Historic Preservation

At the October 14, 2025, ACHP Meeting, the ACHP reviewed the proposed “Cedarhurst Historic District.” The ACHP unanimously voted (4-0) to recommend approval of placing the Cordenio Severance House, Gardener’s Cottage, and associated significant historical resources on the City Register of Historic Sites and Landmarks.

Recommendation

1. Hold the public hearing for the nomination of the Cordenio Severance House (Cedarhurst) Mansion and the Gardener’s Cottage to the City Register of Historic Sites and Landmarks.

2. That the City Council adopt Resolution 2026-026 to place the Cordenio Severance (Cedarhurst) Mansion and significant outbuildings located at 6940 Keats Avenue South, and the Gardener’s Cottage located at 9912 70th Street South on the City Register of Historic Sites and Landmarks to be known as the “Cedarhurst Historic District.”

Attachments:
2022 Cordenio Severance House (Cedarhurst) Historical Evaluation
Resolution 2025-114
National Register
ACHP Findings of Significance November 21, 2000

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-026

A RESOLUTION DESIGNATING THE CEDARHURST MANSION PROPERTY AT 6940 KEATS AVENUE SOUTH AND THE GARDERNER'S COTTAGE PROPERTY AT 9912 70TH STREET SOUTH TO THE CITY REGISTER OF HISTORIC SITES AND LANDMARKS AS A HISTORIC DISTRICT

WHEREAS, the property owner (Bellagala) submitted a nomination of the Cedarhurst Mansion and Gardener's Cottage Properties to the City Register of Historic Sites and Landmarks as a Historic District, located on property legally described as:

> Tract "A" of Registered Land Survey No. 63, EXCEPT the South 436.6 feet of the West 300.0 feet thereof, as surveyed and filed in the office of the Registrar of Titles in and for Washington County, Minnesota. Subject to right of way of County Road No. 22.
>
> Together with an easement for underground drainage of sewage through underground pipes, lines and disposal facilities lying under the East 145 feet of the South 40 feet of the North 210 feet of said South 436.6 feet of the West 300.0 feet of said Tract "A" of Registered Land Survey No. 63, said easement to continue until existing underground pipes, lines and disposal facilities require repair, and then terminating; and
>
> The South 436.6 feet of the West 300.0 feet of Tract "A" of Registered Land Survey No. 63, as surveyed and filed in the office of the Registrar of Titles in and for Washington County, Minnesota. Subject to right of way of County Road No. 22.
>
> Subject to an easement for underground drainage of sewage through underground pipes, lines and disposal facilities lying under the East 145 feet of the South 40 feet of the North 210 feet of said South 436.6 feet of the West 300.0 feet of said Tract "A" of Registered Land Survey No. 63, said easement to continue until existing underground pipes, lines and disposal facilities require repair, and then terminating.
>
> Commonly known as 6940 Keats Avenue South and 9912 70th Street South, Cottage Grove, Washington County, State of Minnesota.

WHEREAS, City Code Title 2-2 outlines the designation and management of historically significant properties; and

WHEREAS, the Cordenio Severance House (Cedarhurst) is currently listed on the National Register of Historic Places; and

WHEREAS, in 2000, the Advisory Committee for Historic Preservation (ACHP) issued a Findings of Significance making the Cedarhurst Mansion and Gardener's Cottage Properties eligible to be included on the City Register of Historic Sites and Landmarks; and

WHEREAS, the ACHP, at their Meeting on October 14, 2025, found that the Cedarhurst Property is of sufficient character and interest, and that it is of value as part of the history or cultural heritage of the city and the state and unanimously (4-0 vote) recommended that the City Council hold a public hearing and adopt the nomination to add the properties to the City Register of Historic Sites and Landmarks as a Historic District; and

WHEREAS, the ACHP found that the properties have recorded documentation of their association with persons or events that have made a significant contribution to the cultural heritage of the city; and

WHEREAS, the ACHP found that the properties have the embodiment of distinguishing characteristics and elements of architectural style design, detail, materials, and craftmanship; and

WHEREAS, the ACHP found that the properties have the potential to yield information important to the history of Cottage Grove; and

WHERAS, two Historic Properties Conditional Use Permits to operate a wedding venue (Resolutions 2025-112 and 2025-114) have been approved for the Cedarhurst Mansion and the Gardener's Cottage sites; and

WHEREAS, the property owners will invest time and money into the repair and maintenance of the property and its structures to maintain the survivability of historically significant features as a component of the community landscape as outlined in September 2022 Cedarhurst Historic Site Design Guidelines and Resolution 2025-113; and

WHEREAS, City ordinances require that for a property to be eligible for a Historic Properties Conditional Use Permit the property must be included on the City Register of Historic Sites and Landmarks; and

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

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, the public hearing was open for public testimony, and no public testimony was received.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby places the Cedarhurst Mansion property located at 6940 Keats Avenue South and the Gardener's Cottage property located at 9912 70th Street South, Cottage Grove on the City Register of Historic Sites and Landmarks as the Cedarhurst Historic District.

Passed this 4th day of February 2026.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

NEW HISTORY

CORDENIO SEVERANCE HOUSE [CEDARHURST] HISTORICAL EVALUATION

6940 Keats Avenue South, Cottage Grove

April 2022





575 9TH STREET SE, STE 215 | MINNEAPOLIS, MN 55414 | 612.843.4140 | NEWHISTORY.COM

Historical Evaluation
Severance, Cordenio House [Cedarhurst]
6940 Keats Avenue South
Cottage Grove, Minnesota 55016

Prepared for:
City of Cottage Grove
12800 Ravine Pkwy South
Cottage Grove, MN 55016

By:
New History
575 Ninth Street Southeast, Suite 215
Minneapolis, Minnesota 55414
(612) 843-4140
www.newhistory.com

For questions and comments:
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Appendix D: Cedarhurst Site Plan

Appendix E: Cedarhurst Chronology of Development and Use

EXECUTIVE SUMMARY

This report summarizes our historical research on the Cordenio Severance House (also known as Cedarhurst) at 6940 Keats Avenue South in Cottage Grove, Minnesota. The property was listed in the National Register of Historic Places (NRHP) in 1976. The purpose of our research was to provide information on the history and development of the site to supplement the information available in the NRHP nomination and assist in the future development of design guidelines for the property. We have provided recommendations on *why* the property is significant (Criteria for Evaluation) and *when* the property was significant (Period of Significance). We have also provided recommendations on *which* of the buildings, structures, and objects located on the site should be considered historic ("contributing") resources.

Property History:

- The current site includes a large house and ten associated structures on approximately 13 acres of land. The house was constructed in stages between c. 1867 and 1917 and was historically associated with hundreds of acres of surrounding farm land.
- From 1889 until 1925, the house was occupied by notable St. Paul attorney Cordenio Severance and his wife Mary Severance. From 1925 until the present, the property has had a succession of private owners. Most recently, it has been utilized as an event venue.

National Register of Historic Places (NRHP) Designation:

- For a property to be listed on the NRHP, it must demonstrate historic significance by meeting at least one of the National Park Service's (NPS) Criteria for Evaluation.
- The Cordenio Severance House was listed on the NRHP in 1976 for "its association with Cordenio Severance, a leading St. Paul attorney from 1887 through the 1920s, and as an example of an opulent country estate."[1] The nomination does not specify the applicable Criteria for Evaluation, nor does it provide a clear period of significance for the property. Additionally, the nomination does not specify if any of the site's outbuildings or objects contribute to its historical significance.

Recommended Criteria for Evaluation, Period of Significance, and Contributing Resources:

- Based on our research, we agree that the property's listing on the NRHP corresponds to its association with notable St. Paul attorney Cordenio Severance. This means that the property meets NPS's Criterion B, which applies to properties "associated with the lives of persons significant in our past."[2] Based on this association, we recommend a period of significance of 1889 – 1925, which reflects the time period during which Severance owned and occupied the property.
- Based on our research, the property includes a mixture of contributing and non-contributing resources. Our recommendations are included in the "Physical Description and Contributing Resources" section of this report.

PHYSICAL DESCRIPTION and CONTRIBUTING RESOURCES

The Cordenio Severance House (commonly known as Cedarhurst) at 6940 Keats Avenue South is located in the northeast quadrant of the City of Cottage Grove. During the proposed period of significance, the property was associated with hundreds of acres of surrounding farmland.[3] Today, it includes a large house and several structures located on two landscaped parcels (a total of approximately 13 acres) bordered by Military Road to the northeast, a single-family housing development to the north and west, Keats Avenue South to the east, and 70th Street South to the south (see **Appendix D, Site Map**). Vehicular access is provided at Keats Avenue South and 70th Street South. The Cordenio Severance House and associated outbuildings are located near the center of the site. (For clarity, the term "Cedarhurst" is used in this report to describe the entire site, while "Severance House" refers to the house itself.)

Based on our historical research, we recommend that the property be considered historically significant for its association with notable St. Paul attorney Cordenio Severance. The recommended period of significance is 1889 until 1925, reflecting the time period during which Severance owned and occupied the property (see "Recommended Criteria for Evaluation and Period of Significance" section at the end of this report). The various resources on the site, including buildings, structures, and objects, can be classified as historic ("contributing" to the historical significance of the site) or non-historic ("noncontributing"). According to the National Park Service, resources should be considered contributing if they "[were] present during the period of significance, [relate] to the documented significance of the property, and possesses historic integrity or [are] capable of yielding important information about the period."[4] Properties that possess historic integrity retain their physical characteristics from the period of significance.

At Cedarhurst, contributing resources are defined as resources that were constructed by 1925 (the end of the period of significance) as part of the Severance estate and that retain historic integrity. Resources constructed before 1925 that do not retain historic integrity and resources constructed after 1925 should be considered non-contributing. Below, we have provided information on each resource's date of construction, integrity, and recommended contributing/non-contributing status. (See **Appendix D, Site Map** for resource locations.) We have also provided information on the property's historic circulation patterns and vegetation.

CIRCULATION

The only existing vehicular circulation on the site is a paved, L-shaped drive that passes between the house and outbuildings connecting 70th Street South to Keats Avenue South (**Photos 1 and 3**). The drive includes a roundabout between the Severance House and outbuildings (**Photo 2**). Gravel parking areas added between 1964 and 1980 are located along the drive to the northeast and southwest of the house (**Photo 5**).[5]

A historic photograph of the house reveals that during the proposed period of significance (1889 – 1925), a walkway or drive ran northeast-southwest from the intersection of Keats Avenue South and Military Road towards the north side of the house (**Figure A**). Aerial photographs from the proposed period of significance do not exist, making it difficult to determine other historic circulation patterns. The earliest available aerial photograph of the site dated 1936 (**Figure B**) shows a drive running north-south from 70th Street South to Military Road. The north half of this drive was closed off in 1984 and is no longer present. The drive entrance at 70th Street South was moved east to its current location sometime after 1964. 1936 and 1945 aerial photographs also indicate that there was previously a narrow walkway running southeast-northwest from Keats Avenue South towards the south side of the house (**Figures B, C, and D**).[6]

VEGETATION

Current vegetation includes a mixture of deciduous and coniferous trees and areas of open lawn (**Photos 1 – 8 and Appendix D, Site Map)**. The primary east elevation of the Severance House is set back from Keats Avenue South by an expansive grass lawn (**Photo 3**). Hedges along Military Road, Keats Avenue South, and 70th Street South border the northeast, east, and south edges of the site (**Photo 4)**. To the south of the Severance House, there is formal garden surrounded by a partial-height concrete walls and an L-shaped grouping of cedar trees (**Photos 5 and 6**).

Photographs from the proposed period of significance indicate that the east lawn is a historic feature and that large mature trees were historically located along the house's east elevation (**Figure E, G, and I**). Historic photographs also indicate that the garden held formal plantings during the proposed period of significance (**Figure H**). Articles in periodicals written during the proposed period of significance mention "huge lilac hedges" bordering the lawns, suggesting that the existing hedges are historic as well.

Other articles written during the proposed period of significance describe the site as having "tall and magnificent ancient trees" and "spacious lawns [and] lovely gardens." One 1925 article noted that the house was "set in the center of a grove of giant cedars." Based on these descriptions and historical photographs (**Figures E – J**), it appears that the site historically had a mixture of open lawn and mature trees, including cedars like those currently located to the south of the house. The earliest available aerial photograph from 1936 shows a vegetative border surrounding the site with trees and vegetation surrounding the house and lining the drives and walkways from Keats Avenue South and Military Road towards the buildings at the center of the site. Areas of open lawn were located between the vegetation-lined walkways (**Figures B and C**).[7]

BUILDINGS

1. ***Cordenio Severance House***
   Construction date(s): c. 1867 - 1917
   Integrity: yes
   Recommended status: contributing

Development History

The Cordenio Severance House is a large, two-story residence located at the center of the Cedarhurst site. The residence began as a small house constructed by Charles Fanning in c. 1867 and was expanded at least twice to create the existing building (see **Appendix C, Severance House Development Diagram**). No drawings of the original house or subsequent additions have been located, making it impossible to confirm the dates of early additions. It is likely that there were one or two additions in the late 1800s and/or early 1900s. A final addition occurred in 1916 - 1917 as documented in historic newspaper articles.[8] Though numerous secondary sources have attributed this last addition to architect Cass Gilbert, correspondence included in the Davis, Kellogg & Severance papers at the Minnesota Historical Society indicates that architect Allen H. Stem of the St. Paul architectural firm of Reed & Stem was very likely responsible for its design (for more information, see Historical Significance section below).[9]

The two-story, L-shaped house is visually organized into two wings (**Appendix C, Development Diagram**):

1) A large, cross-gabled wing (**Wing A**) with a basically rectangular plan and concrete foundation comprises the majority of the existing house (**Photo 3**). The south half of this wing was likely constructed sometime in the late 1800s or early 1900s and may have been completed as two separate additions. The north half of Wing A is the 1917 addition.
2) A small, cross-gabled wing (**Wing B**) with an irregularly-shaped plan and stone foundation is attached to the west (rear) elevation of Wing A (**Photo 11**). Given the vernacular, simple style of this portion of the house and its stone foundation, this may have been the original farmhouse constructed in c. 1867.

The Cordenio Severance House maintains integrity to the period of significance and is a contributing resource. In the following narrative description, the term "non-historic" refers to materials and features that were likely installed after the end of the period of significance in 1925.

General Exterior ***(Photos 3, 9 – 20)***

The Cordenio Severance House has an asphalt-shingled roof with four brick chimneys and a flat-roofed elevator penthouse. The roof has overhanging eaves with cornice returns at gables on all four elevations of Wing A and the west and north elevations of Wing B. Metal gutters and downspouts (most non-historic) are attached to the eaves and building façades.[10]

The house is clad in a combination of wood lap siding (north and east elevations of Wing A) and non-historic metal lap siding of a similar appearance (Wing B and south and west elevations of Wing A). Most window and door trim appears to be wood, though some non-historic metal trim was observed at the south elevation of Wing A and the west and north elevations of Wing B.

Windows are primarily two-over-two hung wood windows, some with wood storm windows. There are also a few wood casement windows and hung wood windows with other

divisions of glazing. Decorative wood fanlights are located at the gables on the west, north, east, and south elevations of Wing A. Additionally, a handful of windows appear to be non-historic metal and/or vinyl replacements.

Wood French doors, some with wood storm windows, are located at the first level on the east, north, and west elevations of Wing A and the south porch of Wing B. Other entrances consist primarily of wood paneled doors, some with lights.

*Wing A: East Elevation (**Photos 3, 18 - 20**)*

The primary east elevation of Wing A overlooks the east lawn towards Keats Avenue South. This elevation is dominated by two porticos with gabled roofs supported by Tuscan columns. The columns rest on a concrete porch with stone balustrades. The porch is elevated above grade and accessed by two sets of concrete steps with metal railings, one at each portico. The porch floor is composed of brick inlaid into the concrete. Beneath the gabled portico roofs, the ceiling of each portico is composed of painted wood boards and features a hanging globe light fixture.[11] The east gable of each portico features a decorative fanlight.

Five entrances to the house are located at the east porch. One primary entrance is located at the south portico and leads to an entrance hall at the interior of Wing A. It consists of a wood and glass door with an elaborate wood surround that includes sidelights and a decorative fanlight. To the north of this entrance between the north and south porticos, another primary entrance added in 1917 leads to a second entrance hall at the interior of the 1917 addition. The entrance is composed of four French doors beneath fixed transom windows. At the north portico, there are three secondary entrances that lead to the ballroom of the 1917 addition, each consisting of a set of French doors flanked by shutters.

At the remainder of the east elevation, hung two-over-two wood windows with shutters are spaced evenly across the first and second levels. Two four-over-four hung wood windows flank the central four-door primary entrance.

*Wing A: North Elevation **(Photos 9 and 10)***

The north elevation of Wing A is dominated by a two-story, semi-circular, wood-paneled bay that projects from the house's north façade. At the first level, the projecting bay has French doors that lead to the ballroom in the 1917 addition; at the second level, there are hung, two-over-two wood windows. A hung two-over-two wood window is located to either side of the projecting bay at the second level of the north façade. At the top of the façade, the gable has a decorative fanlight. A non-historic wood ramp installed in 1986 provides an accessible means of entrance at this elevation.[12]

Wing A: South Elevation ***(Photo 17)***

The south elevation of Wing A has a set of hung wood windows (one two-over-two window flanked by one-over-one windows) at the first and second levels. At the top of the south façade, the gable features a decorative fanlight.

Wing A: West Elevation ***(Photos 11, 12, 16)***

The west elevation of Wing A features two-over-two hung wood windows at the first and second levels. Several hung wood windows with alternate configurations of lights as well as several casement windows are also located on this elevation. One non-historic hung window was observed at the second level. The gable above the west entrance features a decorative fanlight.

At the first level, immediately to the north of Wing B, another primary entrance leads to the entrance hall of the 1917 addition. The entrance is raised above grade and accessed via a set of curved concrete steps with metal handrail. It consists of a set of French doors flanked by divided light transoms, all beneath an iron entrance canopy. Wood wall paneling surrounds the doors and second-level windows above the entrance.

Also at the first level immediately to the south of Wing B, there is a secondary entrance at the porch that leads to a storage room at the interior of Wing A. The entrance consists of a wood paneled door with divided lights.

Wing B: North Elevation ***(Photo 13)***

Wing B (possibly the original c. 1867 portion of the Severance House) is attached to the west (rear) elevation of Wing A. The north elevation of this wing includes several hung windows, including at least two non-historic replacements. Near the junction with Wing A, there is a one-story bump out with multi-light wood windows that may date to the construction of the late 1800s/early 1900s addition(s) or the 1917 addition (see **Appendix C, Development Diagram**). Near the center of the north elevation, a non-historic, shed-roofed stair enclosure (installed sometime after 1959) encloses the stairs to the lower level.[13] The wood paneled door at this addition may have been relocated from elsewhere on the property.

Wing B: West Elevation ***(Photo 14)***

The west elevation of Wing B includes a first-level porch with a wood beadboard ceiling and non-historic wood deck (installed sometime after 1976). Two secondary entrances lead to the kitchen at the interior of Wing B, one at the porch and another to the north of the porch. Both consist of a wood door with non-historic storm door. One casement window with diamond-shaped panes and one modified or replacement hung window are also located at the first level. Sometime between 1916 and 1932, the second level at this elevation was extended west and cantilevered over the first level porch to form a sunroom (see **Figures F and K and Appendix C, Development**

Diagram). The second-level sunroom is supported by Tuscan columns, a non-historic wood beam, and non-historic metal posts and has windows which appear to be non-historic replacements.[14]

Wing B: South Elevation ***(Photo 15)***

At the south elevation of Wing B, there is another porch at the first level. The porch has a hipped roof supported by Tuscan wood columns and a wood plank ceiling. The porch floor was replaced in 1994 and is finished with non-historic outdoor carpet.[15] Four secondary entrances – two wood paneled doors and two sets of French doors – lead from the porch to the interior of Wing B. A pair of casement windows with diamond-shaped panes is also located at the first level. Above the porch roof, there is a gabled dormer with a hung window that appears non-historic.

Interior: Lower Level ***(Photos 21 – 25)***

The lower level is accessed from the exterior via the non-historic stair addition at the north side of Wing B. At the lower level, Wing B has stone foundation walls, most covered with a parge coat, and exposed concrete and wood structure (**Photos 21 and 22**). The upper portion of the south foundation wall is composed of brick. A brick chimney is located near the center of this wing. One window is located on the west wall. Another window located on the east wall no longer fulfills its intended purpose as the east wall is currently located beneath Wing A. Exposed piping and conduit and several wood doors were observed throughout.

At the north side of Wing B, a concrete tunnel running north-south (**Photo 23**) connects the original c. 1867 house to the basement of the 1917 addition (Wing A). Only a portion of the 1917 addition's footprint has been excavated. It has a concrete floor, concrete foundation walls, and a wood lathe and plaster ceiling (**Photos 24 and 25**). Piping and conduit are exposed throughout. One window is located at the north wall. A couple of wood doors and trim that may be historic were observed in this section.

Interior: First Level ***(Photos 26 – 36)***

The house's main public gathering spaces are located at the first level of Wing A. These include a ballroom and entrance hall at the 1917 addition (the north half of the wing) and a second entrance hall, two sitting rooms, and a library (currently used as a bedroom) at the south half of the wing. Most rooms feature wood baseboard, crown molding, and wood door and window trim, and several rooms have what appear to be plastered beams at the ceiling. Wallpaper has been applied to most walls. Wood paneled doors and metal radiators are located throughout.

The 1917 entrance hall is accessed by primary entrances on the east and west elevations of Wing A (**Photo 26**). The hall features what appears to be a quarry tile floor, engaged and freestanding columns, and decorative benches. Two bathrooms with hexagon tile floors and rectangular wall tile are accessed off of the east side of the hall (**Photo 27**). At the west side of the hall, a flight of carpeted stairs (Stair 1) next to the west primary entrance leads to the second level.

Moving north from the entrance hall, a set of wood and glass doors and short flight of wood stairs leads to the sunken ballroom (**Photos 28 and 29**), which is slightly below grade. The ballroom features wood floors, a decorative plaster ceiling with moldings, plaster-covered beams, and elaborate chandeliers, and extensive wood trim and paneling. French doors on the east and west sides of the room open onto the east lawn and the rear driveway, respectively; two doors on the east side are accessed via sets of wood steps. Built-in bookshelves are also located on the east and west walls. At the north side of the ballroom, the projecting, semi-circular bay of French doors forms a small sunroom. A large fireplace with carved wood mantle and stone surround is located on the west wall. The pipes of a former organ (not extant) surrounded by decorative wood grating are located on the south wall. Along the edges of the room, there are several patches of non-original flooring.[16]

Moving south from the entrance hall, a second set of wood and glass doors leads to a sitting room with dark wood floors and a non-historic bar area installed in 2007 (**Photo 30**).[17] Continuing south, one passes into another entrance hall **(Photo 31)**. From here, a second carpeted stair with wood banister (Stair 2) leads to the second level. An elevator with sliding metal door, likely installed in the 1920s, is located at the west side of the hall. From the hall, one can move south into another carpeted sitting room (which features wood wainscot and a fireplace with wood mantle and tile surround; **Photo 32**) and library (which now functions as a bedroom; **Photo 33**) or west into the dining room.[18]

The dining room is located in Wing B and is a highly-finished space with wood floors, decorative wood trim, vertical wood panel wainscot, and what appear to be plastered beams at the ceiling (**Photo 34)**. A fireplace with wood mantle and tile surround is located on the west wall. At the south wall, two French doors open onto the porch at the south elevation of Wing B. At the north wall, a transition in the wood flooring marks the location of a small bump out addition with wood-paneled walls likely added during the construction of the late 1800s/early 1900s addition(s) or the 1917 addition (see **Appendix C, Development Diagram and Photo 35**). A door at the east wall of this small addition leads to a pantry with hexagon tile floors and rectangular wall tile matching the restrooms in the 1917 entrance hall.

Continuing west, one passes from the dining room into a modern kitchen, which was likely remodeled in 1991.[19] The kitchen has primarily non-historic finishes, including tile floors, fiberglass-reinforced polymer (FRP) and wall tile, and dropped ceilings **(Photo 36)**. Most windows and doors are framed with historic wood trim. Some of this trim has a simpler design than the trim at the remainder of the first level.

Interior: Second Level ***(Photos 37 – 47)***

The second level of Wing A is organized around a double-loaded, T-shaped corridor (**Photos 39 – 41)** that provides access to numerous bedrooms and bedroom suites, some with bathrooms and walk-in closets. At this level, most of the 1917 addition is divided from the rest of the level by a set of double wood and glass doors in the corridor immediately to the west of Stair 1. To

the east of Stair 1, a narrower corridor and higher ceiling marks the transition from the 1917 addition to the older portion of Wing A (**Photo 40**). At two rooms directly east of Stair 1, a transition in the wood floor and an irregular wall opening suggest that this area of the second level may have been added as part of the 1917 addition (**see Appendix C, Development Diagram and Photo 37**).

Most bedrooms at the second level of Wing A have wood floors, baseboard, crown molding, and window and door trim (see for example **Photo 42)**. Wood built-ins (such as cupboards and shelves – see for example **Photo 43**), wood-paneled doors, and metal radiators are located throughout. Some walls are finished with modern wall paper and/or wall coverings; some plaster walls and ceilings were also observed. Four bathrooms have hexagon floor tile and rectangular wall tile matching restrooms on the first level. Two restrooms have wood paneled wainscot instead of wall tile (see for example **Photo 44**), one has vertical wood plank wainscot and wood floors, and one has non-historic tile at the floor and walls.

At the north end of the corridor, a sunroom with painted wide-plank wood floor is located in the semi-circular projecting bay of the 1917 addition (**Photo 38)**. At the south end of the corridor (the horizontal stroke of the "T"), Stair 2 leads down to the first level (**Photo 41)**. Above Stair 2, there is another stair with wood treads and wood banister (Stair 3) that may have formerly led to the rooftop cupola (removed between 1917 and 1932).[20] Currently, there is a small wood door at the top of the stairs that might provide access to the attic above the south half of Wing A.

To the west of Stairs 2 and 3, the corridor provides access to the second level of Wing B, which holds a family room, dining room, sunroom, and kitchen (**Photos 45 – 47)**. These spaces have a lower level of finish than the rest of the second level. Sloped ceilings (some finished with textured plaster that appears non-historic) reflect the shape of the cross-gabled roof above. Wood paneled doors with wood trim and metal radiators are located throughout.

The family room accessed off of the main corridor features painted wide plank wood flooring, simple wood baseboard, and decorative wood trim around windows. At the north wall, a triple-light window which formerly overlooked the west entrance to Wing A has been obscured by the non-historic stair enclosure at the north elevation of Wing B. A bathroom adjoining the family room has plaster walls and ceilings and non-historic resilient flooring. Moving west, one passes into the dining room, which has non-historic, wood-look laminate flooring and wood baseboard (primarily non-historic), a built-in wood cabinet, and some non-historic vertical plank siding at walls. At the west side of the dining room, a non-historic sliding glass door leads to the sunken sunroom at the second-level extension of Wing B (added between 1916 and 1932). The sunroom has non-historic carpet, wood beadboard walls and ceiling, wood window trim, and non-historic vertical plank siding at the east wall. At the north side of the dining room, one passes into the kitchen, which features non-historic laminate flooring, simple wood baseboard, a wood built-in cupboard, and wood window trim.

Interior: Attic ***(Photos 48 and 49)***

The attic is accessed by a set of wood stairs at the west side of Wing A, enclosed in stair shaft with plaster walls and ceilings and wood paneled doors. The footprint of the attic appears to align roughly with the 1917 addition. The attic has wood plank floors and exposed wood structure. At the east side, wood framing outlining portions of earlier rooflines is visible (**Photo 48**).

2. Gardener's Cottage

Construction date(s): likely early 1900s
Integrity: unknown
Recommended status: likely contributing

A one-and-one-half story single-family home is located to the southwest of the Severance House. The building fronts on 70th Street South (**Photo 50**). The exact date of construction is unknown. Secondary sources indicate that the house was built c. 1890 and that it was occupied by the Severances' gardener and his family. This could not be confirmed, though the house displays elements of Craftsman style that suggests an early twentieth-century construction date. Additionally, aerial photographs from 1936 until 1964 show that the south entrance drive to Cedarhurst was located directly alongside the cottage, suggesting that it was formerly associated with the larger estate.

As the house is currently occupied as a private residence, the author of this report was unable to access the property to determine integrity. Based on two undated, older photographs of the house (**Figure L**), aerial photographs, and a description of the property made in 1988, known alterations include the construction of an addition at the rear elevation (post-1945), the opening of the enclosed front porch (post-1988), and the construction of a one-story garage to the north of the house (post-1945). Existing siding may also have been added later. By 1984, the house was no longer associated with Cedarhurst, and the three acres surrounding the house are now platted separately from the rest of the site.[21]

Though the building's construction date cannot be confirmed, the style and location of the house suggest that it was constructed before 1925 and historically associated with the Cedarhurst estate. If on-site investigation confirms that the building retains integrity, it is recommended that it be considered a contributing resource.

STRUCTURES

3. Barn

Construction date(s): c. early 1900s
Integrity: yes
Recommended status: contributing

A gambrel-roofed barn is located to the northwest of the house (**Photos 51 and 52**). The barn cannot be dated with certainty; however, barns of this design were commonly constructed in Cottage Grove between 1900 and 1920, suggesting that this structure dates to the early 1900s. The only available historic photograph of this structure is undated and shows only a portion of the barn's

east elevation (**Figure M**). The individuals present in the photograph suggest that it was taken no later than 1925, confirming that the barn was likely present during the proposed period of significance.[22]

The wood-framed barn has a one-story, shed-roofed stable along its north elevation and an attached shed on its east elevation. The structure has a large metal vent at the peak of the roof, wood siding, and wood-framed window openings, several with missing windows. Multi-light windows are visible along the north elevation of the stable; two glass block windows are located at the south elevation of the barn. The primary entrance is located on the barn's west elevation. A wood-paneled pedestrian door is located at the south elevation; additional entrances are located at the west elevation of the stable and the east elevation of the shed.[23] The barn appears to retain sufficient integrity to be considered a contributing resource.

4. Garage

Construction date(s): 1911
Integrity: yes
Recommended status: contributing

The garage is a one-story, gable-roofed structure also located northwest of the house (**Photos 53 and 54**). The garage was designed by the St. Paul architectural firm of Charles Reed and Allen Stem and constructed by the contracting firm Hoy & Elzy Company in 1911.[24] The only available historic photograph of the property is undated, but based on the appearance and quality of the photograph, it is possible that this photo dates to the proposed period of significance (**Figure N**).

The garage has a rectangular plan and is composed of clay tile covered with stucco. The structure has two-over-one hung wood windows. Its primary entrance is located on its east elevation beneath a wood-framed overhang. The historic photograph indicates that this entrance formerly held a set of wood doors. The rear entrance at the west elevation has been infilled with plywood. The existing roof was added in 1999 and is elevated above the historic parapet. The brick chimney is historic. According to George Rosenberg, who visited the property as a child during the proposed period of significance, the garage historically had a turntable at the interior; this is no longer present. According to the historic specifications for the building, the interior originally had clay tile partitions; these have also since been removed.[25] While the addition of the non-historic roof was a significant alteration to the structure, the garage appears to retain sufficient integrity to be considered a contributing resource.

5. Upholstery Shop

Construction date(s): unknown
Integrity: unknown
Recommended status: undetermined

A one-story, gable-roofed "upholstery shop" abuts the south elevation of the garage (**Photo 55**). The only available historic photograph of the property is undated and only shows the west edge of the building. Based on the appearance and quality of the photograph, it is possible that the photo,

and therefore the building, dates to the period of significance, but this cannot be confirmed (**Figure N**).

The building has a basically rectangular plan with a one-story, shed-roofed addition at its west elevation. It features a non-historic asphalt-shingled roof, wood siding, and wood-framed door and window openings. There are two hung windows, one small multi-light window, and three doors with partial lights; a few of these appear to date to post-1925. The one-story addition at the west elevation appears to be clad in plywood; according to aerial photographs, this addition was added after 1957.[26]

As the building's construction date cannot be confirmed, its recommended status as a contributing/non-contributing resource is undetermined.

6. Chicken Coop

Construction date(s): unknown
Integrity: unknown
Recommended status: undetermined

A gable-roofed, one-story chicken coop is located south of the upholstery shop (**Photo 56**). The structure is not visible in any historic photographs and cannot be dated with certainty. Based on the structure's design and condition of its materials, it may have been constructed during the period of significance, but this cannot be confirmed.

The coop has a rectangular plan, an asphalt-shingled roof and wood siding. Three wood-framed window openings are located on its west elevation, and three wood-framed door openings with wood plank doors are located on its east elevation. At the north side of the structure, metal angles have been inserted through the roof and walls to provide additional structural support.

As the structure's construction date cannot be confirmed, its recommended status as a contributing/non-contributing resource is undetermined.

7. Shed #1

Construction date(s): unknown
Integrity: unknown
Recommended status: undetermined

A small, one-story, gable-roofed shed is located to the northwest of the garage (**Photo 57**). A structure of a similar shape appears in this approximate location in a 1945 aerial photograph of the property, suggesting that the existing shed was constructed by this date.[27] Based on the structure's design and condition of its materials, it may have been constructed during the period of significance, but this cannot be confirmed.

The shed has a square plan, corrugated metal roofing with two cylindrical metal rooftop vents, and sheet siding (likely added sometime after 1925). Its wood-framed window openings have hung wood windows with missing glazing. A set of double doors with metal hinges have been covered with sheet siding material.

As the structure's construction date cannot be confirmed, its recommended status as a contributing/non-contributing resource is undetermined.

8. Shed #2

Construction date(s): unknown
Integrity: no
Recommended status: non-contributing

Another one-story, gable-roofed shed is located to the northwest of the garage (**Photo 58**). The structure is not visible in any historic photographs and cannot be dated with certainty.

The shed rests on a concrete slab and has a rectangular plan, wood siding, and an asphalt-shingled roof. Four sets of double doors with divided lights are located on its south elevation. Building permit records on file at the City of Cottage Grove indicate that the shed received a new flooring slab and replacement doors in the late 1990s.[28] The roof is also non-historic.

The structure's construction date cannot be confirmed. However, if it does date to the period of significance, it does not appear to retain sufficient integrity to be considered a contributing resource.

9. Valet Shelter

Construction date(s): pre-1917
Integrity: unknown
Recommended status: undetermined

A small, one-story structure is located next to the north parking lot (**Photo 59)**. A 1984 inventory form for the property indicates that this structure was formerly a cupola on the roof of the Severance House. This is substantiated by historic photographs dating to pre-1917, which show a cupola at the roof that appears to match the design of this structure. This cupola may have been removed in 1917, when the final addition was constructed, and was definitely removed by 1932, when it no longer appears in historic photographs. Undated older photographs show the structure being used as a playhouse.[29] Most recently, the structure appears to have been utilized as a valet shelter.

The valet shelter rests on a concrete slab and has a square plan. It features a hipped roof with asphalt shingles and wood eaves, wood siding, hung wood windows, and a wood and glass door. Since the cupola has been removed from the Severance House, it no longer functions in its original capacity. In order to be considered a contributing resource, it would need to have been utilized as a stand-alone structure by the occupants of the Severance estate during the period of significance, *after* it was removed from the house. As the date of the cupola's removal and later uses during the period of significance cannot be confirmed, its recommended status as a contributing/non-contributing resource is undetermined.

10. Garden Wall

Construction date(s): pre-1917
Integrity: yes
Recommended status: contributing

The formal garden to the south of the house is surrounded by a partial height concrete wall with concrete posts (**Photo 6**). Historic photographs indicate that this wall was present during the period of significance (**Figure F**). Historically, it was topped with a balustrade (perhaps stone) and two wooden trellises, one at the west side of the garden and another at the south side of the garden. The balustrade and trellises were removed sometime after 1932.[30] The light fixtures on the concrete posts at the south end of the garden appear to be those originally located on the primary entrance gates to Cedarhurst (not extant) and were relocated to the garden wall sometime after c. 1966.[31] Though the balustrade and trellises are no longer present, the wall retains sufficient integrity to be considered a contributing resource.

11. Ice House Foundation

Construction date(s): c. 1860
Integrity: no
Recommended status: non-contributing

A stone or concrete foundation is located to the north of the garage (**Photo 60**). This may have belonged to the former ice house, which was razed in 1996. According to a 1984 survey of the property, the ice house was constructed in c. 1860.[32] Because all that remains of the ice house is its foundation, the structure does not retain integrity to the period of significance, and its foundation is therefore recommended as a non-contributing resource.

OBJECTS

12. Wood Trellis

Construction date(s): unknown (likely post-1925)
Integrity: not applicable
Recommended status: non-contributing

A wood trellis is located adjacent to the garden (**Photo 61**). Its design does not match the wood trellises at the garden wall visible in historic photographs. Based on its materials and design, the trellis appears to have been constructed after the proposed period of significance and is therefore recommended as a non-contributing resource.

13. Planters

Construction date(s): unknown
Integrity: not applicable
Recommended status: non-contributing

Two metal planters are located to the south of the house, one in the formal garden and one to the west of the garden (**Photo 62**). These planters do not appear in any available historic photographs of the property. Therefore, they are assumed to have been installed after the period of significance and are recommended as non-contributing resources.[33] A third planter (date of installation unknown) is located at the center of the roundabout (**Photo 2**). As no evidence was

uncovered to indicate that this planter was present during the period of significance, it is also recommended as a non-contributing resource.

14. Wood Fences

Construction date(s): unknown/post-1925
Integrity: no/not applicable
Recommended status: non-contributing

Two wood fences are located on the site, one near the gardener's cottage and another near the ice house foundation (**Photos 60 and 63**). The materials and appearance of this fencing indicates that it was installed after the end of the period of significance and is therefore recommended as a non-contributing resource. Another segment of wood fence (date of installation unknown) is located adjacent to the ice house foundation (**Photo 60**). While the design and materials of this segment appear older, it is only a small segment of what was presumably a larger length of fencing and therefore does not retain integrity; it is also recommended as a non-contributing resource.

HISTORICAL SIGNIFICANCE

SITE HISTORY (see also Appendix E, Chronology of Development and Use)

Cedarhurst: 1867 - 1889

The property that is today known as Cedarhurst began to take shape in the mid-nineteenth century. According to Robert Watson's 1924 *Notes on the Early Settlement of Cottage Grove and Vicinity,* the original house on the site was constructed by Charles O. Fanning around 1867. The house was occupied by Charles and his wife, his daughter and her husband, Mr. and Mrs. Edwin Hart, and a second daughter, Fidelia Harriman, and Fidelia's daughter Mary Frances Harriman.[34] Edwin Hart was a minister at Cottage Grove's Congregational Church. Mrs. Harriman was the wife of Samuel H. Harriman, a major general during the American Civil War (it is unclear whether Samuel ever occupied the house with his wife and daughter).[35] According to a 1972 history of Cottage Grove, the Harts also had a daughter, Mary, who lived with them at the property.[36] By 1887, ownership of the property had passed to Fidelia. The earliest available plat map of the property dated 1887 shows that Fidelia H. Harriman owned a total of 100 acres of land in this area (**Figure O**). The map shows one structure on the property, which may have been the house constructed by Charles Fanning.[37] As no historic photographs or drawings of this building have been uncovered, it is difficult to determine the exact portion of the existing house that dates to c. 1867. However, stone foundation walls at the lower level suggest that the original footprint may have comprised the rear portion of the existing building (labeled Wing A **on Appendix C, Development Diagram**).

In June of 1889, Fidelia's daughter Mary married Cordenio A. Severance,[38] an up-and-coming attorney and one of the founders of the prominent law firm of Davis, Kellogg and Severance. Fidelia died several months after the marriage of Cordenio and Mary and by 1892, ownership of her Cottage Grove property had passed to Mary Severance.[39] Over the next 35 years,

the Severances developed the property into a country estate that both represented and furthered their prominent social and professional status.

Cordenio Severance

Cordenio Severance was born in Mantorville, Minnesota in 1862.[40] Following three years at Carleton College, he studied law under Minnesota attorney Robert Taylor of Kasson, Minnesota. After passing the bar exam in 1883, Severance joined the office of St. Paul attorney (and former Minnesota governor) Cushman K. Davis. In 1887, two years before his marriage to Mary Harriman, Severance joined with Cushman and Rochester attorney Frank B. Kellogg to establish the firm of Davis, Kellogg, and Severance. Through at least 1922, the firm had offices at the Merchants National Bank Building (now the McColl Building) at 366 Jackson Street in St. Paul.[41]

As one article in the *Ramsey County History Magazine* notes, "Never in the state of Minnesota has one group of lawyers made such a mark, not just on its own community but nationally and internationally, as did the founding partners of the firm of Davis, Kellogg, and Severance."[42] The firm (later known as Davis, Severance & Olds and Davis, Severance & Morgan) became known for its representation of corporate clients and large business interests, such as manufacturing, agribusiness, railroad, mining, and public utility companies as well as for its representation of the federal government in antitrust cases of the early twentieth century.[43] By 1921, the *American Bar Association Journal* hailed the partnership as "one of the most efficient, influential and successful law firms in the nation."[44]

The three men who comprised this initial partnership were notable individuals in their own right. Both Davis and Kellogg went on to serve as United States Senators, the former from 1887 until his death in 1900 and the latter from 1917 until 1923. Kellogg also served as United States Ambassador to Britain from 1923 until 1925 and United States Secretary of State from 1925 until 1929. As Secretary of State, Kellogg authored the Kellogg-Briand Pact of 1928, for which he was awarded the 1929 Nobel Peace Prize.[45]

Unlike his colleagues, Severance never held public office. Nevertheless, he was an influential lawyer and prominent figure. Lawyer Douglas Hedin notes that "during the first quarter of the last [20th] century, [Cordenio Severance] was one of the nation's most respected corporate litigators."[46] Severance became known for cases "involving great financial interests," such as the 1912 *United States of vs. Union Pacific Railroad Company*, in which Severance successfully represented the federal government in a case argued before the United States Supreme Court. In another notable case also argued before the United States Supreme Court, the 1919 – 1920 *United States vs. United States Steel Corporation,* Severance successfully represented the U.S. Steel Corporation. Severance and Kellogg's role as special counsel to the Interstate Commerce Commission during a 1906 investigation into Union Pacific Railroad executive Edward Harriman was another notable achievement for Severance.[47]

The 1912 *History of St. Paul and Vicinity* observed that Severance held "an assured position among the city's legal lights, being universally recognized as an able lawyer and excellent counselor."[48] As a 1921 publication asserted, Severance was "engaged in litigation of great importance over the taxation of many corporations and other clients."[49] Severance's service as president of the Bar Association of Ramsey County, president of the Minnesota Bar Association (1911), and president of the American Bar Association (1921 – 1922) provide further evidence of his importance within his profession, as does the honorary doctorate degree he received from Carleton College.[50]

Severance's professional achievements as well as his varied interests in other fields gave him prominent social standing both locally in St. Paul and beyond. As observed in his obituary in the *American Bar Association Journal,*

> his interests embraced not only his profession…but [also] agriculture, music and art, outdoor life, animals, business, and by no means least important, his fellow men. business, and by no means least important, his fellow men. He was one of the most sociable of men and the conventional expression "he was a man of broad human sympathies" is really apt description in his case. This quality manifested itself in his relations with his fellow citizens of whatever walk in life, as well as in the cultivation of the fine art of social intercourse which he and Mrs. Severance illustrated so charmingly at his attractive home, "Cedarhurst," near Cottage Grove, Minn., only a few miles out from St. Paul.[51]

Another obituary in the *St. Paul Pioneer Press* continued this theme, noting that

> Due to extensive travel, as well as to the international scope of Mr. Severance's professional interests, his acquaintanceship included notables from all parts of the world, so that Cedarhurst has for years been included in the itinerary of nearly all celebrated visitors, American and European, to the Northwest. Mr. Severance's remarkably developed gift for forming and maintaining not only friendships, but social relationships of every degree, was the logical result of a boundless enthusiasm and interests so diversified as to prove a source of never-ending wonder and delight to everyone who knew him. Coupled with these assets were a keen sense of humor and a phenomenal memory, not only for events but for the faces and names of individuals whom he had encountered, even though casually.[52]

Severance's social standing was reflected in the society columns of local St. Paul newspapers, which detailed the travels, parties, and guests of Cordenio and Mary Severance. Severance was also featured in several "who's who" publications published during the late nineteenth and early twentieth centuries, including the 1897 *Progressive Men of Minnesota,* the 1900 *Encyclopedia of Biography of Minnesota,* the 1907 *Book of Minnesotans,* the 1912 *Minnesota Biographies,* the 1922 – 1923 *Who's Who in America,* and the 1924 *Minnesota and Its People.*[53] Severance's influence is also indicated in the numerous leadership positions that he held in a variety of organizations and groups. During World War I, Severance served as chairman of the Commission of the American Red Cross

to Serbia. He was a trustee of the Carnegie Endowment of Peace and Carleton College as well as a member of the Commission on Uniform State Laws and the Council on Foreign Relations.[54]

Mary Severance

The Severances' social prominence was not derived only from Cordenio's professional success, but also from the activities of his wife Mary, who developed a reputation as a philanthropist and leader in a wide variety of organizations. During the late 1870s and the 1880s, Mary attended both Carleton College and Wellesley College and completed three years of a post-graduate program at the University of Zurich in Switzerland. Upon returning to the United States, Mary worked as a school teacher in Hastings, Minnesota before marrying Cordenio in 1889.[55]

The list of organizations in which Mary took an active role forms an impressive resume. As one newspaper obituary noted,

> [Mary Severance's] activities in political, civic, social educational and general welfare fields were legion... Probably one of the most active women in Minnesota, she has been identified with virtually every progressive women's organization. Her abilities as an organizer of [women] were recognized by national [leaders] and in a number of instances [she] gave of her time and effort in [the] national affairs of national organizations. But principally her activities were centered in local philanthropies and civic endeavors.[56]

Mary was particularly interested in child welfare, serving as chairwoman of the Ramsey County Child Welfare Board and the Ramsey County Child Labor Committee, director of the Protestant Orphan Asylum, and a member of the Society for the Prevention of Cruelty to Children. Her political engagement included membership in the first Republican executive committee to include women and the first presidency of the Ramsey County Republican Women's Club. She was a participant in local and national political campaigns, including the campaign for women's suffrage, a member of the Women League of Voters, and author of a handbook for women voters. Like Cordenio, she was a patron of the arts, participating in the Schubert Club, chairing the women's committee of the Minneapolis Symphony Orchestra, and directing the St. Paul Institute and St. Paul Association. Her involvement in relief work included a position as a director of the American Red Cross, the Fund for French Wounded, the National League for Women's Service, and the St. Paul chapter of the Red Cross, and she received an award from King Albert of Belgium for her support of Belgian relief during World War I. In addition to these activities, she helped to found the Business and Professional Women's Club in St. Paul, served on the advisory committees for Wellesley and Carleton Colleges, and was a member of patriotic organizations such as the Daughters of the American Revolution, the Colonial Dames, and the Daughters of Patriots and Founders.[57]

Like her husband, Mary's activities featured prominently in the society columns of St. Paul newspapers. The 1912 *History of St. Paul and Vicinity* noted that "Mrs. Severance is the mistress of an attractive and hospitable home, and both she and her husband hold an assured place in St. Paul Society."[58] Both Mary and Cordenio were included in the 1916 *Summer Social Register*, a listing of

prominent members of the American upper class.[59] Mary was also listed in the 1924 *Who's Who Among Minnesota Women* and the 1924 *Biographical Cyclopedia of American Women.*[60]

Cedarhurst: c. 1889 - 1925

From 1889 until their deaths in 1925, the Severances developed their Cottage Grove estate into a social hub that would become known as "Cedarhurst," a place for maintaining and developing existing professional and personal connections and pursuing their individual interests. For most of their married lives, the Severances appear to have maintained residences in both St. Paul and Cottage Grove, utilizing Cedarhurst as a part-time "country" residence for entertaining guests and vacationing during the summer. As early as 1892, a newspaper article records Mary Severance entertaining guests at her "country house" in Cottage Grove, and an article from June, 1893, noted that the Severances had "gone to their farm at Cottage Grove."[61] Articles from the mid to late 1890s record additional summers spent at Cedarhurst and additional parties and events hosted here by the Severances.[62]

From 1890 until 1902, St. Paul city directories list Cordenio Severance's residence as 589 Summit Avenue, St. Paul (located in the local, state, and NRHP-designated Historic Hill District), where he and his wife had moved shortly following their marriage.[63] From 1903 until 1907, Severance was listed as a resident of St. Paul's Aberdeen Hotel.[64] From 1908 until the early 1920s, St. Paul directories list Severance as a resident of Cottage Grove, suggesting that the Severances considered Cedarhurst their primary residence in their later years.[65] Though other publications from 1912 and 1923 still provided a "town" residence for Cordenio at the St. Paul Hotel, a 1921 article in the *American Bar Association Journal* also suggested that the Severances preferred to reside at Cedarhurst, noting that "the legal residence of Mr. Severance is St. Paul, but when Mr. and Mrs. Severance are in Minnesota they usually occupy Cedarhurst."[66]

According to accounts by several secondary sources, including architectural historian Robert Vogel, the Severances expanded and remodeled the original c. 1867 farmhouse at their Cottage Grove property in the late 1880s.[67] Given that the Severances were married in 1889, however, this remodeling likely occurred at a slightly later date. Newspaper articles from February 1903 indicate that Cedarhurst had "quite extensive repairs" at this time; another article from December 1904 indicates that the property had been "done over and is now one of the most charming and complete country homes in this part of the country."[68] This evidence suggests that c. 1904 is a better date for the Severance's expansion of the original c. 1867 house. However, given that parties were hosted at the property as early as 1892, there may have been two expansions and remodeling campaigns – one in the early 1890s and another in the early 1900s. Given the architectural styles employed (see below), it is even possible that the property was expanded by the Harrimans before being acquired by the Severances in c. 1889. A final expansion commissioned by the Severances and likely designed by St. Paul architect Allen H. Stem can be firmly dated to 1917 (see below).

A 1994 compilation of the Severance's family history includes several photos that show the remodeled and expanded house prior to the construction of the 1917 addition (**see Figures E, F, G, and P**). The photos which date to the late nineteenth or early twentieth centuries show a cross-gabled, two-story addition attached to the east elevation of what was likely the original c. 1867 house. An elevated, columned portico accessed via steps at its north, south, and east sides dominated the primary east elevation. At the north elevation, the second level was cantilevered over the driveway to create a portico supported by columns. A windowed cupola was located near the center of the cross-gabled roof. A cross-gabled, two-story segment with one-story porch along its west and south elevations (likely the original c. 1867 house) is visible at the rear of the addition along with a formal garden with concrete knee wall topped with balustrades and wooden trellises.[69]

The design of this addition (or additions) can be best described as a blend of Greek Revival and Italianate architectural styles. The low-pitched gabled roof, prominent cornice with wide band of trim, front-gabled, full-height entry porch supported by Tuscan columns, and three-part windows on the south elevation reflect the Greek Revival style popular in the United States from approximately 1825 until 1860. However, the house lacked the elaborate door surrounds with transoms and sidelights common to this architectural style. Moreover, the two-over-two windows and the central cupola are not characteristic of the Greek Revival style and are more indicative of the Italianate style commonly employed in the designs of American houses c. 1840 – 1885.[70]

By 1901, a plat map indicates that the Severances owned 158 acres of land surrounding Cedarhurst (**Figure Q**). By 1912, this had expanded to 547 acres (**Figure R**), most of which the Severances appear to have retained until their deaths in 1925.[71] Several sources indicate that this acreage was actively farmed, presumably by individuals or families employed by the Severances. A letter from Mary Severance dated c. 1906 described the property as consisting of "700 acres, five large and three small houses, and 37 barns to be put in order each spring," suggesting that the Severances maintained additional structures on their larger acreage, perhaps for rental to tenant farmers.[72] According to another 1925 source, "the Cedarhurst estate included a farm of more than 500 acres, and Mr. Severance was in touch with the management of all its affairs."[73]

In 1916, the Severances commissioned a large addition to their home (likely completed in 1917). Though numerous secondary sources have attributed this addition to architect Cass Gilbert, correspondence included in the Davis, Kellogg & Severance papers at the Minnesota Historical Society (MNHS) archives indicates that St. Paul architect Allen H. Stem was very likely responsible for its design. The mistaken attribution of the addition's design to architect Cass Gilbert may have stemmed from Gilbert and Severance's professional connections. Correspondence between the architect and the firm of Davis, Kellogg & Severance in both the Davis, Kellogg & Severance papers and the Cass Gilbert papers (also on file at the MNHS archives) indicates that law firm assisted Gilbert with at least one legal matter pertaining to a property in northern Minnesota.[74]

The likely designer of the 1917 Cedarhurst addition, St. Paul architect Allen Stem, was born in Ohio in 1856. After graduating from the Indianapolis Art School and practicing with his father,

architect J. H. Stem, he moved to St. Paul to establish a partnership with Edgar Hodgson. In 1890, Stem joined with architect Charles Reed to form what would become, in the words of Minnesota architectural historian Alan Lathrop, "a highly successful and lucrative practice." Reed and Stem's design of New York's Grand Central Station brought them national recognition, and the firm completed numerous commissions for the New York Central Railroad. These included the NYCRR Power Station in Port Morris, New York, and the Union Station at Troy, New York (1892). They also designed stations and depots for the Great Northern and Northern Pacific Railroads at Devils Lake and Bismarck, North Dakota. According to Lathrop, the firm's notable St. Paul designs include the Palazzo Apartments, 10th and St. Peter Street (1890), the William Hamm residence, 668 Greenbrier Street (1892), the St. Paul Hotel, 350 Market Street (1909), and the University Club, 420 Summit Avenue (1912).

Following Reed's death in 1911, Stem brought Alfred Fellheimer and St. Paul architect Roy Haslund into the partnership with Fellheimer occupying the firm's New York office and Haslund remaining in St. Paul. Stem continued to practice until his retirement in 1920 and passed away in 1931. Lathrop lists the St. Paul Athletic Club at 340 Cedar Street (1917), the Allen Stem residence in Dellwood (c. 1920), and the St. Paul Casket Company at 1222 University Avenue (1922) as some of Haslund and Stem's most notable designs. [75]

While drawings of the 1917 Cedarhurst addition have not been uncovered, correspondence from Stem's office to Severance dated to the fall of 1916 indicates that Stem was overseeing construction of the addition, indicating that Stem was likely responsible for its design.[76] Given that Reed & Stem also designed the Severances' 1911 garage, it is not surprising that Severance would select Stem again for this job.

This last addition to Cedarhurst was opened to visitors for the first time in July of 1917. [77] The cross-gabled addition was added to the north elevation of the existing house to create a second full-height, front-gabled columned porch at the primary east elevation and a two-story, windowed, projecting bay at the north elevation (see **Figures I and J)**. The bay window and full-height, columned, front-gabled porch as well as the general symmetry of the addition are characteristic of the Neoclassical Revival style. Most commonly utilized in American houses constructed between the mid-1890s and the mid-1950s, the style drew from the earlier Greek Revival and Early Classical Revival styles. At Severance's addition, the new porch columns were apparently designed in a simple style to match the columns at the existing porch at the east elevation rather than utilizing a more ornate design common to Neoclassical Revival-style houses. The low-pitched gabled roof, prominent cornice with wide band of trim, and two-over-two windows with wood trim likewise reflect the design of the c. 1890s/early 1900s addition.[78]

The extent to which the existing house was altered in 1917 to accommodate the addition is unknown. Alterations that appear in early 1930s or c. 1940 historic photographs (**Figures K and S**) but cannot be dated with certainty include:

- installation of an elevator with rooftop penthouse (likely 1920s; by 1932)
- the removal of the cupola (by 1932)
- at the west elevation of the original c. 1867 house, the extension of the second level over the first level to create another porch (by 1932)
- replacement of the primary entrance at the south side of the east elevation with the existing wood and glass door with elaborate surround (by c. 1940)[79]

Primary sources indicate that the site landscaping during the Severances' occupation of the property included lilac hedges bordering extensive lawns; large mature trees, including a grove of cedars surrounding the house; and gardens (**Figures E – I and P)**.[80] As one 1923 newspaper article described, the property consisted of "an imposing white structure of colonial architecture [which] stands surrounded by gigantic and venerable trees and broad gardens where long rows of old-fashioned flowers lend a vivid splash of color to the landscape."[81] According to an 1984 interview with the daughter of the Severance's gardener William Haapla (Margaret Haapla), the landscaping was designed by the firm of Holm and Olson, which supplied plant and garden materials and provided residential landscape design to Twin Cities residents during the early twentieth century.[82] However, no additional information was uncovered to directly link Holm and Olson with the design of the Cedarhurst grounds.

The Severances became widely associated with the entertainment and they provided at Cedarhurst. Though they maintained a home in St. Paul as well as in Cottage Grove, as early as 1902 the couple was described as "wedded to their beautiful old home at Cottage Grove."[83] A 1910 article asserted that "their residence at Cottage Grove is a well-equipped city mansion, and when at home they entertain extensively."[84] At the time of Cordenio's death in 1925, his obituary asserted that "for years the Severance country place, Cedarhurst, near Cottage Grove, Minn., has been the scene of entertainment on a manorial scale. Due to extensive travel, as well as to the international scope of Mr. Severance's professional interests, his acquaintanceship included notables from all parts of the world, so that Cedarhurst has for years been included in the itinerary of nearly all celebrated visitors, American and European, to the Northwest."[85] This was echoed by a 1928 publication, which asserted that "during the later years of Mr. Severance's life, Cedarhurst was a center of hospitality. Few homes in this country attracted a wider circle of distinguished visitors from this and other lands."[86]

Newspapers are full of references to parties and distinguished visitors at Cedarhurst, reflecting Cordenio and Mary's business associations and social connections. In the words of one 1925 newspaper article, the house was "famous in the annals of American social life."[87] Another article noted that "among the guests who have enjoyed its hospitality are distinguished statesmen from Europe and Asia; artists of international fame; many important writers; and innumerable men and women who have been conspicuous in American affairs in the past quarter century."[88] Guests who could be verified through newspaper article references included Senator Frank Kellogg,[89] actor Richard Mansfield,[90] the executive committee of the American Bar Association (see **Figure S**),[91] the

National Federation of Business and Professional Women's Clubs,[92] the Fourth District of the Minnesota Federation of Women's Clubs,[93] Judge Walter Sanborn and his associates on the circuit court of appeals,[94] judges of state supreme courts,[95] American journalist Eleanor Franklin Egan,[96] American novelist Hamlin Garland,[97] judges of the circuit court,[98] and the president of Carleton College.[99] A 1999 article in the *Ramsey County History Magazine* indicates that the Queen Marie of Romania, Grace Coolidge, wife of president Calvin Coolidge, and United States Supreme Court Justice Charles Evans Hughes were among the visitors to Cedarhurst; other sources list presidents Theodore Roosevelt, William Howard Taft, and Warren G. Harding as visitors. Their visits could not be verified through primary sources. However, Cordenio Severance accompanied presidential candidate William Taft during 1908 trip to Minneapolis and Mary Severance was actively involved in Warren Harding's 1920 campaign, suggesting that these individuals may have visited the Cedarhurst estate.[100] The Severances were also known to host summer picnics for children at the Protestant Orphan Asylum (of which Mary Severance was the director).[101]

When Cordenio Severance died in May of 1925, his death was covered by newspapers across the nation.[102] Obituaries described him as "a great lawyer and patron of the arts," an "internationally-known St. Paul attorney and relief worker," a man with "an international reputation as a lawyer, business man, and patron of the arts, literature and science" and an individual with "an international reputation as an authority on corporation law."[103] His funeral at Cedarhurst was attended by the mayor of St. Paul, the governor of Minnesota, well-known attorneys and businessmen, and hundreds of other individuals. In St. Paul, federal court was adjourned to allow judges to attend the funeral.[104]

Mary Severance died on September 11, 1925, just four months after Cordenio's passing. Obituaries described Mary as an "internationally known clubwoman and social leader,"[105] a "nationwide leader in women's activities" and "pioneer suffrage worker,"[106] and "prominent in women's club work and various civic projects in the Twin Cities."[107] One obituary included statements from St. Paul Mayor Arthur Nelson, Supreme Court Justice Pierce Butler, and leaders of numerous local civic organizations. Her funeral at Cedarhurst was also well attended by hundreds of individuals, including representatives from numerous organizations of which she was a member.[108]

Cedarhurst: 1925 – Present

Between 1925 and the present, ownership of Cedarhurst has changed hands several times. Following Mary Severance's death, ownership of Cedarhurst passed to her cousin, Mary Zelch.[109] The 1938 plat map of Cottage Grove indicates that the Zelchs also owned the surrounding 100 acres of land.[110] A 1929 periodical noted that Mary and her husband John were living in St. Paul Park, suggesting that they did not occupy their Cottage Grove estate.[111] In 1939, Harvey Boomer, vice president of the Jobbers Supply Company of Minneapolis, and his wife Celia purchased the property. Following the Boomer's divorce in 1946, Celia was granted the property, which at that time included approximately 140 or 160 acres of surrounding land and was being farmed by the Boomers.[112] By 1950, the property had been purchased by Colonel Francis Markoe. In 1962, the estate was sold to the Catholic Archdiocese of St. Paul. The Archdiocese apparently never realized its

intent to utilize the site as an elderly living facility, and the property was vacant for several years in the 1960s.[113] Sometime between 1973 and 1976, the Cordenio Severance House and ten acres of surrounding land were acquired by St. Paul florist Frederick Newman. During Newman's ownership, the property was listed on the National Register of Historic Places.[114]

In 1977, the property was purchased by Jean and Ron Nienaber, who utilized Cedarhurst as their personal residence, the site of their catering service and interior decorating businesses, and an event space.[115] Building permits document several alterations to the main house at this time, including reroofing, the addition of a wood fence and a ramp, and porch replacement (likely the south porch at the c. 1867 portion of the house). Alterations to the site included the installation of a septic system and planting of 60 trees.[116]

The property's next owner, Leyland Gohlike, acquired Cedarhurst around 1997, intending to use the property as a bed and breakfast, restaurant, and conference center.[117] Building permit records list a few alterations completed during the late 1990s, including the remodeling of the first level kitchen, roof replacement on the 1911 garage, and alterations to Shed #2.[118]

In 2001, the property was purchased by the Thao family. The Thaos completed substantial repair and restoration work and operated Cedarhurst as event space for weddings, conferences, and other gatherings. According to city building permit records, exterior alterations completed during the Thaos' ownership included roof replacement and replacement of original cornice molding with gutters. At the interior, modifications and repairs included plaster and drywall repair, installation of a sprinkler system and bar area, floor replacement, repair of interior water damage, and remodeling of two second-level bathrooms.[119]

RECOMMENDED CRITERIA FOR EVALUATION AND PERIOD OF SIGNIFICANCE

For a property to be listed on the NRHP, it must demonstrate historical significance by meeting at least one of the NPS Criteria for Evaluation and retain integrity (the physical materials and features that were present during the time when the property achieved historical significance).

The NPS Criteria for Evaluation define historically significant properties as properties:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of persons significant in our past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded, or may be likely to yield, information important in history or prehistory.[120]

Cedarhurst was listed on the NRHP in 1976. In the words of the nomination, "the significance of this house lies in its association with Cordenio Severance, a leading St. Paul attorney from 1887 through the 1920s, and as an example of an opulent country estate."[121] Though Criteria for Evaluation are not listed, this statement suggests that the property was intended to be nominated under Criterion B (association with significant individual) and Criterion C (architectural significance). The nomination does not provide a clear period of significance for the property.

Based on our research, **we agree that the property's listing on the NRHP corresponds to its association with notable St. Paul attorney Cordenio Severance under Criterion B.** Severance's significance within the legal profession is well documented. Research has revealed that Cedarhurst was strongly associated with Severance during his lifetime, and the property appears to have played an important role in fostering and maintaining the relationships that supported Severance's professional success.

Based on our research, **we do not agree that the property meets Criterion C for architectural significance.** The house does not appear to embody the distinctive characteristics of a particular architectural style, nor does it appear to be the best representation of the works of St. Paul architect Allen Stem.

According to the National Park Service, "the period of significance for a property significant for Criterion B is usually the length of time the property was associated with the important person."[122] Therefore, **we recommend a period of significance for Cedarhurst of 1889 – 1925, reflecting the time period during which Severance owned and occupied the property.**

ADDITIONAL RESEARCH OPPORTUNITIES

In addition to Cedarhurst's documented historical significance for association with Cordenio Severance, our research revealed additional areas of the site's history that could also be explored: 1) its archaeological potential and 2) the significance of Mary Severance.

In 1997, an archaeological investigation was completed on the Cedarhurst site as part of an archaeology course offered through the local school district. According to a 1997 memorandum prepared by Cottage Grove historic preservation staff person Robert Vogel, "limited archaeological excavations carried out at Cedarhurst in May 1997 identified below-ground cultural features associated with the nineteenth century occupation and use of the property. The historic route of the Military Road, which dates from the 1850s, also cuts across the northern edge of the Cedarhurst estate."[123] Based on this information, the site may have the potential to yield additional information important in prehistory or history through future archaeological excavations. Additional research in this area may allow for the evaluation of the site under Criterion D.

Additionally, our research suggests that Mary Severance achieved prominence as a philanthropist and leader in a wide variety of organizations. Mary's potential significance within the women's suffrage movement and other areas of social and political history remains to be fully explored. Additional research may reveal that Cedarhurst should also be considered historically significant under Criterion B for its association with Mary Severance.

ENDNOTES

[1] National Register of Historic Places Nomination 7600177, Cottage Grove, Washington County, Minnesota, https://npgallery.nps.gov/AssetDetail/NRIS/76001077.
[2] National Park Service, *How to Apply the National Register Criteria for Evaluation,* rev. ed., 1997, p. 14, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.
[3] Plat maps indicate that the Severances owned between 158 and 547 acres of surrounding farmland between 1901 and 1925. See Northwest Publishing Company, *Plat Book of Washington County, Minnesota* (Minneapolis, MN: Northwest Publishing Company, 1901), Sheet 41; Hudson Map Company, *1926 Plat Map of Washington County*, on file at the John R. Borchert Map Library, University of Minnesota, Minneapolis, MN.
[4] National Park Service, *How to Complete the National Register Registration Form,* 1997, p. 16, https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf.
[5] Aerial photographs of Cedarhurst, 1964, John R. Borchert Map Library Minnesota Historical Aerial Photographs Online, https://apps.lib.umn.edu/mhapo/ (hereafter cited as MHAPO); Nationwide Environmental Title Research Historic Aerials Viewer, 1980 aerial photograph, accessed March 18, 2022, https://www.historicaerials.com/viewer (hereafter cited as NETR HAV).
[6] Pre-1917 photographs of Cedarhurst, on file at the City of Cottage Grove; aerial photographs of Cedarhurst, 1936, 1945, 1947, and 1964, MHAPO; 1980 aerial photograph, NETR HAV; "Cottage Grove Cultural Resource Summary," WA-CGC-002, July 1984, on file at the City of Cottage Grove.
[7] "Cordenio Arnold Severance," *American Bar Association Journal* 7, no. 9 (September 1921), 451, 453, https://www.jstor.org/stable/25710642; "Blossoming Lilacs Bid Severance Longed for Welcome Last Time," unknown newspaper, 1925, in "Cedarhurst Family History," ed. Jean Nienaber, 1994, on file at the Minnesota Historical Society, St Paul, MN (hereafter cited as MNHS); "Mrs. Cordenio A. Severance Is Hostess at Brilliant Tea," *St. Paul Sunday Pioneer Press,* September 9, 1923, in "Cedarhurst Family History," ed. Jean Nienaber, on file at MNHS; "Solemn Simplicity Marks Last Honors to Severance By Nation, State and City," unknown newspaper, 1925, in "Cedarhurst Family History," ed. Jean Nienaber, on file at MNHS; Pre-1917 and 1917 photographs of Cedarhurst, on file at the City of Cottage Grove; Aerial photographs of Cedarhurst, 1936 and 1947, MHAPO.
[8] See "Site History" section of this report for citations and more information.
[9] See "Site History" section of this report for citations and more information.
[10] According to building permit records on file at the City of Cottage Grove, K-style gutters installed in 2002 replaced the original wood cornice molding. See "Certificate of Appropriateness," September 3, 2002, "Certificate of Appropriateness," September 11, 2022, and City of Cottage Grove building permit 0202928, 6940 Keats Avenue South, September 11, 2022, on file at the City of Cottage Grove. Some metal gutters and downspouts on Wing B have an older appearance and were clearly installed at an earlier date.
[11] These light fixtures are visible in c. 1966 photographs of the house but cannot be dated. See c. 1966 photographs of Cedarhurst, on file at the City of Cottage Grove.
[12] City of Cottage Grove Building Permit 014874, 6940 Keats Avenue, November 13, 1986, on file at the City of Cottage Grove.
[13] 1959 photograph of Cedarhurst, on file at the City of Cottage Grove.
[14] National Register of Historic Places Nomination 7600177, Cottage Grove, Washington County, Minnesota, https://npgallery.nps.gov/AssetDetail/NRIS/76001077.
[15] Robert Vogel to John Burbank, May 12, 1994, Memorandum, "Review of Building Permit – Historic Cedarhurst," on file at the City of Cottage Grove; City of Cottage Grove building permit 9402079, 6940 Keats Avenue South, October 17, 1994, on file at the City of Cottage Grove.
[16] "A Cordial Welcome to Cedarhurst," c. late 1970s, on file at the City of Cottage Grove.
[17] Justina J Pope to Ms. Vicki Neudahl, January 2, 2007, on file at the City of Cottage Grove; Brady Silver, "*Washington County Bulletin,"* June 20, 2007, on file at the City of Cottage Grove.

[18] According to a 1970s promotional brochure for Cedarhurst, the elevator was installed in the 1920s when Cordenio Severance's health began to decline. This is supported by a 1932 photograph, which indicates that the elevator penthouse was installed by that date. "A Cordial Welcome to Cedarhurst," c. late 1970s, on file at the City of Cottage Grove; 1932 photograph of Cedarhurst, on file at the City of Cottage Grove.
[19] City of Cottage Grove building permit 9900071, 6940 Keats Avenue South, February 9, 1999 and "Certificate of Appropriateness for Minor Work," August 25, 1997, on file at the City of Cottage Grove.
[20] Historic photographs of the Cordenio Severance House, pre-1917, 1917 or later, 1932, and undated, on file at the City of Cottage Grove.
[21] Robert Vogel, "Minnesota Architecture-History Inventory Form," WA-CGC-002, 6940 Keats Avenue South, 1988 – 1990, on file at the Minnesota State Historic Preservation Office (MN SHPO), St. Paul, MN; Cottage Grove Historic Sites Inventory Form, 9905 Military Road, undated, on file at the City of Cottage Grove; photographs of gardener's cottage, undated, on file at the City of Cottage Grove; aerial photograph of Cedarhurst, 1936, 1945, 1964, MHAPO; Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred Knopf, 2014), 567 – 578; Robert Vogel, *Preliminary Inventory of Pre-1940 Houses in the City of Cottage Grove,* (Prepared for the City of Cottage Grove Parks, Recreation and Natural Resources Commission and the Advisory Committee on Historic Preservation, September 1988), 59.
[22] Larry Klueh, "Barns in the City: Agrarian Landmarks in Cottage Grove," *Perspectives in Cottage Grove History*, No. 4 (August 1989), 9; photograph of barn, likely pre-1925, on file at the City of Cottage Grove.
[23] Aerial photograph of Cedarhurst, 1936, MHAPO.
[24] "Severance Garage: Specifications for Garage for Mr. C. A. Severance at Cedarhurst, Cottage Grove, Minn.," File 2892, Box 38, Davis, Kellogg & Severance Law Firm Records, MNHS; and "Contract: Garage, C. A. Severance, Cottage Grove, Minn.," June 15, 1911, File 2892, Box 38, Davis, Kellogg & Severance Law Firm Records, MNHS. For Reed & Stem, see "Party at Fairgrounds," *Minneapolis Journal,* April 12, 1910; "Reed & Stem Papers," Northwest Architectural Archives, accessed March 17, 2022, https://archives.lib.umn.edu/repositories/8/resources/2218. For the date of the addition, see Society," *Minneapolis Morning Tribune,* July 10, 1917.
[25] Robert Vogel to Bob La Brosse, February 22, 1999, memorandum, "Cedarhurst," on file at the City of Cottage Grove; photograph of garage, undated, on file at the City of Cottage Grove; "Cottage Grove Cultural Resource Summary," WA-CGC-002, July 1984, on file at the City of Cottage Grove; "Severance Garage: Specifications for Garage for Mr. C. A. Severance at Cedarhurst, Cottage Grove, Minn.," File 2892, Box 38, Davis, Kellogg & Severance Law Firm Records, MNHS.
[26] Aerial photograph of Cedarhurst, 1945, MHAPO.
[27] Aerial photograph of Cedarhurst, 1945, MHAPO.
[28] "Certificate of Appropriateness," October 7, 1998, on file at the City of Cottage Grove; City of Cottage Grove building permit 9900072, 6940 Keats Avenue South, February 9, 1999, on file at the City of Cottage Grove.
[29] Historic photographs of the Cordenio Severance House, pre-1917, 1917 or later, 1932, and undated, on file at the City of Cottage Grove.
[30] Photographs of Cedarhurst, pre-1917, 1932, and 1937, on file at the City of Cottage Grove.
[31] Photographs of Cedarhurst, c. 1966, on file at the City of Cottage Grove; "Cottage Grove's 118-year-old Mansion Comes Back to Life," *Washington County Bulletin,* October 26, 1978.
[32] "Cottage Grove Cultural Resource Summary," WA-CGC-002, July 1984, on file at the City of Cottage Grove; Robert Vogel to John Burbank, August 18, 1997, memorandum, "Site Plan Review and CUP Amendment for Historic Mary and Cordenio Severance House," on file at the City of Cottage Grove.
[33] The planter in the garden does not appear in a 1959 photograph of the garden, on file at the City of Cottage Grove.
[34] Robert Watson, *Notes on the Early Settlement of Cottage Grove and Vicinity, Washington County, Minn,* ed. Robert Vogel (Northfield, MN, 1924), p. 35.
[35] Watson, *Notes on the Early Settlement of Cottage Grove*, p. 35.
[36] Charles E. Woodward and Mrs. Frank A. Belden, "Cottage Grove: From Unorganized Area to a Township to a Village," 1972, on file at Park Grove Library, Cottage Grove, Minnesota.
[37] "Fidelia Holbrook Fanning Harriman," Findagrave.com, accessed March 1, 2022, https://www.findagrave.com/memorial/35164982/fidelia-holbrook-harriman.
[38] "Rose Chains," *St. Paul Globe,* June 27, 1889.
[39] "Died," *St. Paul Globe,* December 22, 1889. An 1892 newspaper article indicates that the Severances occupied by the property by that date. The 1901 plat map of Cottage Grove shows Mary as the owner of the 158-acre estate surrounding

the house. See "Mrs. Severance's House Party," *St. Paul Globe,* July 7, 1892 and Northwest Publishing Company, *Plat Book of Washington County, Minnesota* (Minneapolis, MN: Northwest Publishing Company, 1901), Sheet 41.
[40] Cordenio's house at 401 Clay Street in Mantorville is a contributing resource to the Mantorville Historic District. See National Register of Historic Places Nomination #74001017, Mantorville Historic District, Dodge County, Minnesota, https://npgallery.nps.gov/GetAsset/5c31684e-9223-4af1-babe-626e97725515.
[41] Samuel H. Morgan, "Timber, Steel, Law, and Politics: St. Paul's Pioneering Attorneys and Their More Interesting Cases," *Ramsey County History* 33, no. 4 (Winter 1999), 5; Henry Anson Castle, *History of St. Paul and Vicinity* (Chicago: Lewis Publishing Company, 1912), 1122. The McColl Building was renovated in 1967 – 1969 and listed on the National Register of Historic Places in 1974. The nomination mentions that Davis, Kellogg, and Severance had offices in this building. The areas of significance are listed as architecture, commerce, and politics. See "McColl Building (St. Paul, Minn.) Remodeling Project Plans," University of Minnesota Libraries, Northwest Architectural Archives, accessed March 14, 2022, https://archives.lib.umn.edu/repositories/8/resources/2372 and National Register of Historic Places Nomination #74001036, Merchants National Bank, St. Paul, Ramsey County, Minnesota, https://npgallery.nps.gov/AssetDetail/NRIS/74001036.
[42] Marion Shutter and J.S. McLain, eds. *Progressive Men of Minnesota* (Minneapolis: Minneapolis Journal, 1897), 167, 254; "A Sketch of the Life of Mr. Severance," in "Cedarhurst Family History," ed. Jean Nienaber, MNHS; "Cordenio Arnold Severance," *American Bar Association Journal* 7, no. 9 (September 1921), 451, 453, https://www.jstor.org/stable/25710642; "Cushman Kellogg Davis," National Governors Association, accessed March 7, 2022, https://www.nga.org/governor/cushman-kellogg-davis/; "The Nobel Peace Prize 1929," nobelprize.org, accessed March 7, 2022, https://www.nobelprize.org/prizes/peace/1929/summary/; R. L. Polk & Co., *St. Paul City Directory* (St. Paul, MN: R. L. Polk & Co., 1922), 430.
[43] "Davis, Kellogg & Severance: An Inventory of Its Law Firm Records at the Minnesota Historical Society," Minnesota Historical Society, accessed March 7, 2022, http://www2.mnhs.org/library/findaids/00361.xml; Morgan, "Timber, Steel, Law, and Politics," 5 – 9; W. B. Hennessy, *Past and Present of St. Paul* (Chicago, S. J. Clarke Publishing Company, 1906), 654.
[44] "Cordenio Arnold Severance: 1862 – 1925," *American Bar Association Journal,* 11, No. 6 (June 1925), 370.
[45] "Cushman Kellogg Davis," National Governors Association, accessed March 7, 2022, https://www.nga.org/governor/cushman-kellogg-davis/; "Frank B. Kellogg," Britannica.com, accessed March 7, 2022, https://www.britannica.com/biography/Frank-B-Kellogg.
[46] Douglas A. Hedin, foreword to "Cordenio Arnold Severance," originally published in James Grafton Rogers, *American Bar Leaders: Biographies of the Presidents of the American Bar Association, 1878-1928* (Chicago: American Bar Association, 1932).
[47] Cordenio Arnold Severance," *American Bar Association Journal* 7, no. 9 (September 1921), 451, 453, https://www.jstor.org/stable/25710642; "UNITED STATES OF AMERICA, Appt., v. UNION PACIFIC RAILROAD COMPANY et al.," Legal Information Institute, Cornell University, accessed March 7, 2022, https://www.law.cornell.edu/supremecourt/text/226/61; "Cordenio Arnold Severance: 1862 – 1925," *American Bar Association Journal,* 11, No. 6 (June 1925), 370.
[48] Castle, *History of St. Paul and Vicinity,* 1122.
[49] "Cordenio Arnold Severance," *American Bar Association Journal* 7, no. 9 (September 1921), 451, 453, https://www.jstor.org/stable/25710642.
[50] Frank B. Kellogg, "An Appreciation," in "Cedarhurst Family History," ed. Jean Nienaber, 1994, on file at MNHS; "Cordenio Arnold Severance," *American Bar Association Journal* 7, no. 9 (September 1921), 451, 453, https://www.jstor.org/stable/25710642; "Cordenio Arnold Severance: 1862 – 1925," *American Bar Association Journal,* 11, No. 6 (June 1925), 369.
[51] "Cordenio Arnold Severance: 1862 – 1925," *American Bar Association Journal,* 11, NO. 6 (June 1925), 369.
[52] *St. Paul Pioneer Press* as quoted in "Cordenio Arnold Severance: 1862 – 1925," *American Bar Association Journal,* 11, NO. 6 (June 1925), 369.
[53] Shutter and McLain, eds. *Progressive Men of Minnesota*, 167; Charles E. Flandrau, *Encyclopedia of Biography of Minnesota* (Chicago: Century Publishing and Engraving Company, 1900), 410; Albert Nelson Marquis, ed., *The Book of Minnesotans* (Chicago: A. N. Marquis & Company, 1907), 458; Warren Upham and Rose Barteau Dunlap, *Minnesota Biographies 1655 – 1912* (St. Paul: Minnesota Historical Society, 1912), 691 – 692; Albert Nelson Marquis, *Who's Who in America,* Vol. 12 (Chicago: A. N. Marquis & Company, 1922 – 1923), 2722; Joseph A. Burnquist, ed. *Minnesota and Its People,* Vol. 3 (Chicago: S. J. Clark Publishing Company, 1924), 164. For examples of references in local newspapers, see "St. Paul Social

Circles," *St. Paul Globe,* November 2, 1902; "Society," *Minneapolis Morning Tribune,* July 10, 1917; and "Society," *Minneapolis Morning Tribune,* November 2, 1920.

[54] "Cordenio Arnold Severance: 1862 – 1925," *American Bar Association Journal,* 11, No. 6 (June 1925), 369.

[55] "Mrs. Severance, Women's Leader, Dies in Germany," unknown newspaper, 1925, and "A Sketch in the Life of Mrs. Severance," in "Cedarhurst Family History," ed. Jean Nienaber, on file at MNHS; "Tribute to Mrs. Severance," untitled newspaper, in "Cedarhurst Family History," ed. Jean Nienaber, on file at MNHS.

[56] "Mrs. Severance, Women's Leader, Dies in Germany," unknown newspaper, 1925, in "Cedarhurst Family History," ed. Jean Nienaber, on file at MNHS.

[57] "Mrs. Severance Dies at German Health Resort," unknown newspaper, 1925, in "Cedarhurst Family History," ed. Jean Nienaber, on file at MNHS; "Working Day of 8 Hours Necessary…" *Minneapolis Journal,* October 28, 1919; Mary Dillon Foster, ed., *Who's Who Among Minnesota Women* (Mary Dillon Foster: 1924), 294; Mabel Ward Cameron, ed., *The Biographical Cyclopedia of American Women* (New York: Harvard Publishing Company, 1924), 150.

[58] Castle, *History of St. Paul and Vicinity*, 1122.

[59] Social Register Association, *Summer Social Register* (New York: The Summer Social Register Association, 1916), 916.

[60] Foster, *Who's Who Among Minnesota Women*, 294; Cameron, *The Biographical Cyclopedia of American Women,* 150.

[61] "Mrs. Severance's House Party," *St. Paul Globe,* July 7, 1892; "Neighborly Notations," *Minneapolis Sunday Tribune,* June 18, 1893. The name "Cedarhurst" appears in newspaper articles dating to the late 1890s. See for example "Personal," *St. Paul Globe,* June 5, 1898.

[62] See for example "John Zelch Weds," *St. Paul Globe,* June 7, 1895; "Neighborly Notations," *Minneapolis Tribune,* August 29, 1897; "Additional Society," *Minneapolis Tribune,* May 12, 1895.

[63] R. L. Polk & Co., *St. Paul City Directory 1890 - 1891* (R. L. Polk & Co.: St. Paul, MN, 1890), 1231; R. L. Polk & Co., *St. Paul City Directory 1902* (R. L. Polk & Co.: St. Paul, MN, 1902), 1450; "In A Personal Way," *St. Paul Daily Globe,* July 6, 1890; "Historic Districts and Sites: Online Tools," City of St. Paul, accessed March 2, 2022, https://www.stpaul.gov/departments/planning-and-economic-development/heritage-preservation/historic-districts-and-sites.

[64] R. L. Polk & Co., *St. Paul City Directory 1903* (R. L. Polk & Co.: St. Paul, MN, 1903), 1510

[65] R. L. Polk & Co., *St. Paul City Directory 1908* (R. L. Polk & Co.: St. Paul, MN, 1908), 1528. A 1912 publication notes that the Severances had a town residence at the St. Paul Hotel, and a country residence at Cedarhurst in Cottage Grove. See Castle, *History of St. Paul and Vicinity*, 1122.

[66] "Cordenio Arnold Severance," *American Bar Association Journal* 7, no. 9 (September 1921), 451, 453, https://www.jstor.org/stable/25710642; Castle, *History of St. Paul and Vicinity*, 1122; Marquis, *Who's Who in America,* Vol. 12, 2722.

[67] Robert C. Vogel, "Roosevelt, Taft Harding among guests at Cedarhurst," *City of Cottage Grove Reports* (Fall 1998), on file at the City of Cottage Grove.

[68] "Society," *St. Paul Globe,* February 1, 1903; "Society," *St. Paul Globe,* December 25, 1904.

[69] Historic photographs of the Cordenio Severance House, pre-1917, on file at the City of Cottage Grove.

[70] Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred Knopf, 2014), 251 – 264, 283 – 286.

[71] *The Farmer, The Farmer's Atlas and Directory of Washington County, Minnesota* (St. Paul, MN: Webb Publishing Company, 1912), Sheet 27; Northwest Publishing Company, *Plat Book of Washington County, Minnesota* (Minneapolis, MN: Northwest Publishing Company, 1901), Sheet 41. The 1926 plat book shows 545 acres in the Severances' possession. See Hudson Map Company, 1926 Plat Map of Washington County, on file at the John R. Borchert Map Library, University of Minnesota, Minneapolis. A c. 1906 letter by Mary Severance indicated that the couple owned 700 acres in 1906. See Mary Harriman Severance to Wellesley College Class of '85 Reunions, c. 1906, in "Cedarhurst Family History," ed. Jean Nienaber, on file at MNHS.

[72] Mary Harriman Severance to Wellesley College Class of '85 Reunions, c. 1906, in "Cedarhurst Family History," ed. Jean Nienaber, 1994, on file at MNHS.

[73] "Cordenio Arnold Severance: 1862 – 1925," *American Bar Association Journal,* 11, NO. 6 (June 1925), 370; *St. Paul Pioneer Press*, as quoted in "Cordenio Arnold Severance: 1862 – 1925," *American Bar Association Journal,* 11, NO. 6 (June 1925), 370; "A Sketch of the Life of Mr. Severance," in "Cedarhurst Family History," ed. Jean Nienaber, on file at MNHS.

[74] For example, see Letter to Cass Gilbert, May 29, 1913, Letterpress Book Volume 83, Box 95, Davis, Kellogg & Severance Papers, Minnesota Historical Society Archives, St. Paul, Minnesota; C. A. Severance to Cass

Gilbert, February 18, 1893, Box 17, Cass Gilbert Papers, Minnesota Historical Society Archives, St. Paul, Minnesota.

[75] Alan Lathrop, *Minnesota Architects* (Minneapolis: University of Minnesota, 2010), 94, 201 – 202; "Reed & Stem Papers," Northwest Architectural Archives, accessed March 17, 2022, https://archives.lib.umn.edu/repositories/8/resources/2218

[76] The Kellogg, Davis & Severance papers contain several pieces of correspondence from an employee of A. H. Stem that indicate that Stem was overseeing the construction of the 1916 addition. See for example B. W. Day to C. A. Severance, October 10, 1916, Folder 2, File 13, Box 88, Davis, Kellogg & Severance Law Firm Records, MNHS.

[77] "Society," *Minneapolis Morning Tribune,* July 10, 1917.

[78] McAlester, *A Field Guide to American Houses*, 434 – 446.

[79] Historic photographs of the Cordenio Severance House, 1932 and c. 1940, on file at the City of Cottage Grove. According to a 1970s promotional brochure for Cedarhurst, the elevator was installed in the 1920s when Cordenio Severance's health began to decline. This is supported by a 1932 photograph, which indicates that the elevator penthouse was installed by that date. "A Cordial Welcome to Cedarhurst," c. late 1970s, on file at the City of Cottage Grove; 1932 photograph of Cedarhurst, on file at the City of Cottage Grove.

[80] "Cordenio Arnold Severance," *American Bar Association Journal* 7, no. 9 (September 1921), 451, 453, https://www.jstor.org/stable/25710642; "Solemn Simplicity Marks Last Honors to Severance By Nation, State and City," unknown newspaper, 1925, in "Cedarhurst Family History," ed. Jean Nienaber, on file at MNHS; "Blossoming Lilacs Bid Severance Longed for Welcome Last Time," unknown newspaper, 1925, in "Cedarhurst Family History," ed. Jean Nienaber, on file at MNHS; Samuel H. Morgan, "The Severances and Cedarhurst," May 23, 1982, in "Cedarhurst Family History," ed. Jean Nienaber, on file at MNHS.

[81] "Mrs. Cordenio A. Severance Is Hostess at Brilliant Tea," *St. Paul Sunday Pioneer Press,* September 9, 1923.

[82] "Notes Taken During Conversation with Margaret Haapla," February 28, 1984, in "Cedarhurst Family History," ed. Jean Nienaber, on file at MNHS; Landscape Research, *Designed Historic Landscape Report: Minnesota Governor's Residence* (prepared for the Governor's Residence Council and the 106 Summit Avenue Society, 2013), 17 – 18.

[83] "Society," *St. Paul Globe,* July 20, 1902.

[84] "Cordenio A. Severance," *Minneapolis Journal,* March 31, 1910.

[85] *St. Paul Pioneer Press*, as quoted in "Cordenio Arnold Severance: 1862 – 1925," *American Bar Association Journal,* 11, NO. 6 (June 1925), 370.

[86] "Cordenio Arnold Severance, Marry Harriman Severance," 1928, courtesy of Carleton College, https://contentdm.carleton.edu/digital/api/collection/Archives/id/4949/download.

[87] "Hundreds Mourn at Severance Rites," unknown newspaper, 1925, in Nienaber, "Cedarhurst Family History," MNHS.

[88] "Mrs Severance Dies at German Health Resort," unknown newspaper, 1925, in Nienaber, "Cedarhurst Family History," MNHS.

[89] "Society," *Minneapolis Morning Tribune,* November 2, 1920.

[90] "Mrs. C. A. Severance," *St. Paul Globe,* May 9, 1903.

[91] "Society," *Minneapolis Morning Tribune,* August 21, 1923.

[92] Lillian E. Taaffe, "Leaders Among American Business, Professional Women Plan Epoch Making Convention at St. Paul," *Minneapolis Tribune,* July 25, 1920

[93] "Minneapolis Women Attend Reception for Mrs. Wharry," *Minneapolis Morning Tribune,* October 25, 1921.

[94] "Society," *Minneapolis Morning Tribune,* May 24, 1921.

[95] "Bar Delegates to Be Guests Here Tuesday," *Minneapolis Sunday Tribune,* August 20, 1922.

[96] "Society," *Minneapolis Morning Tribune,* December 11, 1923.

[97] "Book Notes," *St. Paul Globe,* April 3, 1903.

[98] "Society," *Minneapolis Sunday Tribune,* May 21, 1922.

[99] "Society," *Minneapolis Sunday Tribune,* May 28, 1922.

[100] Morgan, "Timber, Steel, Law, and Politics," 7; Ralph Thornton, "House of History Up for Sale," *Minneapolis Star,* February 18, 1964. For Taft, see "Taft Is Busy on Day of Rest," *Minneapolis Tribune,* September 28, 1908. For Harding, see "Women Playing Important Part in Republican Campaign," *Brainerd Daily Dispatch,* October 21, 1920, and "Senator Harding Reiterates Position on League," *Brainerd Daily Dispatch,* October 21, 1920.

[101] "Mrs Severance Dies at German Health Resort," unknown newspaper, 1925, in Nienaber, "Cedarhurst Family History," MNHS.

[102] See for example "C. A. Severance Dies," *Billings Gazette,* May 7, 1925; "C. A. Severance, Former Law Partner of Kellogg, Dead," *St. Louis Post-Dispatch,* May 7, 1925; "Funeral of C. A. Severance," *Wilkes-Barres Record [Pennsylvania],* May 12, 1925.
[103] "Minnesotan, Internationally Known as Attorney, Relief Worker, Victim of Heart Ill," unknown newspaper, c. 1925 and "Cordenio A. Severance," unknown newspaper, c. 1925, in "Cedarhurst Family History," ed. Jean Nienaber, 1994, on file at the Minnesota Historical Society, St. Paul, MN (Hereafter cited as MNHS); "Nationally Known Lawyer Succumbs," *Anaconda Standard [Montana],* May 7, 1925.
[104] "Many at Funeral of C. A. Severance," unknown newspaper, 1925, "Blossoming Lilacs Bid Severance Longed for Welcome Last Time," unknown newspaper, 1925, "Severance to Be Paid Final Honors Today," unknown newspaper, 1925, and "Sec. Kellogg to Attend Rites of C. A. Severance," unknown paper, 1925, in Nienaber, "Cedarhurst Family History," MNHS.
[105] "Many Pay Tribute to Mrs. Severance," *Minneapolis Journal,* September 12, 1925.
[106] "Mrs. C. A. Severance, Active in Club, Welfare Work," *Minneapolis Daily Star,* September 11, 1925.
[107] "Mrs. Severance, Women's Leader, Dies in Germany," unknown newspaper, 1925 and "A Sketch in the Life of Mrs. Severance," in Nienaber, "Cedarhurst Family History," MNHS.
[108] "Tribute Paid to Mrs. Severance," September 29, 1925, unknown newspaper, and "Hundreds Mourn at Severance Rites," unknown newspaper, 1925, in Nienaber, "Cedarhurst Family History," MNHS.
[109] "Mrs. Severance Leaves $500,000," *St. Paul Daily News,* undated, in "Nienaber, "Cedarhurst Family History," MNHS.
[110] Hudson Map Company, *Plat Book of Washington County, Minnesota* (Minneapolis, MN: Hudson Map Company, 1938), 19.
[111] "Our Album," *Community Life* 1, no. 3 (October 31, 1929) in Nienaber, "Cedarhurst Family History," MNHS.
[112] Paul Presbrey, "Rambling Mansion at Stake in Stillwater Court Battle," *Minneapolis Sunday Tribune,* May 19, 1946; "Given $100,000 in Divorce Grant," *Minneapolis Star-Journal,* July 10, 1946; Atlas Company, *Plat Book of Washington County, Minnesota* (St. Paul, MN: Atlas Map Company, c. 1949).
[113] Ralph Thornton, "House of History Up for Sale," *Minneapolis Star,* February 18, 1964; "Maureen Weds Lampert," *Minneapolis Morning Tribune,* September 7, 1951; Neal Gendler, "Cedarhurst: A Museum, A Business, and A Home," *Minneapolis Tribune,* February 4, 1979; "Owners/Occupants," unknown date, on file at the City of Cottage Grove.
[114] Neal Gendler, "Cedarhurst: A Museum, A Business, and A Home," *Minneapolis Tribune,* February 4, 1979; "Village of Cottage Grove," Map, Rockford Map Publishers, 1976, on file at the John R. Borchert Map Library, Minneapolis, Minnesota; National Register of Historic Places Nomination #7600177, Cottage Grove, Washington County, Minnesota, https://npgallery.nps.gov/AssetDetail/NRIS/76001077; Robert C. Vogel, "Roosevelt, Taft Harding among guests at Cedarhurst," *City of Cottage Grove Reports* (Fall 1998), on file at the City of Cottage Grove; "Cottage Grove's 118-year-old Mansion Comes Back to Life," *Washington County Bulletin,* October 26, 1978.
[115] Neal Gendler, "Cedarhurst: A Museum, A Business, and A Home," *Minneapolis Tribune,* February 4, 1979.
[116] "Cottage Grove's 118-Year-Old Mansion Comes Back to Life," *Washington County Bulletin,* October 26, 1978; City of Cottage Grove Plumbing Permit 5659, 6940 Keast Avenue South, November 22, 1978, City of Cottage Grove Building Permit 0945, Cedarhurst, July 13, 1979, City of Cottage Grove Building Permit 10018, 6940 Keast Avenue South, June 22, 1979, City of Cottage Grove Building Permit 014874, 6940 Keats Avenue, November 13, 1986, and City of Cottage Grove building permit 9402079, 6940 Keats Avenue South, October 17, 1994, on file at the City of Cottage Grove.
[117] Robert Vogel to Advisory Committee on Historic Preservation, September 15, 1997, memorandum, "Historic Cedarhurst Conditional Use Permit and Site Plan," on file at the City of Cottage Grove.
[118] Judy Spooner, "The Grand Lady," *South Washington County Bulletin,* December 10, 1997, on file at the City of Cottage Grove; "Certificate of Appropriateness for Minor Work," August 25, 1997, on file at the City of Cottage Grove; City of Cottage Grove building permit 9900071, 6940 Keats Avenue South, February 9, 1999, "Certificate of Appropriateness," September 11, 1998, "Certificate of Appropriateness," October 7, 1998, and City of Cottage Grove building permit 9900072, 6940 Keats Avenue South, February 9, 1999, on file at the City of Cottage Grove.
[119] Muriel Tan, "New Owners Moving Into Historic Mansion," St. Paul Pioneer Press, August 17, 2001; Resolution No. 01-198, December 19, 2001, on file at the City of Cottage Grove; "Certificate of Appropriateness," September 3, 2002, "Certificate of Appropriateness," September 11, 2022, City of Cottage Grove Building permit 0202928, 6940 Keast Avenue South, September 11, 2022, City of Cottage Grove building permit 0300282, 6940 Keats Ave S Cedarhurst, March 20, 2003, Justina J Pope to Ms. Vicki Neudahl, January 2, 2007, City of Cottage Grove building permit 2012-00546, 6940 Keats Avenue South, April 13, 2012, and City of Cottage Grove Electrical Permit 2012-00558, 6950 Keats Avenue South, April 13, 2012, on file at the City of Cottage Grove; Bob Shaw, "Rescued by Refugees," *St. Paul Pioneer Press,* January 6,

2008; "Cedarhurst Mansion Still Fascinating Part of Cottage Grove's Landscape," *South Washington County Bulletin*, June 18, 2003; Brady Silver, *Washington County Bulletin*, June 20, 2007, on file at the City of Cottage Grove; Judy Spooner, "Jewel on the Prairie," *South Washington County Bulletin,* June 18, 2003.

[120] National Park Service, *How to Complete the National Register Registration Form,* 1997, , https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf, p. 37.

[121] National Register of Historic Places Nomination #7600177, Cottage Grove, Washington County, Minnesota, https://npgallery.nps.gov/AssetDetail/NRIS/76001077.

[122] National Park Service, *How to Complete the National Register Registration Form,* 1997, https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf, p. 42.

[123] Robert Vogel to John Burbank, August 18, 1997, memorandum, "Site Plan Review and CUP Amendment for Historic Mary and Cordenio Severance House," on file at the City of Cottage Grove; Nails, Boot, Bottle Found During Cedarhurst Dig," *CG Reports* (June 1997), on file at the City of Cottage Grove.

APPENDIX A: CURRENT PHOTOS



Photo 1. View of drive from 70th Street South, looking north.

All photos by New History in March 2022 unless otherwise noted.



Photo 2. View of roundabout, looking south.

All photos by New History in March 2022 unless otherwise noted.



Photo 3. View of east elevation of Severance House (Wing A), looking west.

All photos by New History in March 2022 unless otherwise noted.



Photo 4. View of hedges along 70th Street South, looking northwest.

All photos by New History in March 2022 unless otherwise noted.



Photo 5. View of cedar trees and parking lot to the southwest of the Severance House, looking northeast.

All photos by New History in March 2022 unless otherwise noted.



Photo 6. View of garden, looking north.

All photos by New History in March 2022 unless otherwise noted.



Photo 7. View of vegetation to the west of the Severance House, looking northeast.

All photos by New History in March 2022 unless otherwise noted.



Photo 8. View of lawn to the west of the Severance House, looking east.

All photos by New History in March 2022 unless otherwise noted.



Photo 9. View of east and north elevations of Severance House (Wing A), looking southwest.

All photos by New History in March 2022 unless otherwise noted.



Photo 10. View of north elevation of Severance House (Wing A), looking southeast.

All photos by New History in March 2022 unless otherwise noted.



Photo 11. View of west elevation of Severance House, looking east.

All photos by New History in March 2022 unless otherwise noted.



Photo 12. View of west elevation of Severance House (Wing A), looking east.

All photos by New History in March 2022 unless otherwise noted.



Photo 13. View of north elevation of Severance House (Wing B), looking south.

All photos by New History in March 2022 unless otherwise noted.



Photo 14. View of west elevation of Severance House (Wing B), looking east.

All photos by New History in March 2022 unless otherwise noted.



Photo 15. View of south elevation of Severance House (Wing B), looking north.

All photos by New History in March 2022 unless otherwise noted.



Photo 16. View of west elevation of Severance House (Wing A), looking northeast.



Photo 17. View of south elevation of Severance House (Wing A), looking northwest.



Photo 18. View of east elevation of Severance House (Wing A), looking northwest.

All photos by New History in March 2022 unless otherwise noted.



Photo 19. View of east elevation of Severance House, looking southwest.

All photos by New History in March 2022 unless otherwise noted.



Photo 20. View of central entrance on east elevation of Severance House, looking west.



Photo 21. View of lower level of Severance House (Wing B), looking south.



Photo 22. View of lower level of Severance House (Wing B), looking south.

All photos by New History in March 2022 unless otherwise noted.



Photo 23. View of tunnel between Wing B and Wing A at lower level of Severance House, looking east.



Photo 24. View of lower level of Severance House (Wing A), looking northeast.

All photos by New History in March 2022 unless otherwise noted.



Photo 25. View of lower level of Severance House (Wing A), looking southwest.



Photo 26. View of first level entrance hall of Severance House (Wing A), looking west.

All photos by New History in March 2022 unless otherwise noted.



Photo 27. View of first level bathroom at Severance House (Wing A), looking southwest.



Photo 28. View of first level ballroom in Severance House (Wing A), looking north.



Photo 29. View of first level ballroom in Severance House, looking south.

All photos by New History in March 2022 unless otherwise noted.



Photo 30. View of first level bar area in sitting room at Severance House (Wing A), looking southwest.

All photos by New History in March 2022 unless otherwise noted.



Photo 31. View of first-level hall at Severance House (Wing A), looking east.



Photo 32. View of first-level sitting room at Severance House (Wing A), looking northwest.



Photo 33. View of first-level library (bedroom) at Severance House (Wing A), looking southwest.



Photo 34. View of first-level dining room at Severance House (Wing B), looking south.

All photos by New History in March 2022 unless otherwise noted.



Photo 35. View of first level dining room at Severance House (Wing B), looking north.



Photo 36. View of first-level kitchen at Severance House (Wing B), looking south.



Photo 37. Photo of second-level bedroom at Severance House (Wing A), looking northwest.



Photo 38. View of second-level sunroom at Severance House (Wing A), looking north.



Photo 39. View of second-level corridor at Severance House (Wing A), looking south.



Photo 40. View of second-level corridor at Severance House (Wing A), looking south.



Photo 41. View of second-level corridor at Severance House, looking west.



Photo 42. View of second-level bedroom at Severance House (Wing A), looking northeast.



Photo 43. View of second-level bedroom at Severance House (Wing A), looking northeast.



Photo 44. View of second-level bathroom at Severance House (Wing A), looking southeast.



Photo 45. View of second level family room at Severance House (Wing B), looking northwest.

All photos by New History in March 2022 unless otherwise noted.



Photo 46. View of second-level dining room at Severance House (Wing B), looking west.



Photo 47. View of second-level kitchen at Severance House (Wing B), looking northwest.

All photos by New History in March 2022 unless otherwise noted.

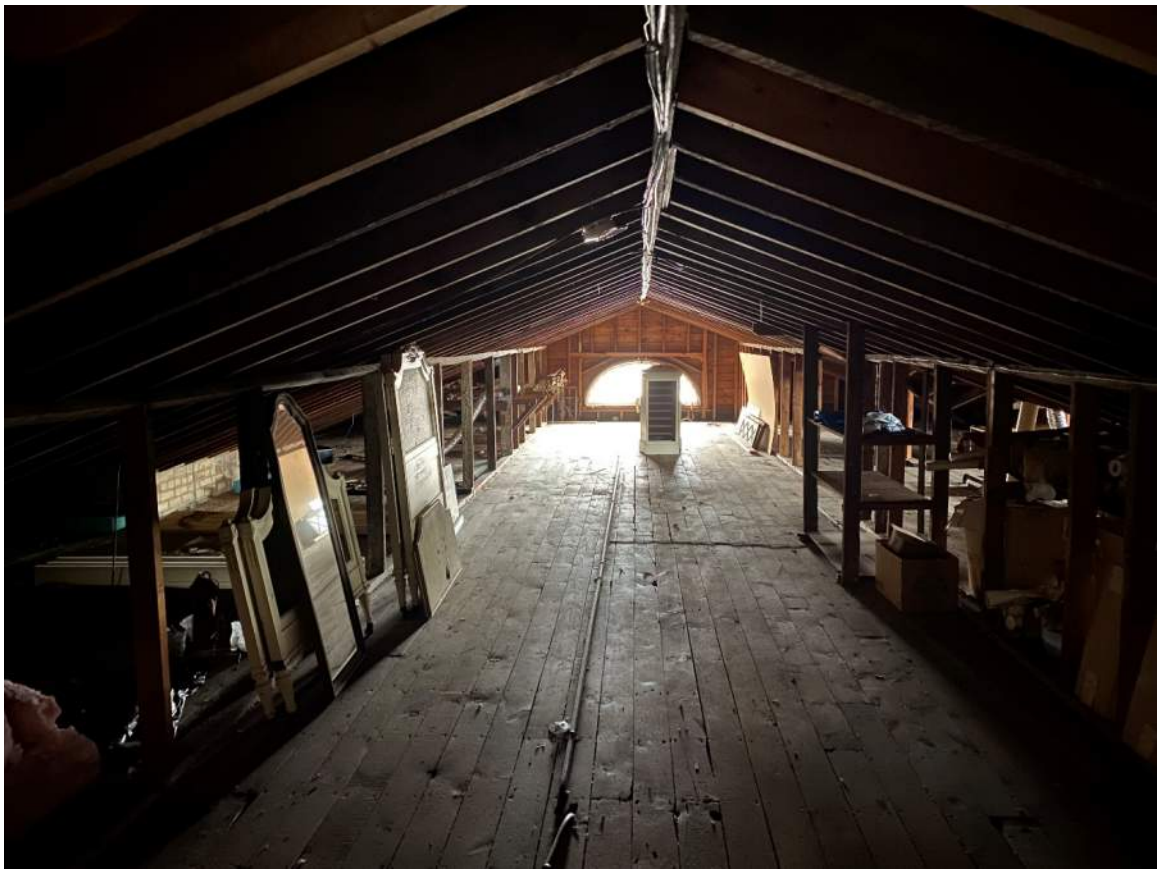


Photo 48. View of attic at Severance House (Wing A), looking north.



Photo 49. View of attic at Severance House (Wing A), looking southwest.

All photos by New History in March 2022 unless otherwise noted.



Photo 50. View of gardener's cottage, looking northwest.

All photos by New History in March 2022 unless otherwise noted.



Photo 51. View of north and west elevations of the barn, looking southeast.



Photo 52. View of south and east elevations of the barn, looking northwest.



Photo 53. View of east elevation of garage, looking west.



Photo 54. View of north elevation of garage, looking southeast.



Photo 55. View of south and east elevations of upholstery shop, looking northwest.

All photos by New History in March 2022 unless otherwise noted.



Photo 56. View of north and west elevations of chicken coop, looking southeast.



Photo 57. View of west and south elevations of shed #1, looking northeast.

All photos by New History in March 2022 unless otherwise noted.



Photo 58. View of west and south elevations of shed #2, looking northeast.

All photos by New History in March 2022 unless otherwise noted.



Photo 59. View of south and east elevations of valet shelter, looking northwest.



Photo 60. View of building foundation, looking east.



Photo 61. View of trellis, looking southeast.



Photo 62. View of garden, looking south. Planter is visible at the center of the garden.



Photo 63. View of wood fence, looking northeast.

All photos by New History in March 2022 unless otherwise noted.

APPENDIX B: FIGURES



Figure A. View of Severance House, looking southwest, pre-1917. Photograph taken from "Cedarhurst Family History," ed. Jean Nienaber, 1994, on file at the Minnesota Historical Society (MNHS), St. Paul, MN.



Figure B. Aerial photograph of Cedarhurst, 1936. Photograph courtesy of the John. R. Borchert Map Library Minnesota Historical Aerial Photographs Online, https://apps.lib.umn.edu/mhapo/. North is up.



Figure C. Aerial photograph of Cedarhurst, 1936. Photograph courtesy of the John R. Borchert Map Library Minnesota Historical Aerial Photographs Online, https://apps.lib.umn.edu/mhapo/. North is up.



Figure D. Aerial photograph of Cedarhurst, 1945. Photograph courtesy of the John R. Borchert Map Library Minnesota Historical Aerial Photographs Online, https://apps.lib.umn.edu/mhapo/. North is up.



Figure E. View of east lawn and east elevation of Severance House, looking northwest, pre-1917. Photograph courtesy of the City of Cottage Grove.



Figure F. View of west and south elevations of Severance House, pre-1917. Photograph courtesy of the City of Cottage Grove.



Figure G. View of east lawn and east elevation of Severance House, looking northwest, pre-1917. Photograph courtesy of the City of Cottage Grove.

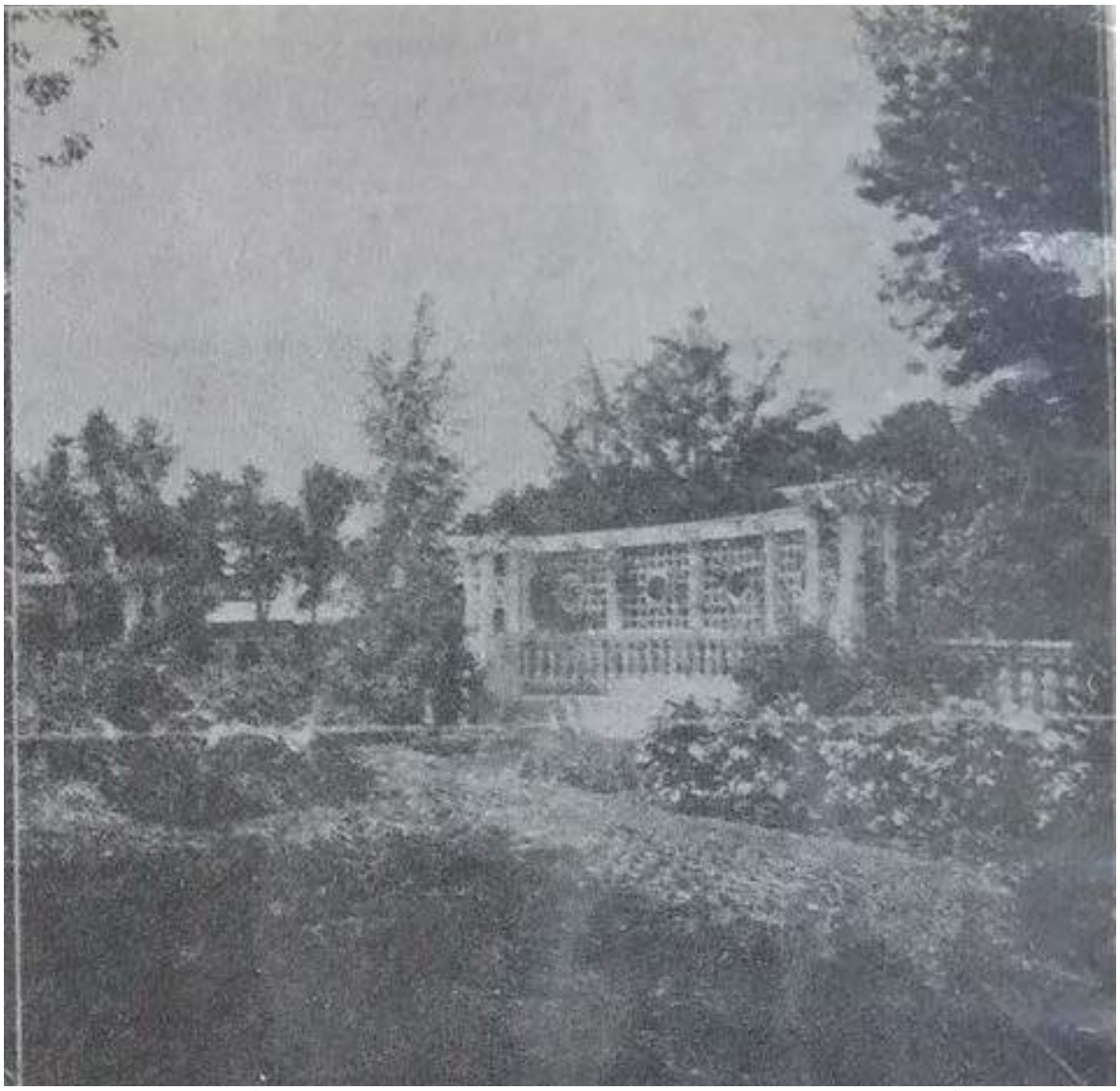


Figure H. View of garden, looking southwest, 1917. Photograph taken from "Views of 'Cedarhurst,' Country Home of Mr. and Mrs. Cordenio A. Severance," *[Minneapolis & St. Paul] Saturday Night,* July 28, 1917.

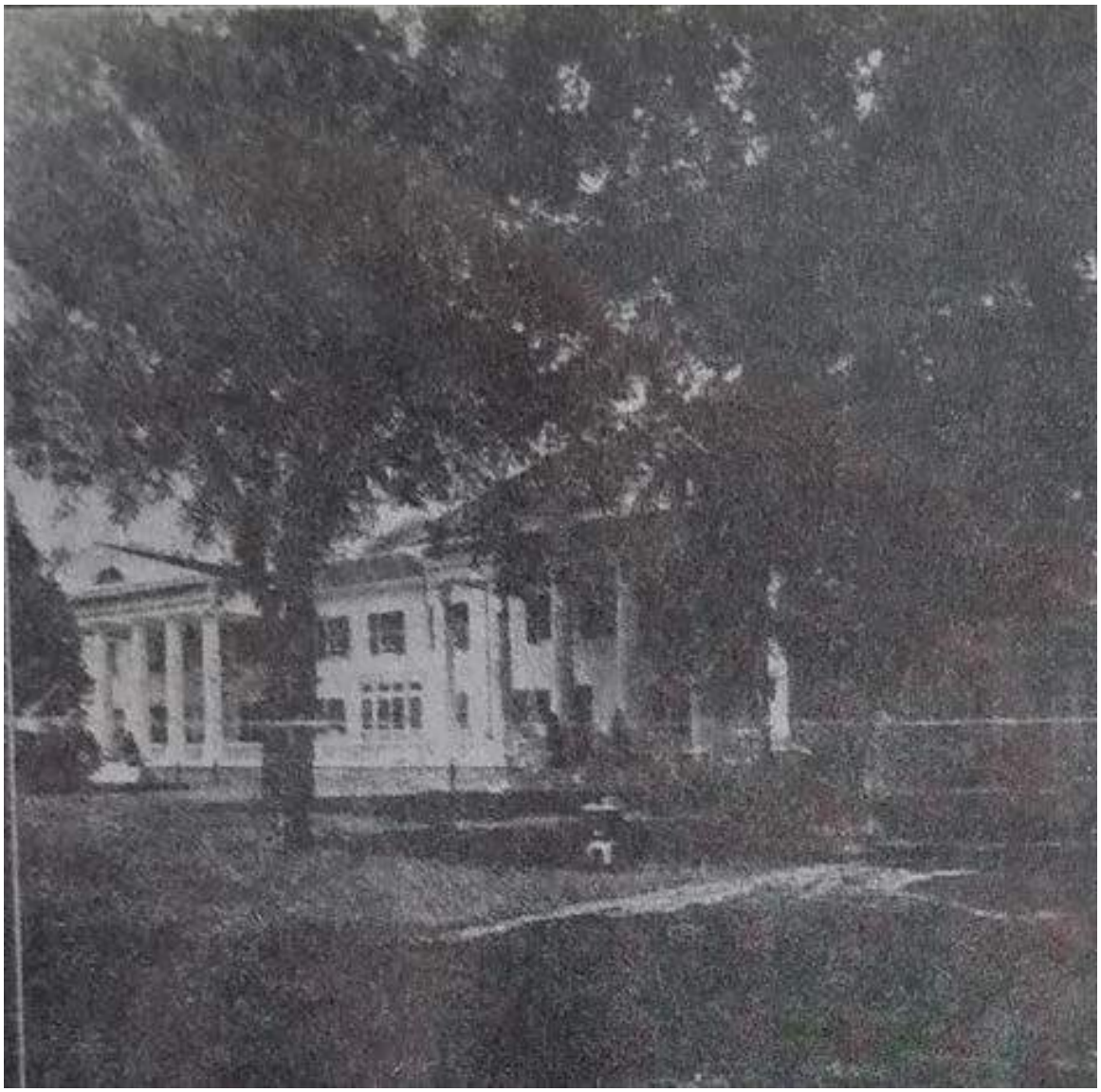


Figure I. View of east elevation of Severance House, looking southwest. Photograph taken from "Views of 'Cedarhurst,' Country Home of Mr. and Mrs. Cordenio A. Severance," *[Minneapolis & St. Paul] Saturday Night,* July 28, 1917.



Figure J. View of north and west elevations of Severance House, looking south, 1917. Photograph courtesy of the City of Cottage Grove.



Figure K. View of west and south elevations of Severance House, looking northeast, 1932. Photograph courtesy of the City of Cottage Grove.

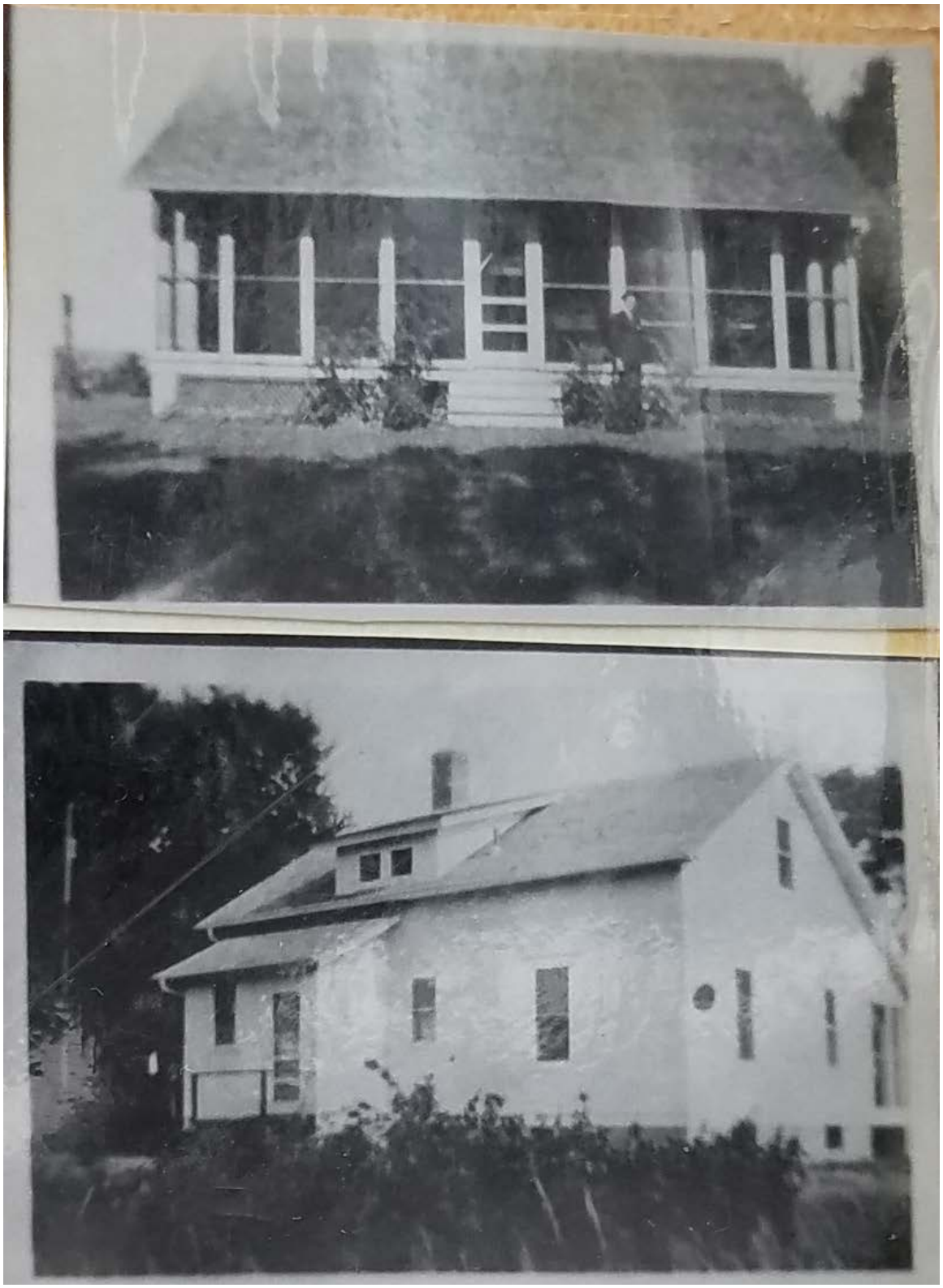


Figure L. View of south (top photo) and north/west (bottom photo) elevations of the gardener's cottage, looking north and southeast, respectively. No date. Photograph courtesy of the City of Cottage Grove.



Figure M. View of east elevation of barn, looking northwest, likely 1925 or earlier. Photograph courtesy of the City of Cottage Grove.



Figure N. View of garage, looking west. No date. The west elevation of the upholstery shop is visible at the left side of the photograph. Photograph courtesy of the City of Cottage Grove.

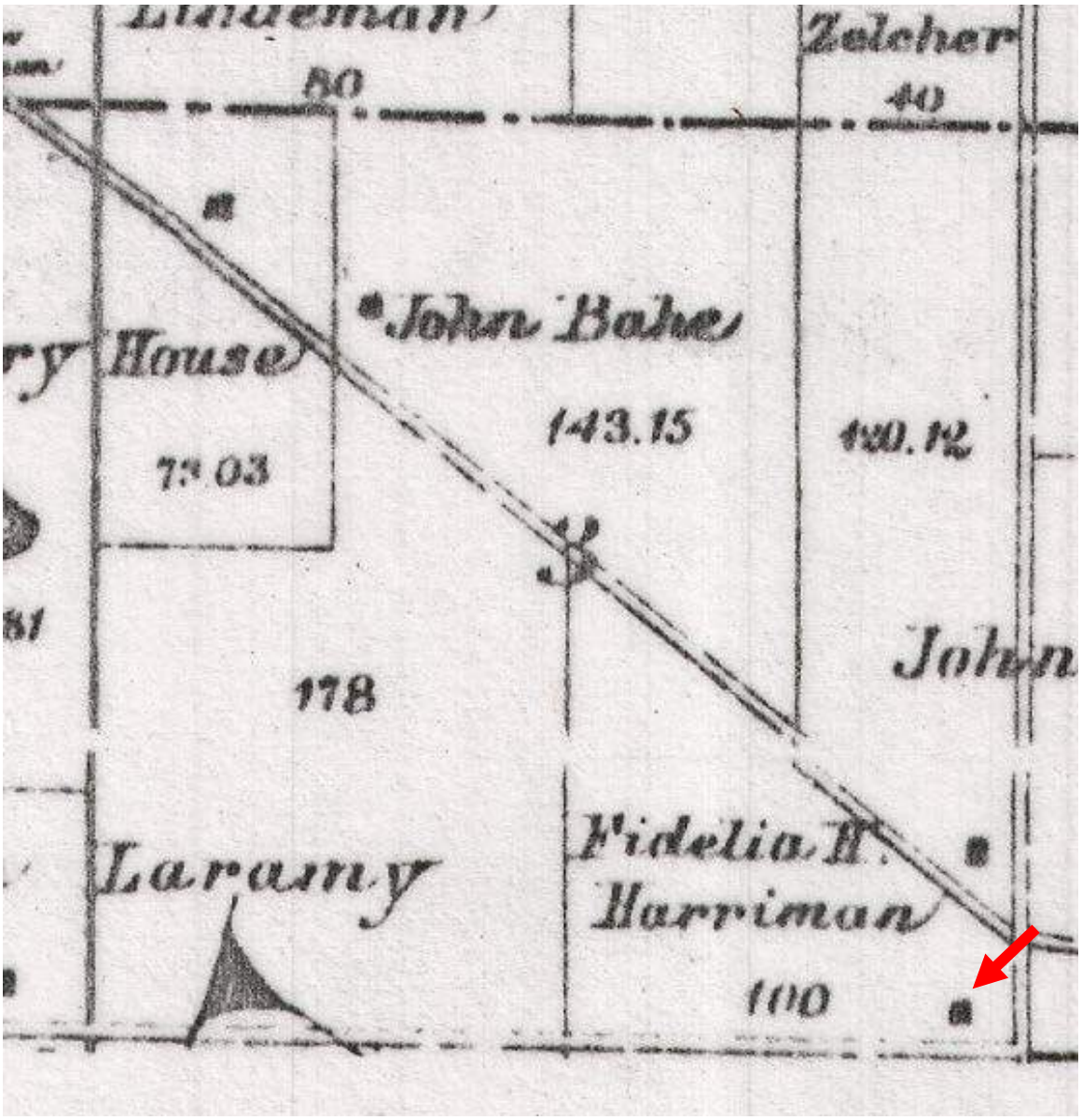


Figure O. Excerpt from plat map of Cottage Grove by C. M. Foote & Company, 1887, Sheet 15. Courtesy of the John R. Borchert Map Library, University of Minnesota, Minneapolis. Red arrow indicates location of the existing Severance House.



Figure P. View of Severance House, looking west, pre-1917. Photograph courtesy of the City of Cottage Grove.

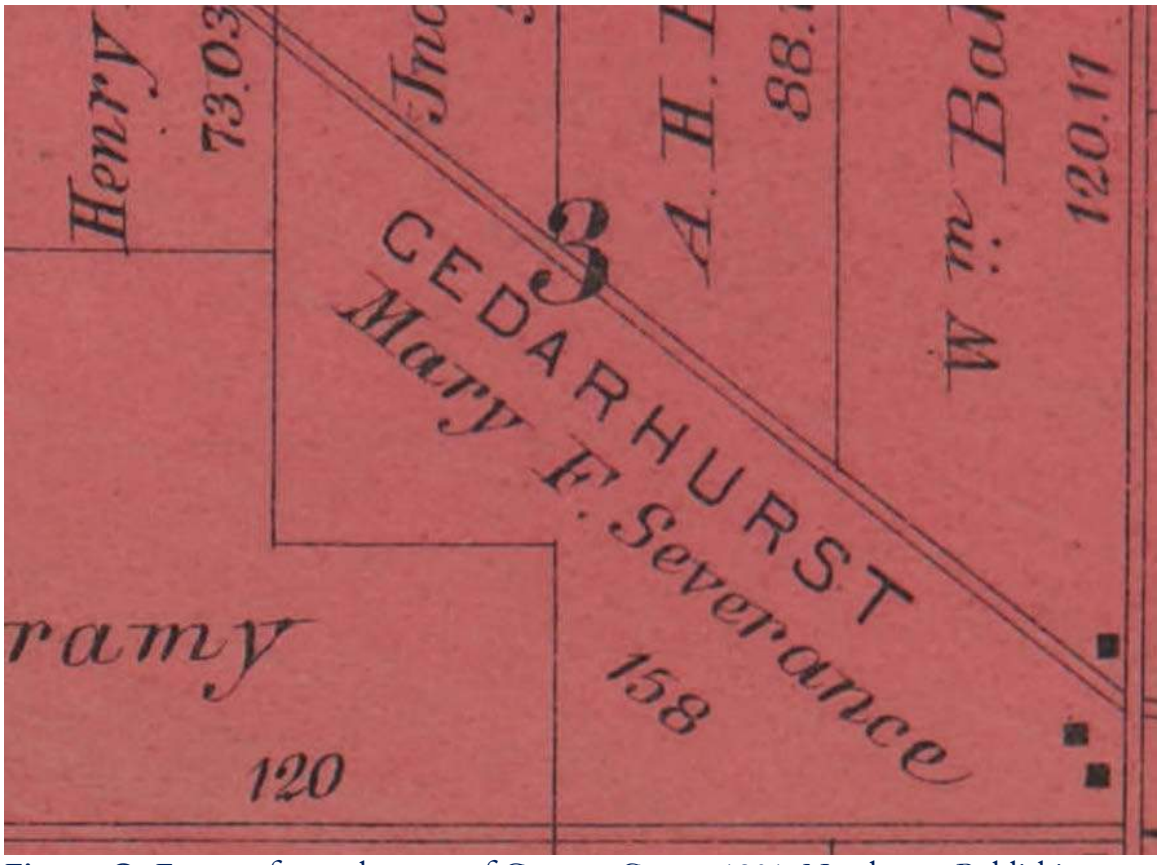


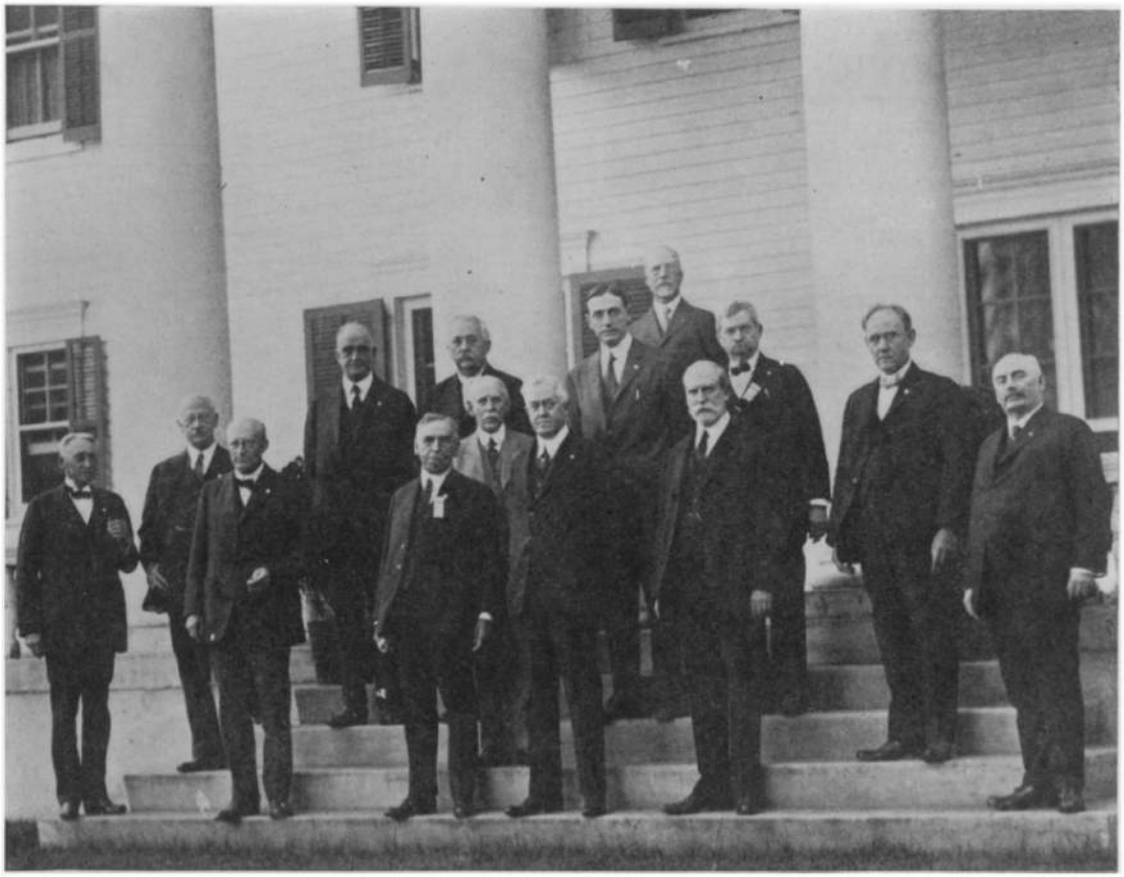
Figure Q. Excerpt from plat map of Cottage Grove, 1901. Northwest Publishing Company, *Plat Book of Washington County* (Minneapolis, MN: Northwest Publishing Company, 1901), Sheet 41.



Figure R. Excerpt from plat map of Cottage Grove, 1912. *The Farmer, The Farmer's Atlas and Directory of Washington County, Minnesota* (St. Paul, MN: Webb Publishing Company, 1912), Sheet 27.



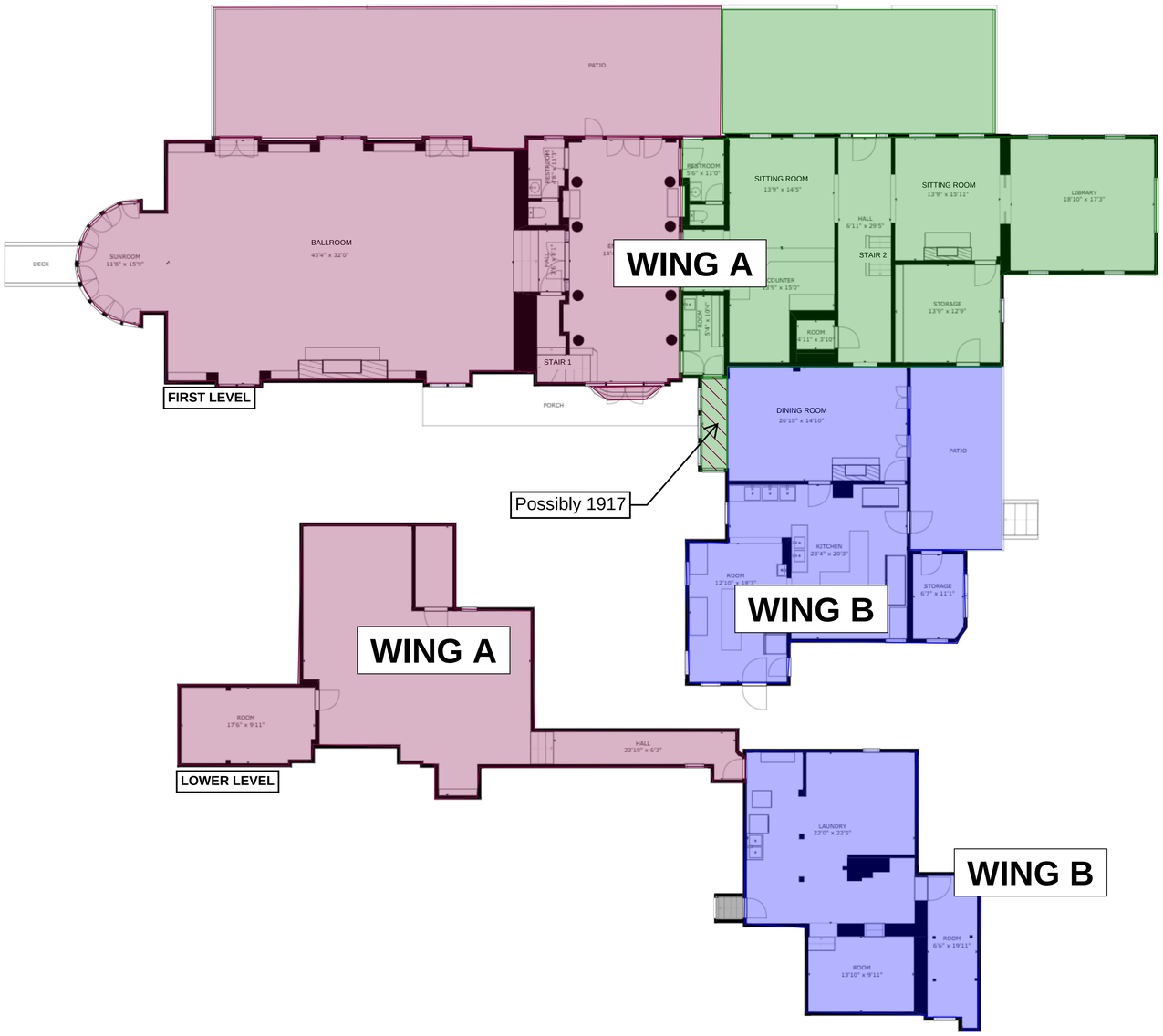
Figure S. View of east elevation of Severance House, looking northwest, c. 1940. Postcard courtesy of the City of Cottage Grove.

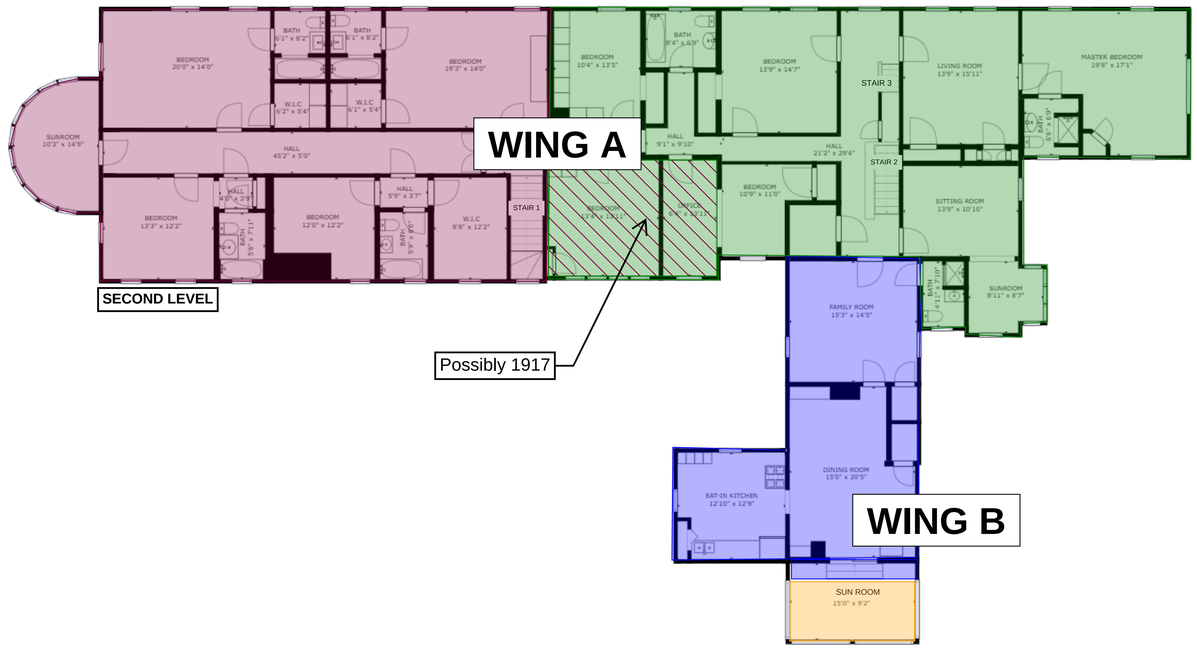


Photograph of Secretary Hughes and members of the Executive Committee of the American Bar Association taken in the summer of 1923 at "Cedarhurst," Mr. Severance's home. Reading from left to right: John B. Corliss, William Brosmith, Thomas W. Shelton, A. T. Stovall, Thomas W. Blackburn, Cordenio A. Severance, Frederick E. Wadhams, John W. Davis, W. Thomas Kemp, Edgar Bronson Tolman, Charles E. Hughes, W. O. Hart, S. E. Ellsworth, John T. Richards.

Figure T. Members of the Executive Committee of the American Bar Association at Cedarhurst, 1923. Photograph taken from "Cordenio Arnold Severance: 1862 – 1925," *American Bar Association Journal,* 11, No. 6 (June 1925).

Cordenio Severance House Development Diagram





Presumed c. 1867 (Wing B)

Presumed late 1800s/early 1900s (Wing A)

Presumed 1917 (Wing A)

1916 - 1932

Post-1925

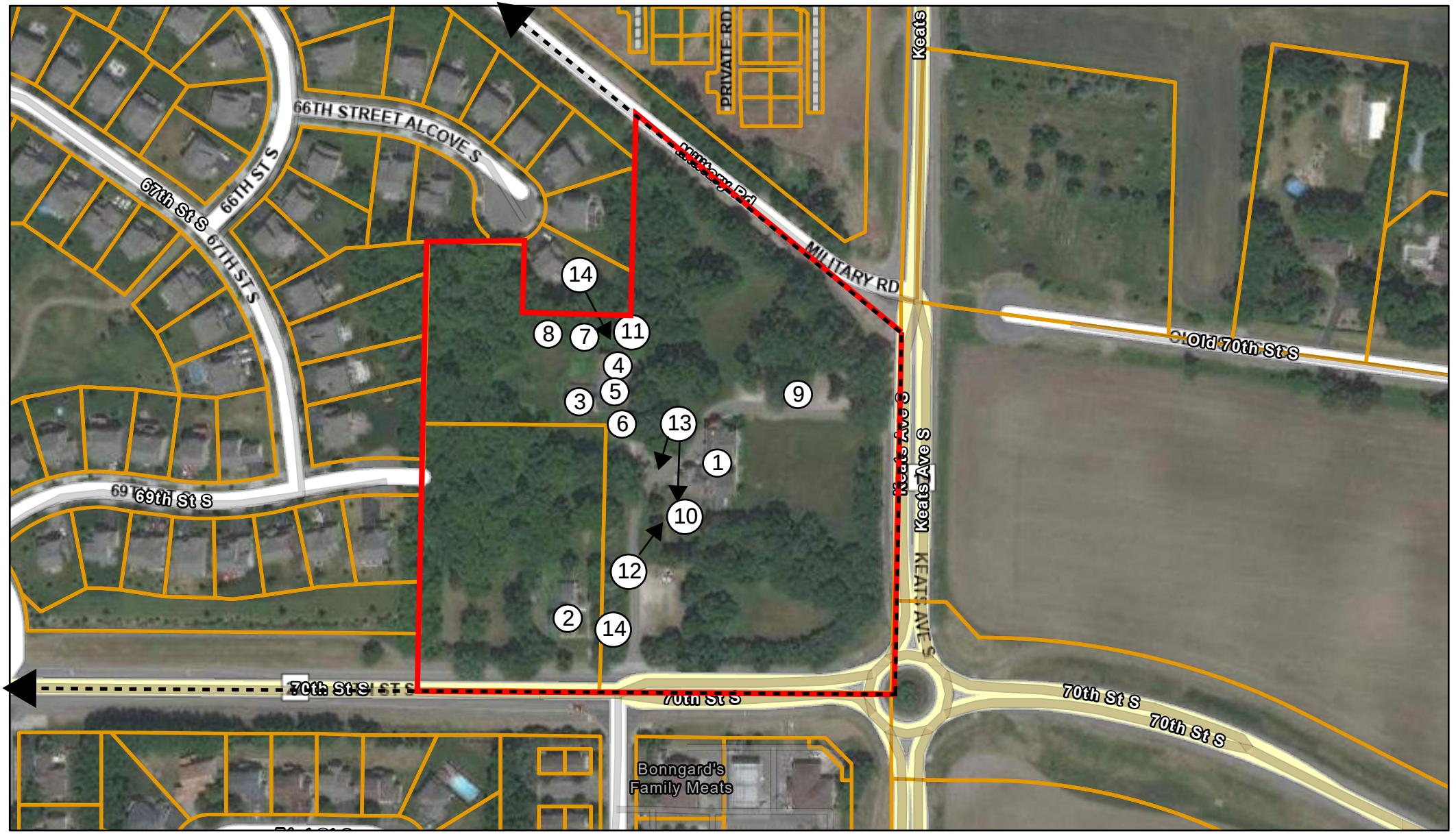
Dates and extents of building additions/wings are approximate. Where possible, these diagrams are based on historic photographs. Some inferences have been made based on physical evidence.

N

Matterport

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Cedarhurst Site Map



X Site Element

Current Property Boundaries

Historic Property Boundaries

1. Cordenio Severance House
2. Gardener's Cottage
3. Barn
4. Garage
5. Upholstery Shop
6. Chicken Coop
7. Shed #1
8. Shed #2
9. Valet Shelter
10. Garden Wall
11. Ice House Foundation
12. Wood Trellis
13. Planters
14. Wood Fences

N

Appendix E: Chronology of Development and Use

Date		Social History	Physical Development
c. 1867		Charles Fanning owns the property, which is occupied by Charles Fanning and his wife; Mr. and Mrs. Edwin Hart and daughter Mary (Charles's daughter, son-in-law, and granddaughter); and Fidelia Harriman and Mary Frances Harriman (Charles's daughter and granddaughter).[1]	The original house is constructed.
By 1887		Fidelia Harriman inherits or acquires the property and 100 acres of surrounding land	
June 1889		Mary Harriman marries Cordenio Severance	
1889	Recommended Period of Significance	Mary Severance inherits or acquire Cedarhurst, including the house and 100 acres of surrounding land	
c. early 1900s			The Gardener's Cottage and barn are constructed.
By 1901		The Severances own 158 acres of land surrounding Cedarhurst	
c. late 1800s/ early 1900s			Addition(s) are made to the original c. 1867 house.
1911			The garage is constructed.
By 1912		Severances own 547 acres of land surrounding Cedarhurst	
Between 1916 and 1932			At the west elevation of the Severance House, the second level is extended to create a sunroom. The rooftop cupola is removed.
1917			The final addition to the Severance House is constructed. The formal gardens at the south elevation are present by this date.
c. 1920s			An elevator is installed in the Severance House.
1925		Cordenio and Mary Severance die. Mary Severance's cousin Mary Zelch acquires Cedarhurst. It is unclear if Mary and her husband John ever reside at the property.	

[1] For sources consulted, see citations included in the body of this report.

Date	Social History	Physical Development
1939	Minneapolis businessman Harvey Boomer and his wife Celia Boomer purchase Cedarhurst for use as a private residence.	
1946	Ownership of Cedarhurst passes to Celia Boomer.	
By 1950	Colonel Francis Markoe acquires Cedarhurst.	
Post-1959		A small stair enclosure is constructed at the north elevation of the Severance House.
1962	The Catholic Archdiocese of St. Paul acquires Cedarhurst, intending to utilize the site as an elderly living facility. This intended use was apparently never realized.	
Between 1973 and 1976	St. Paul florist Frederick Newman acquires Cedarhurst.	
1976	Cedarhurst is listed on the National Register of Historic Places.	
Post-1976		A wood deck is constructed at the west elevation of the Severance House.
1977	Jean and Ron Nienaber acquire Cedarhurst and utilize the property as event space and as the location of their catering and interior decorating businesses.	
1986		A ramp is installed at the north elevation of the Severance House.
1996		The ice house is razed.
c. 1997	Leyland Gohlike acquires Cedarhurst with the intent to utilize the site as a bed and breakfast, restaurant, and conference center.	
2001	Ceadrhurst is acquired by the Thao family and utilized as event space for weddings, conferences, and other gatherings.	
2021	Three-Sixty Real Estate Solutions acquires Cedarhurst.	

Receipt:# 687273

USE $46.00

Return to:
CITY OF COTTAGE GROVE
12800 RAVINE PKWY S
COTTAGE GROVE MN 55016

1296196

Certified Filed and/or recorded on:

9/3/2025 1:45 PM

1296196

Certificate #: 80277

Office of the Registrar of Titles
Washington County, Minnesota
Amy Stenftenagel, Registrar of Titles

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2025-114

A RESOLUTION APPROVING A HISTORIC CONDITIONAL USE PERMIT TO USE THE PROPERTY LOCATED AT 9912 70TH STREET SOUTH IN CONJUNCTION WITH THE COMMERCIAL EVENT/WEDDING VENUE ON THE ADJACENT PARCEL AT 6940 KEATS AVENUE SOUTH

WHEREAS, Bellagala applied for a historic Conditional Use Permit (HCUP) to use the Gardener's Cottage property in conjunction with the Commercial Event/Wedding Venue on the adjacent Cedarhurst Mansion parcel at 6940 Keats Avenue South, for the property legally described below:

> The South 436.6 feet of the West 300.0 feet of Tract "A" of Registered Land Survey No. 63, as surveyed and filed in the office of the Registrar of Titles in and for Washington County, Minnesota. Subject to right of way of County Road No. 22.
>
> Subject to an easement for underground drainage of sewage through underground pipes, lines and disposal facilities lying under the East 145 feet of the South 40 feet of the North 210 feet of said South 436.6 feet of the West 300.0 feet of said Tract "A" of Registered Land Survey No. 63, said easement to continue until existing underground pipes, lines and disposal facilities require repair, and then terminating.
>
> Commonly known as 9912 70th 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 (5-to-0 vote) recommended that the City Council approve the conditional use permit at their July 28, 2025, meeting.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby approves the historic conditional use permit to use the Gardener's Cottage property in conjunction with the Commercial Event/Wedding Venue on the adjacent Cedarhurst Mansion parcel at 6940 Keats Avenue South on the parcel legally described above.

BE IT FURTHER RESOLVED, approval of the historic conditional use permit is subject to the conditions below:

1. Receive designation for the Gardener's Cottage to be added to the City's Register of Historic Sites and Landmarks. Designation must be obtained prior to the issuance of

a Certificate of Occupancy for the Mansion at 6940 Keats Avenue. Any future modifications above and beyond maintenance to the building must be reviewed by the City's Advisory Committee on Historic Preservation.

2. The site may be used as an accessory to the Mansion wedding and event center for the following:

   a. Dedicated location for team meetings
   b. Strategic planning sessions
   c. Staff connection and/or break space
   d. As a single-family home/residence
   e. Limited commercial operations as determined by the City's Planning Department

3. At such time a more intense use is proposed on the site, an amendment to the HCUP shall be required.

4. An inspection of the existing septic system continuing to serve the Gardener's Cottage Property shall be conducted by a licensed inspection company to ensure it is compliant and will be adequately sized to serve the proposed use. Any required modifications to or replacement of the system shall be subject to review and approval by the Washington County Health Department. At such time the septic system or well fails, the property shall be connected to city water and sanitary service.

5. All applicable permits (i.e.; building, electrical, grading, mechanical, right-of-way, Change in Occupancy) must be completed, submitted, and approved by the City prior to the commencement of any construction activities or change in use. Detailed construction plans must be reviewed and approved by the Building Official or City Engineer.

Passed this 20th day of August 2025.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

CITY OF COTTAGE GROVE
ADVISORY COMMITTEE ON HISTORIC PRESERVATION

FINDING OF SIGNIFICANCE

Cedarhurst Historic District
6940 Keats Ave So., 9905 Military Rd., and 9912 - 70th St. So.

The historic property known as the Cedarhurst Historic District has been evaluated by the Advisory Committee on Historic Preservation (ACHP) as substantially meeting the criteria for nomination to the City Register of Historic Sites and Landmarks pursuant to City Code §13A-4.

The cultural resource value of this group of residences and outbuildings is the product of its association with Mary and Cordenio Severance and their country estate "Cedarhurst." The district consists of the historic Severance House at 6940 Keats, the gardener's cottage at 9912 - 70th, and the chauffeur's cottage at 9905 Military, which were constructed between ca. 1865 and 1918. Each of the three residences possesses high architectural values in its own right and were historically linked by function and ownership by the Severances until 1925. The resource has been evaluated within the local historic context, "Historic Cedarhurst (ca. 1865-1971)," as outlined in the Historic Preservation Element of the Cottage Grove Comprehensive Plan.

Issued this 21st day of November, 2000.

Gary Golusky, ACHP Chairperson

Robert C. Vogel, CHPO

Form No. 10-300 (Rev. 10-74)

PH0355747

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED MAY 3 1976
DATE ENTERED JUN 3 1976

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
** Cedarhurst

AND/OR COMMON
Severance, Cordenio, House (Preferred) nhr

2 LOCATION

STREET & NUMBER
NE of C.G.

__NOT FOR PUBLICATION

CITY, TOWN
Cottage Grove nhr __ VICINITY OF

CONGRESSIONAL DISTRICT
First

STATE	CODE	COUNTY	CODE
Minnesota	27	Washington	163

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		X NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Frederick J. Newman

STREET & NUMBER

CITY, TOWN
Cottage Grove X VICINITY OF

STATE
Minnesota

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Washington County Courthouse

STREET & NUMBER
14900 North 61st Street

CITY, TOWN
Stillwater

STATE
Minnesota

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Minnesota Statewide Historic Sites Survey

DATE
1972 __FEDERAL X STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS
Minnesota Historical Society - Building 25, Fort Snelling

CITY, TOWN
St. Paul

STATE
Minnesota

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	X__ORIGINAL SITE
X__GOOD	__RUINS	X__ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Cordenio Severance House is situated on spacious grounds at the intersections of County Road 20 and County Road 19, one mile northeast of Cottage Grove. Landscaping includes a high hedge border along the traveled roads, and spacious front lawn (east of the house), a formal rose garden to the south of the house, and a gravelled driveway to the north.

The exterior of the house indicates a chronology of significant modifications. The original farmstead house (now the kitchen portion) is a simple frame structure virtually devoid of architectural embellishment. To this structure was added an Italianate two story section which contained dining room and parlors. The style of this addition suggests a date of ca. 1880. Although most of these portions have been covered over with aluminum siding, the original wood clapboard remains on the southernmost gable and facade. Of note is the broken pediment and fan window in the attic portion.

In 1917, Severance commissioned the architect Cass Gilbert to add a two story ballroom and bedroom section to the north face of the building to accommodate distinguished guests. This addition was designed to virtually double the expanse of the east facade to unify the addition to the former by similar proportion in window treatment and roof configuration. At this time two Neo-Classic doric hexastyle porticoes were placed at the two major entrances. Fan windows grace the pediments. Other than these porticoes, only shutters convey the decorative feeling of the Georgian Neo-Classic plantation house. The north facade of the ballroom section is graced by a two story, multiwindowed semicircular bay. Narrow clapboard siding has been retained on the South, East, and North facades of the 1917 alteration.

Other than the ballroom and reception hall, the interior of the house is virtually without architectural embellishment. The ballroom is graced by molded plaster beamed ceilings of classis foliate design, maple flooring, paneled walls with original fabric inserts, perforated panels for pipes of the built-in organ, and carved wood and marble fireplace. Above the ballroom on the second floor are nine bedrooms and ten baths, and a section known as the "President's suite".

In general, the present owners have conscientiously preserved the house and immediate grounds in their appearance during the occupancy of Cordenio Severance.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	X LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
X 1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES ca.1880 - present BUILDER/ARCHITECT Cass Gilbert, 1917 remodeling

STATEMENT OF SIGNIFICANCE

The significance of this house lies in its association with Cordenio Severance, a leading St. Paul attorney from 1887 through the 1920s, and as an example of an opulent country estate.

In 1887, Cordenio Severance, one time President of the American Bar Association joined in partnership with Cushman Kellogg Davis, Governor of Minnesota, United States Senator, Chairman of the Senate Foreign Relations Committee and scholar, and with Frank B. Kellogg, United States Senator, Ambassador to Great Britain, Secretary of State, co-author of the Kellogg-Briand Peace Pact, and Justice of the World Court. The firm of Davis, Kellogg, and Severance enjoyed a large practice and handled a number of important cases in the state.

Cordenio Severance's country estate took its present shape in 1917. Cass Gilbert was commissioned at that time to transform an existing house into a massive Neo-Classic residence suitable for entertaining large groups of people. Although not documented, Severance's house was reported to have been a meeting place for government officials. The guests are said to have included not only St. Paul's elite but also Queen Marie of Romania, Presidents Theodore Roosevelt, William H. Taft, and Warren G. Harding. It has been reported that during the 1920s drafts of the Kellogg-Briand Peace Pact were written by Kellogg at this house.

The Cordenio Severance House is currently privately owned and serves as a single family residence.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Flandrau, Charles E., Encyclopedia of Biography of Minnesota, and History of Minnesota, Chicago, 1900.

McClain, J.S., and Shutter, M.D., eds., Progressive Men of Minnesota, Chicago, 1900.

Marquis, Albert N., The Book of Minnesotans, Chicago, 1907.

Polk and Co., Publ., Little Sketches of Big Folks, St. Paul, 1907.

Upham, Warren, ed., Minnesota Biographies, Minnesota Historical Society Collections, Vol. XIV, St. Paul, 1912.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 2 acres

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	15	507550	4965970
B			
C			
D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Lynne VanBrocklin and Charles W. Nelson - State Historic Preservation Office

ORGANIZATION: Minnesota Historical Society

DATE: 19 April 1976

STREET & NUMBER: Building 25, Fort Snelling

TELEPHONE: 612-726-1171

CITY OR TOWN: St. Paul

STATE: Minnesota

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Russell W. Fridley

TITLE Russell W. Fridley
State Historic Preservation Officer

DATE 4-30-76

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Acting

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE 6/3/76

ATTEST:

KEEPER OF THE NATIONAL REGISTER

DATE 5-28-76

Acting

RBR for WJM 5/28/76

GPO 892-453

Property ~~Cedarhurst~~ Severance, Cordiam House

76001077

State Minn

Working Number 5.3.76.3278

Washington

TECHNICAL

Photos 4

Maps 1

CONTROL

OK pl 5.4.76

HISTORIAN

The historic significance merits acceptance — is there a problem with the lack of specific data on the original structure, or with the aluminum siding?

accept

B. Grosvenor

5/10/76

ARCHITECTURAL HISTORIAN

no problem

Accept

Lebovich

5.14.76

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

note the creche on the back porch

Accept

Cole

5-14-76

BRANCH CHIEF

KEEPER

5-28-76

National Register Write-up _____ Send-back _____ Entered JUN 3 1976

Federal Register Entry 7-6-76 Re-submit _____

INT:2106-74

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

Note: These changes apply to Severance, Cordenio, House in Washington County, Minnesota.

REFERENCE NUMBER: 76001077

STATE: MINNESOTA

COUNTY: Washington

RESOURCE NAME (HISTORIC):

CITY:

VICINITY OF:

ADDRESS: 6940 Keats Ave. S.

CERTIFICATION DATE:

REMOVED DATE:

COMMENTS:

Nina M. Archabal

Nina M. Archabal
State Historic Preservation Officer

JUN 17 1988

Date

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

ADDITIONAL INFORMATION

for Keeper Nelson Lyon
1/9/89

WASO Form - 177
("R" June 1984)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

SEVERANCE, CORDENIO, HOUSE
WASHINGTON COUNTY
MINNESOTA

Working No. 24 June, 1988
Fed. Reg. Date: _____
Date Due: _____
Action: ✓ ACCEPT 1/9/89
___ RETURN _____
___ REJECT _____
Federal Agency: _____

☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

approved Entered in the National Register

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

The National Register has accepted additional information submitted by the SHPO. This information clarifies name, address and geographic location information on the original documentation.

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition		Check one	Check one
☐ excellent	☐ deteriorated	☐ unaltered	☐ original site
☐ good	☐ ruins	☐ altered	☐ moved date _____
☐ fair	☐ unexposed		

Describe the present and original (if known) physical appearance

☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance *(in one paragraph)*

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

GPO 918-450

Comments for any item may be continued on an attached sheet



~~Cedarhurst~~
Severance, Cordenio, House
Cottage Grove, Washington Co., Minnesota
Charles W. Nelson
January 1976
Negative filed at Minnesota
Historical Society - 690 Cedar St.
Main ballroom
01430/28 1 of 4

MAY 3 1976

NPS- JUN 3 1976

PROPERTY OF THE NATIONAL REGISTER

01430
28



~~Cedarhurst~~
Severance, Cordenio, House
Cottage Grove, Minnesota Washington Co.
Charles W. Nelson
January 1976
Negative filed at Minnesota
Historical Society - 690 Cedar St.
West (rear) side
01430/36 2074 MAY 3 1976

NPS- JUN 3 1976

01430
36

PROPERTY OF THE NATIONAL REGISTER



Cedarhurst
Severance, Cordenio, House
Cottage Grove, Minnesota
Charles W. Nelson Washington Co.
January 1976
Negative filed at Minnesota
Historical Society - 690 Cedar St.
East (front) side
01430/34 3 of 4

MAY 3 1976

NPS- JUN 3 1976

PROPERTY OF THE NATIONAL REGISTER

01430
34



Cedarhurst
Severance, Cordenio, House
Cottage Grove, Minnesota
Charles W. Nelson Washington Co.
January 1976
Negative filed at Minnesota
Historical Society - 690 Cedar St.
View from North
01430/32 4044 MAY 3 1976

NPS- JUN 3 1976

01430
32

PROPERTY OF THE NATIONAL REGISTER

RECEIVED
MAY 3 1976
NATIONAL REGISTER

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

ST. PAUL PARK QUADRANGLE
MINNESOTA
7.5 MINUTE SERIES (TOPOGRAPHIC)

Severance, Cordenio, House
Cottage Grove, Minnesota
UTM Reference
15/507550/4965970

Mapped, edited, and published by the Geological Survey
in cooperation with Minnesota Department of Administration

Control by USGS, USC&GS, and Mississippi River Commission

Topography by photogrammetric methods from aerial photographs taken 1947. Field checked 1950. Revised from aerial photographs taken 1966. Field checked 1967

Polyconic projection. 1927 North American datum
10,000-foot grid based on Minnesota coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 15, shown in blue

Red tint indicates areas in which only landmark buildings are shown

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL

UTM GRID AND 1972 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

ROAD CLASSIFICATION
Heavy-duty
Medium-duty
Light-duty
Unimproved dirt
U.S. Route

MINN.
QUADRANGLE LOCATION

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled from aerial photographs taken 1972. This information not field checked

Purple tint indicates extension of urban area

ST. PAUL PARK, MINN.
N4445—W9252.5/7.5

1967
PHOTOREVISED 1972
AMS 7473 IV SW—SERIES V872

Form No. 10-301
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

FOR NPS USE ONLY
RECEIVED MAY 3 1976
DATE ENTERED JUN 3 1976

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- ENCLOSE WITH MAP

1 NAME

HISTORIC
Cedarhurst

AND/OR COMMON
Severance, Cordenio, House (Preferred)

2 LOCATION

CITY, TOWN
Cottage Grove

___VICINITY OF

COUNTY
Washington

STATE
Minnesota

3 MAP REFERENCE

SOURCE USGS - St. Paul Park Quadrangle, Minnesota, 7.5 Minute Series

SCALE 1:24000 DATE 1967 Photorevised 1972

4 REQUIREMENTS

TO BE INCLUDED ON ALL MAPS
1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES

INT: 2986-75

ENTRIES IN THE NATIONAL REGISTER

STATE MINNESOTA

Date Entered JUN 3 1976

Name	Location
Kasson Water Tower	Kasson Dodge County
T. B. Sheldon Memorial Auditorium	Red Wing Goodhue County
Choate Building	Winona Winona County
Old Main - St. Olaf College	Northfield Rice County
Bergetta Moe Bakery	Duluth St. Louis County
Steele County Courthouse	Owatonna Steele County
Cedarhurst Severance, Cordelia, House	Cottage Grove Washington County
Legg, Harry F., House	Minneapolis Hennepin County

Also Notified

Hon. Walter F. Mondale
Hon. Hubert H. Humphrey
Hon. Albert H. Quie
Hon. James L. Oberstar
Hon. Donald M. Fraser
Regional Director, Midwest Region

State Historic Preservation Officer
Mr. Russell W. Fridley
Director
Minnesota Historical Society
690 Cedar Street
St. Paul, Minnesota 55101

PR MMott/row 6/11/76

INT: 2950-75

NR Data Sheet

DATE: 5/10/74
Reviewer INITIALS: BG
NR DOE JUN 3 1976

NAME AS IT APPEARS IN FEDERAL REGISTER: ~~Cedarhurst~~ Severance, Cordenio, House (1)

OTHER NAMES: Cedarhurst - sec

LOCATION:
STREET & NUMBER (Northeast of ~~Cedar~~ Cottage Grove) NE

CITY, TOWN

CONGRESSIONAL DISTRICT 1st

STATE Minnesota VICINITY OF Cottage Grove COUNTY Washington code 163

OWNER OF PROPERTY: (Circle) PRIVATE STATE LOCAL GOV'T MUNICIPAL COUNTY OTHER

ADMINISTRATOR (underline) FEDERAL (AGENCY NAME):

NPS REGION: (CIRCLE) N.ATLANTIC MID ATLANTIC SOUTHEAST MIDWEST

SOUTHWEST ROCKY MOUNTAIN WEST PACIFIC NORTHWEST

FEATURES:

INTERIOR	EXTERIOR	ENVIRONS
Substantially intact-1	Substantially intact-2	Substantially intact-3
unknown - 4	unknown -5	unknown -6
not applicable - 7	not applicable - 8	Not applicable-9

Interior, exterior, environs not intact-0

CONDITION –

EXCELLENT	DETERIORATED	UNALTERED	ORIGINAL SITE
GOOD	RUINS	ALTERED	MOVED
FAIR	UNEXPOSED	Reconstructed	Unknown
	Unexcavated	Excavated	

ACCESS – Yes-restricted Yes-unrestricted No access Unknown

historic district? YES NO

WITHIN NATIONAL REGISTER HISTORIC DISTRICT? YES NO
IF YES, NAME:

WITHIN NATIONAL HISTORIC LANDMARK? YES NO
IF YES, NAME:

ADAPTIVE USE: YES NO Saved? YES NO

FUNCTION(S): (use vocabulary words)

then- House

now- House

SIGNIFICANCE:

ARCHEOLOGY-PREHISTORIC		LANDSCAPE ARCHITECTURE	RELIGION	entertainment
ARCHEOLOGY-HISTORIC	CONSERVATION	LAW/Gov't/politics	SCIENCE	health
AGRICULTURE	ECONOMICS	LITERATURE		recreation
ARCHITECTURE	EDUCATION	MILITARY	SOCIAL/HUMANITARIAN	settlement
ART	ENGINEERING	MUSIC		socio/cultural
COMMERCE	EXPLORATION	PHILOSOPHY	TRANSPORTATION	urban & commun planning
COMMUNICATIONS	INDUSTRY	~~POLITICS/GOVERNMENT~~	OTHER (SPECIFY)	
	INVENTION			

Claims

"first" YES NO "oldest" YES NO "only" YES NO

ARCHITECTURAL STYLE: CLASSICAL REVIVAL

architect/m.builder: Cass Gilbert (addition and remodeling)
engineer:
landscape/garden designer:
artist/artisan:
interior decorator:
builder/contractor:

ETHNIC GROUP:

NAMES:
(label role & appropriate date)

personal: Cordenio Severance - owner
Frank B. Kellogg - Severance's law partner and visitor to house

events: Kellogg reputedly wrote drafts of the Kellogg-Briand Peace Pact (1928) at the house, 1920 - 1928.

institutional

DATES:
DATE OF CONSTRUCTION (Specific date or 1/4 of century): ~~unknown~~ ✓ 19th C.
DATE(S) OF "MAJOR" ALTERATIONS: 1880, 1917
HISTORICALLY SIGNIFICANT DATE(S): 1887 - 1930.

SOURCE: (OF NOMINATION) PRIVATE (STATE) LOCAL GOV"T MUNICIPAL COUNTY
OTHER FEDERAL AGENCY:

ACREAGE: (to nearest tenth of an acre) 1.1 - 1.9

COMMENTS: (include architectural information here)

~~RECTANGULAR WITH~~
~~& STONE, FRAME, T SHAPE, CABLE. / 2 PEDIMENTED PORTICOS /~~
~~CUT GLASS BOW /~~
~~SOME DETAILING POSTDATES 1917 ALTERATIONS~~
~~REAR SECTION CONSISTS OF SEVERAL SECTIONS WITH HIP ROOF,~~
~~EACH STORY VARY, / 2 STORY PORCH SUPPORTED BY~~
~~ECLECTIC~~

✓ Frame, clapboarding; 2½ stories, modified T-shape, hipped & gabled roof sections, interior chimneys, twin full-height front hexastyle porticos, ~~each with pedimental and lunette~~, front entrances with transom and sidelight, gable end lunettes, ~~2-story gable-end bowed bay~~, window architraves; interior features ballroom and numerous bedrooms; alterations, 1917. Neo-Classical Revival

Home of Cordenio Severance, American Bar Association president and law partner of MN Governor and U.S. Senator Cushman Kellogg Davis and U.S. Secretary of State and Nobel Peace Prize-winner Frank B. Kellogg, ~~co-author of the 1928-29 Kellogg-Briand Pact which reportedly was drafted in this house.~~

Geoff 4.4.78

ST 11/26/78