COTTAGE GROVE CITY COUNCIL May 20, 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 2026 Historic Preservationist of the Year
*Staff Recommendation: Present the 2026 Historic Preservationist of the Year Award to Jake Jones for his work preserving history by performing restoration work on historic sites and landmarks in Cottage Grove.*

B Historic Preservation Month Proclamation
*Staff Recommendation: Proclaim May 2026 as Historic Preservation Month.*

7 Consent Agenda

A City Council Special Meeting Minutes (2026-04-15)
*Staff Recommendation: Approve the April 15, 2026, City Council Special Meeting Minutes.*

B Parks, Recreation and Natural Resources Commission Meeting Minutes (2026-03-09)
*Staff Recommendation: Approve the March 9, 2026, Parks, Recreation and Natural Resources Meeting Minutes.*

C Economic Development Authority Commission Minutes (2026-04-14)
*Staff Recommendation: Approve the April 14, 2026, Economic Development Authority Regular Meeting Minutes.*

D Rental License Approvals
*Staff Recommendation: Approve the issuance of rental licenses to the properties listed in the attached table.*

E Designating New Polling Locations for Precincts 1 and 7
*Staff Recommendation: Approve Resolution 2026-079 designating these new polling locations for Precinct 1 (District Program Center – 8400 East Point Douglas Road South) and Precinct 7 (Hillside Elementary – 8177 Hillside Trail South).*

F Safety Consultant Service Agreement
*Staff Recommendation: Approve the service agreement with SafeAssure in the amount of $10,720.75 effective the first day of June 2026 through May 31, 2027.*

G Cooperative Agreements - County State Aid Highway 19 (Keats Avenue South) and 80th Street South
*Staff Recommendation: 1) Approve the Cooperative Agreement between the City of Cottage Grove and*

*Washington County for the construction cost of the Intersection of County State Aid Highway 19 (Keats Avenue South) and 80th Street South. 2) Approve the Cooperative Agreement between the City of Cottage Grove and Washington County for Maintenance of the Intersection of County State Aid Highway 19 (Keats Avenue South) and 80th Street South.*

H Cost Participation Agreement - Nina's Park Trail Improvements

*Staff Recommendation: Approve the Cost Participation Agreement with Independent School District No. 833 for Trail Improvements, and the appropriate officials are hereby authorized to sign all necessary documents to effectuate these actions.*

I 113th Street Cul-De-Sac Permanent Roadway, Drainage and Utility Easement Agreement

*Staff Recommendation: Approve the 113th Street Cul-De-Sac Permanent Roadway, Drainage and Utility Easement Agreement, and the appropriate officials are hereby authorized to sign all necessary documents to effectuate these actions.*

J 2027 Pavement Management Project - Approve Benefit Appraisal Quote and Professional Services Agreement

*Staff Recommendation: Approve an Agreement for Professional Services with BRKW Appraisals, Inc. for the 2027 Pavement Management Project benefit appraisals in the amount of $34,300.00; the appropriate officials are hereby authorized to sign all necessary documents to effectuate these actions.*

K TIF Agreement Amendment for Roers Housing Project

*Staff Recommendation: Adopt Council Resolution 2026-077 amending the current TIF agreement for the apartment project, Roers, located at 6850 East Point Douglas Road South.*

L Real Estate Equities Hadley Project LAHA and LCDA Subordination Agreements

*Staff Recommendation: Adopt Resolution 2026-078 approving the LAHA and LCDA Subordination Agreements for the Hadley Ridge Apartments project.*

8 Approve Disbursements

A Approve Disbursements

*Staff Recommendation: Approve disbursements from 05-01-2026 through 05-14-2026 in the amount of $1,984,816.54.*

9 Public Hearings

A Public Hearing for Conduit Debt Host Approvals

*Staff Recommendation: 1) Open the public hearing for public comment on the issuance of revenue bonds by the City of St. Paul Park for a project located within the City of Cottage Grove. 2) Adopt Resolution #2026-076 approving the issuance of the Series 2026 Bonds by the City of St. Paul Park.*

10 Bid Awards

A 2026 Denzer Park Project – Bid Award

*Staff Recommendation: Adopt Resolution 2026-084 awarding the 2026 Denzer Park Project to Benson Excavating, LLC in the amount of $283,882.15.*

11 Regular Agenda

A Kwik Trip Highway 61 - Preliminary Plat, Final Plat, Conditional Use Permit, Site Plan Review

*Staff Recommendation: 1) Adopt Resolution 2026-080 approving the Preliminary and Final Plats for Kwik Trip 1789; 2) Adopt Resolution 2026-081 to approve the Conditional Use Permit for a Kwik Trip convenience store to be located on Manning Avenue; 3) Adopt Resolution 2026-082 to approve the Site Plan Review for a Kwik Trip convenience store and fuel canopies to be located on Manning Avenue.*

12 Council Comments and Requests

13 Workshops - Open to Public

14 Workshops - Closed to Public

A Closed Meeting — Property Acquisition

*Staff Recommendation: Closed session pursuant to Minn. Stat. 13D.05 subd. 3(c) to develop offers for the purchase of property at PID # 2902721220004.*

15 Adjournment

# City Council Action Request

# 6.A.

| | |
|---|---|
| **Meeting Date** | 5/20/2026 |
| **Department** | Community Development |
| **Agenda Category** | Presentation |
| **Title** | 2026 Historic Preservationist of the Year |
| **Staff Recommendation** | Present the 2026 Historic Preservationist of the Year Award to Jake Jones for his work preserving history by performing restoration work on historic sites and landmarks in Cottage Grove. |
| **Budget Implication** | N/A |

**Attachments**

| | |
|---|---|
| 1. | 2026 Preservationist of the Year Memo |
| 2. | 2026 Preservationist of the Year Plaque |

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

**FROM:** Max Erickson, Planner

**DATE:** May 12, 2026

**RE:** 2026 Historic Preservationist of the Year

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## Introduction

The Advisory Committee on Historic Preservation (ACHP) annually nominates a person or organization who goes above and beyond to promote an aspect of Cottage Grove's history that helps to share our understanding and general knowledge of the people and places of our past. This year the ACHP solicitated nominations from the community through the Historic Preservationist of the Year nomination webpage. Nominations were welcomed from January 1, 2026, and until April 10, 2026.

## Discussion

No nominations were made through the webpage, and the Committee unanimously voted at their April 14, 2026 meeting, to award the 2026 Historic Preservationist of the Year Award to Mr. Jake Jones, Owner of Medicine Wood LLC.

Jake Jones, owner and operator of Medicine Wood LLC, primarily works on restoring and repairing historic buildings and homes. Medicine Wood LLC specializes in conserving, repairing, and restoring structures in a manner consistent with the original methods and materials of their making. Medicine Wood LLC emphasizes repair or replacement whenever possible to preserve as much as possible on a historic project.

Jake Jones has taken on two major preservation projects within Cottage Grove within the past year. The first project he is currently undertaking is repairing and restoring the Cottage Grove Old Town Hall. The Cottage Grove Old Town Hall is currently on the City's Register of Historic Sites and Landmarks. Jake is currently evaluating the entirety of the structure and is creating a restoration plan to repair the roof under an agreement with the City, which was approved by the City Council on November 19, 2025. With the roof being priority to further preserve the building, Jake is also working to renovate other parts of the structure, such as repairing the original windows, walls, and making upgrades to the electrical system to bring the building up to code and restore its structural and historical integrity.




**Old Town Hall**

Mr. Jones is also currently working on the John P. Furber House, repairing the historic windows of the building. The windows of the John P. Furber House are an integral part of the historic importance of the structure and contribute to the architectural significance, which made it eligible to be listed on both the National and Local Historic Registers of Historic Places and Landmarks.



**Furber House**

Jake Jones has also made contributions to other communities around the metro area including restoring the windows at the old Newport Public Library and restoring a damaged exterior door at the Henry Hastings Sibley House.

The ACHP desires to present the award to Jake Jones for his work restoring and preserving history by preserving and reporting on residents, events, and places in Cottage Grove.

## Recommendation

That the Mayor and City Council present the 2026 Historic Preservationists of the Year Award to Jake Jones for his work preserving history by performing restoration work on historic sites and landmarks in Cottage Grove.




THE COTTAGE GROVE CITY COUNCIL
AND THE ADVISORY COMMITTEE ON
HISTORIC PRESERVATION
PRESENT THE

2026 PRESERVATIONIST OF
THE YEAR AWARD TO

# Jake Jones

AWARDED
May 20, 2026

**In recognition for his work preserving history by performing restoration work on historic sites and landmarks in Cottage Grove.**

# City Council Action Request

# 6.B.

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|---|---|
| **Meeting Date** | 5/20/2026 |
| **Department** | Communications |
| **Agenda Category** | Presentation |
| **Title** | Historic Preservation Month Proclamation |
| **Staff Recommendation** | Proclaim May 2026 as Historic Preservation Month. |
| **Budget Implication** | N/A |
| **Attachments** | 1. May 2026 Historic Preservation Month |

# PROCLAMATION
## May 2026: Historic Preservation Month

WHEREAS: People have been gathering in this area currently known as Cottage Grove, Minnesota for many years before and after recorded history; and

WHEREAS: Each individual, family, or group who has visited or lived in this community has, in some form, helped shape the rich and unique tapestry that connects our past to our present; and

WHEREAS: The Cottage Grove City Council wishes to recognize the importance of learning and keeping the knowledge of our unique history accessible and relevant to current and new residents as well as the general public; and

WHEREAS: The Cottage Grove City Council holds deep gratitude for individuals and organizations that gather, interpret, and share information and stories about our past.

NOW, THEREFORE, the Mayor and City Council of the City of Cottage Grove, County of Washington, State of Minnesota, hereby proclaim the month of May 2026 to be designated as Historic Preservation Month.

Passed this 20th day of May 2026.

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Myron Bailey

Mayor

# City Council Action Request

# 7.A.

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|---|---|
| **Meeting Date** | 5/20/2026 |
| **Department** | Administration |
| **Agenda Category** | Action Item |
| **Title** | City Council Special Meeting Minutes (2026-04-15) |
| **Staff Recommendation** | Approve the April 15, 2026, City Council Special Meeting Minutes. |
| **Budget Implication** | N/A |
| **Attachments** | 1. 2026-04-15 City Council Special Meeting |

# COTTAGE GROVE CITY COUNCIL April 15, 2026

**12800 RAVINE PARKWAY SOUTH**
**COTTAGE GROVE, MN 55016**

## SPECIAL MEETING – River Oaks Golf Course & Event Center - 5:00 P.M.

1. CALL TO ORDER

The City Council of the City of Cottage Grove, Washington County, Minnesota, held a special meeting on April 15, 2026, at River Oaks Golf Course (11099 Hwy 61 Cottage Grove, MN 55016). Mayor Bailey called the meeting to order at 5:00 p.m.

**2. Agenda Item**

**A. River Oaks Golf Course & Event Center Five-Year Business Plan (2026-2030)**

Staff presented a comprehensive strategic roadmap titled "Lead with Vision, Manage with Precision." The presentation provided a deep dive into the financial successes of the past five years and set a detailed course for the next five years of municipal golf and event operations.

- **Retrospective of 2021-2025 Success:** Staff reviewed the significant milestones achieved during the previous cycle. Highlights included a 35% revenue growth and $525,000 in total profit. It was noted that $250,000 of River Oaks funds were used to pay down the irrigation project debt. Operational volume remained high with over 40,000 annual rounds of golf and $1.1 million in clubhouse sales. Capital investments totaling $834,000 were detailed, including the 2021 banquet kitchen construction, golf shop updates, parking lot and sidewalk installations, and the 2022 Top Tracer range upgrade.
- **Vision 2026-2030 Strategy – "The Future of River Oaks":** The core of the presentation focused on maintaining fiscal responsibility while modernizing the facility. Staff explained that the roadmap is designed to turn ambition into achievement through a three-pronged approach:
    - **Operational Efficiency & Autonomous Technology:** To address labor and efficiency needs, the plan proposes the integration of autonomous technology, specifically autonomous mowers and range pickers. This shift is intended to provide a more consistent product while allowing staff to focus on high-impact maintenance areas.
    - **Practice Facility Improvements:** A major focus will be the modernization of the practice areas. This includes a total expansion of the 38,000 SF practice tee and the installation of premium synthetic turf stalls. These upgrades aim to provide a longer season, high-quality practice experience that can withstand heavy use better than traditional grass.
    - **Patio and Amenity Upgrades:** Staff shared visual concepts for a fully modernized patio area. The upgrades include TVs, fans, heaters, and accent lighting, designed to extend the usability of the outdoor space into the shoulder seasons and evening hours, making it a premier destination for both golfers and dining guests at Eagles Bar & Grill.
- **Course Modernization & Environmental Infrastructure:** Staff provided a critical assessment of the course infrastructure, noting that the pond liners are now 36 years old and significantly degraded. The proposed "Pond Revitalization" project involves replacing liners and removing silt from irrigation ponds to restore holding capacity. An exciting byproduct of this work is the opportunity to realign Hole 5, which would increase the "risk/reward" factor for golfers and improve the overall flow of the course. Additional infrastructure work will include bunker replacements, cart path repairs, and upgrades to on-course shelters.
- **Event Modernization – Outdoor Pavilion & Speakeasy Lounge:** Looking toward future growth, the presentation introduced the concept of an outdoor event pavilion designed in the space of the current

outdoor wedding venue. This venue is intended to create a broader appeal to residents who may not be golfers, providing a unique space for weddings, corporate events, and community social gatherings. The Speakeasy Loung concept would utilize the basement of the Pro Shop to offer a unique setting for smaller social gatherings, private events and special programming.

- **Financial Outlook:** Staff concluded by emphasizing a conservative spending strategy for the initial years (2026-2027) to protect profit margins and build reserves, followed by the execution of larger capital projects in the latter years of the plan.

A motion was made by Councilmember Olsen and seconded by Councilmember Garza to adjourn the meeting.

The meeting was adjourned at 6:30 P.M.

These minutes serve as a summary of the key points discussed during the meeting. Minutes prepared by Tamara Anderson, City Clerk.

# City Council Action Request

# 7.B.

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| **Meeting Date** | 5/20/2026 |
| **Department** | Parks and Recreation |
| **Agenda Category** | Action Item |
| **Title** | Parks, Recreation and Natural Resources Commission Meeting Minutes (2026-03-09) |
| **Staff Recommendation** | Approve the March 9, 2026, Parks, Recreation and Natural Resources Meeting Minutes. |
| **Budget Implication** | N/A |
| **Attachments** | 1. 3.9.26 |

**PARKS AND RECREATION COMMISSION** **Date: March 9, 2026**
**12800 RAVINE PARKWAY SOUTH**
**COTTAGE GROVE MN, 55016**
**COUNCIL CHAMBER - 7:00 P.M**

1. CALL TO ORDER
   Meeting called to order at 7:00pm at City Hall

2. ROLL CALL

   **Members Present:** Adam Larson, Dave Olson, Kelly Glasford, Jordan Dibich, Sam Larson

   **Members Absent:** Susannah Brown, Debra Gustafson, Shane Waterman

   **Others Present:** Jim Fohrman Parks Superintendent , Council Member Dave Thiede

3. APPROVAL OF THE AGENDA

4. APPROVAL OF THE MINUTES

   A motion to approve minutes from February 9, 2026, was made by Commissioner Olson & seconded by Commissioner S. Larson. Minutes Approved.

5. OPEN FORUM
   None

6. Presentations

   New Commissioner Introduction

7. ACTION ITEMS

   **A. CGAA United Soccer Goal Funding Request**
   The Cottage Grove United has requested matching funds to buy two sets of soccer goals for this year. Looking for the Commission to accept or not accept their request. Commissioner Olson brought up that in 2023 we approved the Pine Coulee RCA track for $2,500 but that money was never given to them. Jim Fohrman confirmed that was accurate. Commissioner Olson requested that a note be made and it be taken off the list. Commissioner Olson made a recommendation based on

their cost being $5,200 he would like to approve a grant of $2,600 to cover half or 50% of this improvement. A motion to approve the CGAA United Soccer funding request made by Commissioner Dibich. Seconded by Commissioner Olson.

**B. Military Trailhead Master Plan**

Plan included in Commission packet. Looking for feedback from the Commission and a motion to approve the master plan. Commissioner Olson asked if this will be located in the Northwest corner of the McHattie property. Jim Fohrman confirmed yes, it will be where the hay storage shed currently is. Commissioner Olson asked for clarification on page 17 of the packet regarding the lettering (A,B,C,D,E & F) on the bike trail and if this is where Washington County will be placing their signage. Commissioner Olson requested that we coordinate with Washington County so that they can include our information on their signage. Commissioner Olson said that he would mention this to the Washington County Parks Director as well. Commissioner A. Larson asked if this trailhead was going to be a full building and park or are we thinking more of a kiosk type with a bike and hammock station. Jim stated that it will be a full kiosk with a shelter and picnic tables, and some sort of sculpture that ties into the history of Military Road and the trail. Commissioner Glasford asked about how it will work with overhead structures and signage. Jim stated that we are not at that phase yet as we are still in the conceptual planning stage. It's going to deal with the history of Military Road and where it started and where it ends. A motion was made to approve the Military Trailhead Master Plan by Commissioner Olson. Seconded by Commissioner Glasford.

**C. Bylaw Review**

Commissioner A. Larson asked what the city park profile means in section 1-K, as he does not recall that we have ever maintained one. Jim stated that he did not have a clear answer. Commissioner Olson stated that to him, that means that all parks are maintained at the same level. So old parks get upgraded to be equal with new parks and that is a really strong commitment from Zac & City Council. Sometimes we have long discussions about playground equipment, the colors, the type of equipment based on the neighborhood it is in, and that is all about the profile of our parks. The next question Commissioner A. Larson had was section D under membership. In the bylaw it states the number of commissioners, however in his time we have never had a full Commission. So would it make sense to modify the language to say, "up to nine members". The last comment Commissioner A. Larson had was on D-3 about attendance. Currently it states that if you are unable to attend to reach out to the chair, however, we always reach out to the Parks Director (Zac). Council Liaison Dave Thiede recommended that the number of members should always be odd to keep away from split decision type voting. Commissioner Olson respectfully disagreed with Council Member Thiede and stated that the Commission strives to have a unanimous decision. There is only one time that he could recall where it was not, and there was one negative vote. So odd or even in this type of Commission is not

that big of a deal. Council Member Thiede agreed that this was probably true. A motion to approve the bylaws as submitted was made by Commissioner Olson. Seconded by Commissioner Dibich.

**D. Peterson Park Playground**

There is one design that is included in the packet for Peterson Park Playground. Looking for a vote of approval to move forward with the purchase. Jim stated that the domed piece was changed to have poured rubber underneath it. Also, the chimes are an ongoing discussion as staff are not sure if chimes in a park like that with the natural concept is the best idea. Zac is working with the design team to see if there is something else that fits within the box with safety zones that need to be accounted for. Commissioner Glasford suggested that there needs to be two of the spinning chairs. Commissioner Glasford does like that one of the slides is more accessible with the rubber surface around it. Commissioner Olson likes the overall design and agrees with the staff regarding the chimes. Commissioner Dibich liked the overall design and agreed with Commissioner Glasford that the addition of another spinney chair would be good idea. Commissioner S. Larson stated that he does not like wood chips and wanted to know if it's possible to be all rubber surface. Jim Fohrman explained that the cost would add a couple hundred thousand dollars to the overall cost of the park, and even though he agrees the poured rubber is very nice, there is a cost to maintenance that we just dealt with at Woodridge when having a coating put on in hopes to get another 10 years out of it before having to replace it. Commissioner A. Larson asked if there would be shade near the park. Jim stated that currently there are no trees at the location, but we will be planting trees. Commissioner Glasford asked if there would be a bench or benches around the park. Jim stated that he is sure we will be adding benches around the park. A motion was made to approve the design with the addition of a second spinning chair if there is budget for it by Commissioner Dibich. Seconded by Commissioner Olson.

**E. Still Ponds Park Natural Resources Management Plan**

This was brought forward at last month's meeting. There were some changes that were brought up in that meeting, including population and verbiage that have been changed and now looking to move forward or amend what we would like to do with it. Commissioner Olson is worried about the amount of money that we will have to spend to achieve the goals outlined in this plan, matched against the amount of usage anticipated at this park. Yes, there is a pond, and we need to protect the water, but it is 45 acres of land that we are not going to develop so he is torn on what the right thing to do as this will take a lot of time, effort, and money to achieve. Commissioner Glasford commented that she sees this as more of an open space versus a high traffic area and that homes surrounding the area would like a natural space. She agreed that we need to think about how this space can be utilized in the future. She stated that there are two parks in Woodbury where her young boys enjoy going, because they can explore and be with nature. She would love to see this

location have something interactive. Commissioner Olson asked Jim if he could help explain timelines. Jim stated that there isn't a timeline for anything. The study has been completed and now we need to decide how we will move forward. The biggest thing is that the red pines need to be removed. Commissioner A. Larson stated that two years ago when we started this, this park was intended to be an inactive low maintenance park and thought that was the direction we were going. Commissioner Olson agreed that is what we are going for, however, he is questioning if that is still the direction we want to take. After more discussion a motion was made to approve the plan with the additional provisions that we clearly understand how to best use this land in the future. Commissioner Dibich seconded.

8. PRESENTATIONS
None

9. ACTION UPDATES

**Denzer Park**
The shelter and playground are at Public Works, so those will start to go up this spring.
We are working through the design phase of the irrigation with the pumps because the water pressure will require a variable drive pump.
We are also working on getting bids for grading for moving power in.

**CG Trailway Corridor Restoration**
All the piles of brush have been removed. The City is now cleaning up dead trees along property lines. As we move into spring there will be seeding done and planting of trees.

**Oltman Park**
The power has been installed for the irrigation service and parking lights. The shelter was delivered to Public Works last week and will go up this spring.

**Mississippi Dunes Park**
Additional grants have been requested and applied for. The fishing pier will be ordered shortly and will be going to Council for approval and hopefully installed in 2026.

**Peterson Park**
Zac is still applying for additional grants.

10. DONATIONS
None

11. STAFF REPORTS & MATERIALS
Each division has submitted reports and updates

12. COMMISSION COMMENTS

Commissioner Olson asked a question for Molly regarding how the fees from the supervised playground program relate to our cost to run it. Jim stated that the recreation program wants at least a 50% recovery on their programs, and he believes they do better on the summer programs. Commissioner Olson would like to see if we could do more of this, as it is a great thing for us and our community. He would like to encourage Council to do more Supervised Playgrounds. Commissioner Glasford commented that her children go to the supervised playground and love them and her five-year-old is inviting two of the workers to his birthday party. Jim stated that building wise, Molly is at capacity, so that would be a challenge in finding another spot.

13. COUNCIL COMMENTS

None

14. WORKSHOP

None

15. ADJOURNMENT

Motion to adjourn made by Commissioner Glasford. Second by Commissioner Dibich. Meeting adjourned at 8:00pm

# City Council Action Request

# 7.C.

| | |
|---|---|
| **Meeting Date** | 5/20/2026 |
| **Department** | Administration |
| **Agenda Category** | Action Item |
| **Title** | Economic Development Authority Commission Minutes (2026-04-14) |
| **Staff Recommendation** | Approve the April 14, 2026, Economic Development Authority Regular Meeting Minutes. |
| **Budget Implication** | N/A |
| **Attachments** | 1. 2026-04-14 EDA Meeting Minutes |

**COTTAGE GROVE ECONOMIC DEVELOPMENT AUTHORITY** **April 14, 2026**

**12800 Ravine Parkway South**
**Cottage Grove, MN 55016**
**COUNCIL CHAMBER - 7:30 A.M.**

## 1. CALL TO ORDER

The Cottage Grove Economic Development Authority (EDA) meeting was called to order at 7:30 a.m. by EDA President Myron Bailey.

## 2. PLEDGE OF ALLEGIANCE

EDA President Bailey asked everyone to please rise and join in reciting the Pledge of Allegiance.

## 3. ROLL CALL

Becca Bair, Administration Specialist, called the roll:

EDA President Bailey-Here; EDA Vice President Olsen-Here; EDA Member Jean-Baptiste-Here; EDA Member Khambata-Arrived after Roll Call; EDA Member Latack-Here; EDA Member Scott-Here; EDA Member Tschida-Arrived after Roll Call.

Staff Present: Jennifer Levitt, City Administrator
Becca Bair, Administration Specialist
Nate Carlson, Economic Development Manager
Emily Schmitz, Community Development Director

Others Present: None.

## 4. APPROVAL OF MINUTES

A. *Staff Recommendation: Approve the January 13, 2026 Economic Development Authority Meeting Minutes*.

**EDA Vice President Olsen made a motion to approve the January 13, 2026 Economic Development Authority Meeting Minutes; second by EDA Member Scott. Motion carried: 5-0.**

## 5. BUSINESS ITEMS

A. Community Development Update

EDA President Bailey said Nate's going to walk us through this and welcomed him.

Nate said Good Morning, President Bailey and Members of the Board. I'll give you a brief snapshot of the most recent Federal Reserve Bank of Minneapolis Beige Book, February 2026, as well as a Community Development Update.

**Beige Book Highlights**: Economic Activity: Down since the previous report. Employment: Decreased. Labor Demand: Unchanged. Prices: Increased moderately. Wage Growth: Moderate. Manufacturing: Decreased moderately. Construction Activity: Decreased moderately. Consumer Spending: Decreased. Agriculture: Remains weak. Women and Minority-Owned Businesses: Activity continues to decline.

**Development Updates**: Park High School: Installation of the new "North Entry" has started. Cottage Grove Middle School: The interior door frames, interior ceiling grid, exterior brick, and the Terrazzo flooring have been completed. Oltman Middle School: The staircase in the storm shelter has been installed, and the coil doors for the shelter are nearing completion. Hadley Ridge Apartments: Construction by Real Estate Equities-Installation of footings and foundation completed. Roers Apartments: Installation of the massive retaining wall continues. The apartments will be named "Ellwyn," and it is posted on their website and they are engaging with people who are looking for units there. Water Tower: Installation of the interior permanent ladders and platforms is complete. Construction on the Water Tower steel tank is continuous. Intermediate Zone Water Treatment Plant: Ongoing progress is being made on the concrete wall slabs.

**Planning Projects**: Kwik Trip (8510 95th Street): The Building Permit has been applied for, and the building plans are currently in review for Code compliance, and they anticipate breaking ground this summer. Panera (7162 East Point Douglas Road): The Building

Permit has been applied for, and the building plans are in review for Code compliance; this restaurant and bakery will be located on the site of the former Speedway gas station. They're hoping to open before year end. Yellow Tree Apartment Project (North of East Point Douglas Road and west of Hardwood Avenue, adjacent to The Legends): Council approved Tax Abatement for this project on February 18, 2026. Submitting permits in the next few weeks with expected groundbreaking in August. Van Meter Inc Addition (7450 95th Street): With their expansion project, they will be having a groundbreaking on April 29.

Nate said he'd answer any questions. EDA President Bailey asked the EDA Members if there were any questions; none were asked.

B. Façade Improvement Program Update

Nate said President Bailey, Members of the Board, as you may recall at the January EDA meeting, following the approval of The Madison façade grant, we discussed me making some review and potential recommendations to the Board on any type of updates to the guidelines. So, I'm bringing forward two main adjustments, but I'll give a bit of background on the program just for the audience: It started in 2019, and to date we've done 12 projects, for a total of $284,000. It's a 50% match, so basically we are leveraging the $284,000 in grants, so if you multiply that by two, it's pretty close to $600,000 in investment that we've seen for exterior façades.

As far as the updates that we're looking at, primarily in the Program Criteria, the only one that I found to need adjustment was whether or not we wanted to maintain the Priority Map. I've been in communication with several interested businesses, and when I talk about this area of the Priority Map, they are concerned that if they don't fall into this category that it's not worthwhile to seek the application. My understanding is following The Madison approval, that we all are willing to do projects outside of this Priority Map. So, today what I'm considering is whether or not we want to maintain that Priority Map, given that the criteria strictly state that it needs to be a commercial activity and it needs to be commercially zoned.

So, with that said, I am recommending that we remove the Priority Map from consideration. Additionally, I'm recommending clarifying the total project funding is necessary. Right now, due to State Statute, if we grant $25,000, we trigger Business Subsidy Law; so, the practice internally has been we have advertised it at $25,000, but truly, the applicant received $24,999 to be below that Business Subsidy threshold. So, the recommendation is to just simply state the maximum amount is $24,999.

Those are the two items I have before you, and the motion is on your screen.

**Recommendation, by Motion:**

**Approve the updated Façade Improvement guidelines, which removes the project Priority Map from the program criteria, and clarifies the total project award amount.**

Nate said I'll stand for questions, and EDA President Bailey asked if the EDA Members had any questions.

EDA Member Khambata said I remember I was on the Planning Commission when this initiative went into effect, and I would have thought that there would have been more than 12 projects in the amount of time that the program's been available. I think initially the map was to try, we were afraid that everyone was going to come and ask, and I think that was the initial reason why we had zone maps was to try and kind of soft launch it and see what kind of response we got, and then we could amend it later. So, I think with 12 projects over 7 years, that's a manageable number of projects to broaden our scope a little bit. Then, my other question was I don't recall if we had set an annual budget for that Façade Improvement Program; so, that's my follow-up question, if we eliminate the zone map, is there any anticipation of adverse budget implications?

Nate replied thank you for that question, Board Member Khambata. My understanding is the Board approved a $50,000 budget for this program for 2026. We have approved one, as of now, for The Madison that's $24,999, and then I'm working on one right now, actually, there are two in the pipeline, but one has not proceeded with it to date; but I do have one that is proceeding for the max, so potentially, if they make it to the May meeting, then that would utilize the entire budget for 2026. However, the Board could make amendments to the budget if they felt necessary to supplement that line item.

EDA President Bailey asked EDA Member Khambata does that sound good? EDA Member Khambata replied yeah, thank you.

EDA Member Scott asked so, if there's a budget of $50,000, and we remove the Priority Maps in the future, what if there are more than two projects? How do we prioritize those projects?

Nate replied I think that's a very good question, Board Member Scott. Ultimately, it would come down to the Board decisions on any grants. I think for the projects that I've reviewed and have reviewed historically, with where commercial projects are located, I think any and all projects are worthwhile to receive that funding because they are so public facing. So, for me, I can't really discern

what would be a higher level of priority because I feel like the projects that I have been involved with thus far are all deemed worthy to receive this.

EDA President Bailey said so, I can maybe answer that because I know that we have had in the past where we've had multiple applications come before us. Then what we did were kind of two things: One is we did use the zone, or the Priority Area 1 vs. Priority 2, kind of as the basis, who would get first or second, we used it that way. But I do remember, and he asked EDA Vice President Olsen if he remembered, was it up to six one time? EDA Vice President Olsen replied that's correct. EDA President Bailey said so, we had six, and we only granted two. I believe at that time it wasn't $50,000, it was less, and after that, we bumped it to $50,000 as a cap, in case we needed to move things around. So, I do think we still have that option. But to answer it, I think we would make the call, and then it would really be up to us on the EDA to determine, with staff's help, which would be the best projects to move forward on if we felt that they were worthy, if you will. Because there have been some projects that were presented to us in the past that weren't to the point of it was really going to do major differences, it was almost basic, like maintenance kind of things, whereas Oasis Chiropractic completely changed the front of their building, or things like that.

EDA Member Jean-Baptiste asked have we given any thought to keeping the maps, but not making it like a hard line dichotomy of hey, you need to be in this zone or you're out? You can still apply, whether or not you're in the zone, but the zones will be used to give priority. So, if we do receive six applications and three of them are within the zones, they're not automatically the ones that would win, but they would likely get priority given consideration to which business has higher visibility, amongst a lot of other points that we take into consideration. But not getting rid of the maps entirely, maybe getting rid of them in terms of you don't need to be in the zone to qualify, but maybe using them as one of the ways that we internally use to qualify projects or decide on the projects, on which ones move forward.

Nate replied thank you, Board Member Jean-Baptiste. What I'm noticing in my short time here is that it's become more of a barrier than maybe what was initially thought of as a way to prioritize. Starting with The Madison, first and foremost, it wasn't commercially zoned and it wasn't in the Priority Map. So, we had to make adjustments and the Board had to basically state that it met the criteria based on our interpretation. Additionally, another business that has approached me within the Industrial Park that has a smaller footprint building, not a massive building, has stated, well, is it even worth my time to apply for this if I don't fall in the Priority Zone? So, what I am noticing in my short time here is it's becoming more of a barrier. I have worked on façade programs in the past, and yes, it's good to kind of have a general sense of where these dollars should go, and I think that this program thus far has really done well on that; but as far as listing this as a Priority Map, I think the concern that I have is that you might be pushing people out, more so than trying to level up priorities. So, it truly is up to the Board on whether or not you want to proceed here, but from what I have been able to review in the past 12 projects, along with the ones that have approached me thus far, I see the Priority Maps as more of a barrier than anything to help the Board at this time. So, that's my recommendation.

EDA Member Jean-Baptiste said thank you.

EDA Member Latack said I think even if we do remove the maps, we can still hold some weight to that, though, if we are looking at different projects. So, it wouldn't really limit us, you know? EDA Member Jean-Baptiste replied yes.

EDA President Bailey said I would agree. I think to your point, this is just my opinion for me, is if there's a business along Highway 61 that really needs a façade improvement versus maybe something elsewhere in the community, that's going to be our call as the EDA here to say which one we felt has more need. And that's not to say the other one doesn't need it, but again, that will also be an opportunity, I don't want to freak out our City Administrator, but that also could be a situation where if there's something very unique, where we felt okay, can we adjust the budget for that one year and add a little extra in or something like that. That is something that we can do. Luckily, we have the Trust Fund for the EDA, and that's, you know, really where this is coming from.

EDA Member Tschida said yes, I guess that was my question is what fund does this come out of? So, it's the Trust Fund.

EDA President Bailey said I want to make sure that is accurate? Yes.

EDA Member Tschida said okay. I guess so we essentially have a budget for two of these a year, and it feels right now like we're first come, first served on it. Because, you know, you say you're working on one, we already did one; well, the next one in front of us is the one that's going to get the other one, unless we have two at the same time. So, I mean, this rolling application system we have is kind of what's going to determine who gets it, and when we're done, we're done. So, I guess I don't know if at some point we're getting four, five, or six applications a year, we're going to have to put some kind of deadline on this and then make that call, but I mean that's probably further down the road when we see if this is; we're getting more applications, which is what we want, we want to make this a little more competitive, I would hope.

EDA President Bailey said yeah, that's a good comment.

EDA President Bailey said the only other question I have real quick was I was noticing as I was reading through the packet, there was a portion in there that talked about $2,000 for like the planning or something? Do you want to speak to that? Is that $2,000 I'm assuming part of that $24,999, or is it above and beyond?

Nate replied thank you, President Bailey, for the clarification. So, there is a $2,000 opportunity for property owners to access any design assistance, where our Site Plan Review team can assist. That $2,000 is part of that $24,999; so, that is the entire total project grant award. So, if a project does pursue the $2,000, and they're still asking for the entirety, they really only can receive $22,999 in addition to the $2,000 design assistance. So, it is a total max award of $24,999.

EDA President Bailey said sounds good, that's what I thought, but I just wanted to make sure that was clear.

Nate asked if I could just comment on Member Tschida's comments regarding the applications and everything. In my review, there was a point in time where we did have hard deadlines, and then we fluctuated away from that, so that it was more rolling, based on demand. So, I mean, we're really at a point here where I'm trying to gauge what the demand is for this program, and we can certainly install more hard deadlines on this program. But at this time, I feel confident that working through a rolling application process, and if there is truly, if we award another project, I'd still be willing to accept applications to review and bring to the Board for consideration if I felt that it met the criteria and it was a worthwhile project.

EDA President Bailey said and my last thing, I promise, so then we can vote. It kind of goes back to what EDA Member Khambata mentioned; there were some years in there and if you think back to COVID, to be quite frank, where we didn't have any. There was no money being spent so we went a couple years where we didn't have anybody come in for that money, so we never actually spent it. Just an FYI for everyone, so that might also be a little bit of our reasoning why, from when we started this, if it's basically two per year, it could be more depending on the dollars, and would make a difference.

EDA Member Khambata said and I just wanted to point out that it's my understanding that this is not a block grant, it's not here's $24,999 and find a way to match what we give you, it's a matching grant up to that limit. So, if we were in a position where we felt we had a finite amount of money to spend, and there were more than two applicants, we could choose to grant less than the full amount and spread it around a little bit more if we needed; but I remember having a distinct conversation about this with former Council Member Dennis about it could be used for signage, right? Some people have signs that the lights are burnt out or any number of façade improvements that don't automatically equal the full maximum amount for the grant. So, I think, ultimately, because it's a grant, the EDA has and is going to continue to have the autonomy to kind of assess the nuance and can make some policy changes along the way. So, I don't think whatever we vote on this, I don't think it's a hard commitment that we can't make changes to in the future.

**Motion by EDA Member Khambata to approve the updated Façade Improvement Program guidelines, which removes the project Priority Map from the program criteria and clarifies the total project award amount; second by EDA Member Tschida. Motion carried: 7-0.**

C. Demolition of House and Outbuildings Quote Award

EDA President Bailey said Jennifer, our City Administrator, will take us through this one.

Administrator Levitt said well, thank you, EDA Members, just so you know, it kind of hearkens back to my engineer days, so anytime that I get to talk about construction and bids, I get excited; so, thank you for humoring me this morning.

As you know, we purchased the Ross property in the fall. We had an environmental review of the property done, and it was found to have asbestos in the siding and some other miscellaneous areas in the home. So, as we actually prepared our quote package for demolition, it had to also include the abatement for the asbestos. The City has been able to secure a grant from Washington County to seal the well, and so we did take quotes for that and that is being fully funded by that grant.

So, the work that will be taking place out there is really the demolition and cleanup of the entire property. So, you can see the various outbuildings we'll be removing and abandoning the septic system, filling in that basement area, and then at the end of the day, there will be topsoil and seed, and then the City will mow and maintain that site once its done. All the utilities so far have been disconnected from the home.

And, so, the next step is to prepare for the demolition of the home. We received some very competitive bids for the project. Our Engineer's Estimate was about $80,000. The first bidder, unfortunately, did not grasp both the demolition requirement and the asbestos abatement, so they did withdraw their bid. So, the low quote would go to NML Contracting, with a value of $52,000. So,

before you we have two items: One is the resolution to award that to NML Contracting, LLC, for $52,800, and then the second motion is to execute the Service Agreement.

**Recommendation, By Motion:**

1. **Adopt Resolution 2026-002 awarding the demolition and cleanup of 9430 East Point Douglas Road South to the low quote supplied by NML Contracting, LLC, for $52,800.**
2. **Authorize the EDA President and the EDA Executive Director to execute the Service Agreement with NML Contracting, LLC, in the amount of $52,800.**

EDA Member Khambata asked does that bid for clearing and removing debris include the cutting down and removal of any blighted trees as well, in accordance, you know, if it were anybody else, if they were going to be removing trees, we have a formula for that. I'm just curious if that's part of this site prep bid.

Administrator Levitt replied Members of the EDA, at this time, no, we don't have any tree removing. We're specifically looking just at the actual physical structures. And one complication that enters into is when we have an applicant come in, they do have to evaluate the tree species for compliance with our Tree Ordinance for removal, and at that time, we would anticipate that they would remove any dead or diseased trees.

EDA Member Khambata said thank you.

EDA President Bailey asked if there were any other questions from the EDA; none were asked.

**Motion by EDA Member Khambata to Adopt Resolution 2026-002 awarding the demolition and cleanup of 9430 East Point Douglas Road South to the low quote supplied by NML Contracting, LLC, for $52,800; second by EDA Member Scott. Motion carried: 7-0.**

**Motion by EDA Member Jean-Baptiste to authorize the EDA President and the EDA Executive Director to execute the Service Agreement with NML Contracting, LLC, in the amount of $52,800; second by EDA Member Latack. Motion carried: 7-0.**

## 6. PUBLIC HEARINGS

A. Public Hearing to Approve Sale of Property
*Staff Recommendation: 1) EDA hold a Public Hearing. 2) Adopt Resolution 2026-001 purchasing 13.1 acres from WAG with PID:21.027.21.34.0007 at the purchase price of $1,084,208.40 and selling 13.1 acres to THS Overtime, LLC with PID: 21.027.21.34.0007 at the purchase price of $1,711,908.00.*

EDA President Bailey said we have a Public Hearing this morning, and Nate will be taking us through this on the sale of some particular property.

Nate said certainly, President Bailey, Members of the Board, you may recall that at the January EDA Meeting, we authorized a Letter of Intent with Tradehome Shoes regarding a piece of property, east of Jamaica Avenue, roughly 13 acres. This is a property that the City has worked with the underlying landowners, informally known as WAG, and where the EDA acquires it at a reduced rate and then sells it at market rate to a new entity to recoup some investment that was made for the adjacent infrastructure.

So, today, via State Statute, the EDA is required to hold a Public Hearing upon the sale of property. Following that, the EDA can take action on the resolution that has been drafted, before you.

I want to state that I've been working with Tradehome Shoes on some State incentives; I'm hopeful that they'll have an application here in the next month or so. Additionally, we are working with them on project scope and developing development standards, and I'm going to be bringing in the Community Development team as well as the Engineering team to help coach them through the process. I want to also state that with that transaction, the EDA will receive just north of $627,000 to fund the EDA Trust, with closing anticipated for November 2026.

**Recommendation, By Motion:**

1. **Hold the Public Hearing.**
2. **Adopt Resolution 2026-001 purchasing 13.1 acres from WAG with PID:21.027.21.34.0007 at the purchase price of $1,084,208.40 and selling 13.1 acres to THS Overtime, LLC with PID: 21.027.21.34.0007 at the purchase price of $1,711,908.00.**

EDA President Bailey asked if there were any questions from the EDA Members on this item; none were asked.

EDA President Bailey opened the Public Hearing. As no one spoke, EDA President Bailey closed the Public Hearing.

**Motion by EDA Member Khambata to Adopt Resolution 2026-001 purchasing 13.1 acres from WAG with PID:21.027.21.34.0007 at the purchase price of $1,084,208.40 and selling 13.1 acres to THS Overtime, LLC with PID:21.027.21.34.0007 at the purchase price of $1,711,908.00; second by EDA Member Jean-Baptiste.**

EDA President Bailey asked if there was any further discussion.

EDA Member Khambata said I would just like to note that this is a business that has been in our community for north of 20 years, and I'm really excited to see them going through this expansion process.

EDA President Bailey said and another one in our Business Park doing the same thing, yep, I think it's great, a great moment.

**Motion carried: 7-0.**

## 7. OTHER BUSINESS

EDA President Bailey said I will mention to the EDA that we have two items in our Workshop, and we will be going to the Training Room for this: Innovation Village and 100th Street Extension Update to share with the EDA, and then the Business Retention and Expansion Program, just to talk through the things that we want to ask or be part of with regards to speaking to our local businesses. So, we won't be adjourning in here, we'll be adjourning after the Workshop. So, I will gavel here and then we'll move to the Training Room. Thanks, everyone.

## 8. WORKSHOP - TRAINING ROOM

EDA President Bailey said all right, like you mentioned, we'll start with the Innovation Village and 100th Street piece of the workshop first. Nate said I would like to move Director Schmitz forward to discuss broadly the Innovation Village plan and kind of the current planning process as we move forward.

A. Business Retention and Expansion Program Workshop
*Staff Recommendation: Receive information and/or updates from staff.*

Nate said the last quick update that I have for you is primarily revolving around the Majestic Ballroom Update. So, the Community Development Director and I have been working with the property owner. We received direction from Council to work on demolition of the building. We've completed a blight analysis for setting up a future Redevelopment TIF to ensure that that could be utilized if, in fact, we needed to.

I've been working through a Demolition Assessment Waiver with the owner, which would basically state that the City would front the cost, and then we would recoup that cost upon sale. So, we're working with the property owner to see if that's a viable option with the potential for demolition this summer.

Lastly, as I button up this conversation, I wanted to make Board Members aware that of the land in the Langdon and Innovation Village area, we do have about 12 acres or so that is owned by the EDA, so, the ones highlighted in yellow. The Majestic Ballroom is right here, in the middle, so I've had interest with developers on this because its adjacent to, its closest to the infrastructure. We also own the property south of here that is not serviced at this time.

I think in future conversations, what I was hoping with the conversation is having more discussion amongst Board Members on what we want to do with the property. Maybe it's a little bit early, as we watch the 100th Street project happen, but having those conversations and strategies around development opportunities for property that we control.

B. Innovation Village and 100th Street Extension Update
*Staff Recommendation: Receive updates from staff on Innovation Village and 100th Street Extension.*

Director Schmitz said I'm going to go quickly here through a lot of details because of our time constraint. A couple of areas that we're going to touch on and what kind of triggered our investigation into this particular area with 100th Street, Ryan and Paul are going to go into some more depth there. Just an update on the Majestic Ballroom, some developer interest in the area, and some future development opportunities.

But before we get to all those details, an overview for the EDA of what we're calling Innovation Village. This was triggered in 2024, it really stemmed from the County's Southwest Arterial Study, how to best get access through this area from Highway 61 down to Grey Cloud Island, ultimately. So, that triggered looking into 100th Street extending from Jamaica Avenue directly through our Business Park, which is this blue line here, so don't worry, 3M owns the majority of the land. So, we certainly had to take that into

consideration as we were evaluating what this looked like, but with this infrastructure, it triggered us to really think high level about how we wanted to see this area develop. It is a lot of vacant land, there's also some redevelopment, like I said, the Majestic Ballroom, and then you also have the Langdon Village area with some current residences, etc. We wanted to have a big picture, and I want to be very clear, this is high level, it may go this direction, but it can also shift as we see some additional development.

So, we looked at the area in different zones, depending on kind of where it was located, so we could really paint a good picture of what potential development might look like. This particular area is awfully unique and wonderful, all at the same time. It is one of our final nodes, per se, right off of Highway 61, so a great commercial asset potentially in this DNA area, which would just be off that intersection of Jamaica and Highway 61.

I wanted to include some of the visionary images of what these different zones might look like with that development, and kind of the vision that we use. So, we would maybe look at gas stations, retain, obviously it's easy access like Innovation, right off the highway. As you continue north, we envision a little bit more of that Mixed Use, some residential mixed in with perhaps some commercial. Most notably, what we thought about in this Zone A was kind of a City Square or a center where we could have some walkability opportunities and things like that. As you continue to head what I'll call north, we looked at Zone C and said, hey, right adjacent to the highway, this is honestly perfect for some of that high rise or taller apartment residential. We know that this community will continue to grow, likely somewhere around 6,000 housing units over the next handful of decades, so we know that there's certainly support there. And then Zone D is a little bit unique in that it is adjacent to the railroad tracks; however, as we've seen elsewhere in our community, that doesn't hinder a residential development or growth, as long as you are developing that in a way that creates a little bit of a buffer. We can certainly see some of that residential development happen here. For that Zone D area, we kind of have a vision for a little bit more maybe townhomes. You're still going to have that higher density, but not necessarily single family.

I totally forgot to mention as a part of this overall small area plan, we also incorporated a Market Study. We wanted to really make certain that as we looked at this area, does the community, do we see that market support for that potential commercial retail growth in this particular area. Yes, there is absolutely support, especially as we continue to think about the additional households that we will see.

Zones F and E: So F, to orientate yourself, that's where we've got our current self storage up there. We envision it would likely stay that way; there's always the opportunity for redevelopment, but in this vision, we thought it likely will remain. So, we would kind of just know that that would stay. Zone E is also unique, again a great node for some residential adjacent to a regional storm basin, also, though, those railroad tracks; so, a little bit of a constraint there. However, it's nice and tucked in there, right? And, so, we would certainly look for a great unique housing opportunity in that particular area.

And, finally, Zones G and H: As you head south of 100th Street, we would envision I'm going to call it a little bit of a buffer in that G area. I keep calling it High End Industrial, with some of the medical industrial, some of those more high end, or higher-paying job or wages in that particular area, creating a really nice buffer between potential continued industrial south of that, adjacent to what we would like to consider our nice commercial residential growth area on the north side of 100th Street.

This is my final slide, but the last thing I wanted to note was again the majority of this area is owned by 3M, so they will be a huge part of the potential growth development, market rate development in the area.

Director Schmitz said so, with that, I'm turning it over to Paul, who is going to talk through more of the details of 100th Street, which is, in fact, the trend for any of this potential development or redevelopment.

EDA President Bailey said Emily, real quick, on the last slide, have we at least shared this already with 3M? Director Schmitz replied yes.

EDA President Bailey asked and are they comfortable with this?

Director Schmitz replied 3M continues to digest.

EDA President Bailey said well, that's why I'm asking, because I know that they were adamantly against housing on their property.

Director Schmitz replied yes, we've had some good conversations with them about their shift in thought process, they've always been a company that has maintained a land buffer. They get a little bit anxious about residential development or growth adjacent to their operations, but they're starting to really think about could there be a different type of buffer, and that's where I talked about in that Zone G and F. Is that, we're going to call it a building buffer now, right? Something that they can digest. So, I will say that they haven't accepted it completely, but we continue to have those conversations.

EDA Member Khambata said so, I have a burning question, but I'll let him go first.

EDA Member Jean-Baptiste said so, this might have been considered, but do they currently own this land and are planning to sell this land to us, or do we currently have the rights to it?

Director Schmitz replied they currently own it, and it will certainly be up to them when they are ready to sell. So, the City doesn't own it.

EDA President Bailey said to answer your question, it would shock us, that's why, because 3M owns this right now, if they are willing to sell it.

EDA Vice President Olsen said correct, they have never wanted to.

EDA President Bailey said and part of it is because the incinerator's gone out there now, which had to have a blast radius. Yes, I know that sounds horrible, but that's why. And, so, now that they don't need that buffer anymore for so much distance, this is giving them the opportunity to, and this is amazing for us, I'm just going to say.

EDA Member Khambata said I just wanted to elaborate on G and H. So, 100th Street is on the north edge of G, so I think your idea behind having the higher-class industrial is to have like a Class A façade and kind of step down to the more industrial type of buildings on the cheaper, larger parcels that are to the south; that would kind of mitigate any kind of visual effect on our corridor there. Additionally, with this having been a blast radius for an incinerator, and 3M probably won't tell you unless they're in like a contract with an end user, but are there concerns on our end for any environmental concerns or RECs that need to be mitigated before that land can be developed?

Director Schmitz replied Board Member Khambata, so as a part of any potential development or redevelopment, there will certainly be any environmental review that would have to be completed before that type of development.

EDA Member Khambata said okay, good.

Good Morning, I'm Paul Sponholz, the City Engineer. I'm fairly new here. As Emily had mentioned, the Southwest Arterial is something that the County and the City have been working collaboratively together here to want to open up this area. We've got a really high-level concept aerial view shot from Jamaica Avenue, looking to the east. Way up on the top there is the interchange with Highway 61, and we've got Miller Road coming off here, that's the railroad track that the roadway is going to be crossing all over and so forth.

The City and County have been working quite extensively to get funding for this project; we've secured about $13.5 million so far from Federal and State funds. The City and County are able to contribute some funding, about $5 million from the City and another $6 million from the County, and we're still trying to secure additional funding here. We currently have a State Bonding Request in, asking for another $10 million. We have a Federal request here for another $10 million, and there's something called a Build Grant, a Federal grant, for $20 million. So, we're still waiting on word, whether we're going to get that or not. We have been working with the County, whether we get that funding or not, the entire project to build the 100th Street, as well as Innovation Road, and you'll see it in the next slide, and the frontage road, that entire project's estimated at about $47 million; we've only got about half of that right now, but we are committed to and the County is committed to at least build this piece of 100th Street and the new connection to Miller Road here. We are moving forward with that.

With that, we've been working pretty hard in the last couple months here kind of getting, this is a really odd picture here, the north is kind of to your upper-left corner there; this is the interchange, there's the 100th Street extension with Jamaica Avenue down there. Here is Miller Road and the railroad track cutting across diagonally here, and Miller Road would come in there. Innovation Road, coming to 3M, is up here.

So, we've been working extensively, like I said, just to focus on this 100th Street corridor and get that built, so we've had quite a spaghetti junction here of all these different lines you see here; I'm not going to get into every one of them, but we've got gas lines, sewer lines, electric power lines, just a nest egg of different conflicts there that we've had to work around. We finally got something that worked with the railroad overpass, and this is pretty much the final alignment here that we're looking at now. Like I said, we're focused only on 100th Street to get construction started here, to use that available funding that we already have; a lot of that funding's got sunset dates, so we've got to use it or lose it kind of thing. So, we've got this committed to move forward here, starting construction hopefully in the Fall of 2027 and then going into 2028.

Highlighted here in the purple or pink here is the Innovation Road realignment, and then the frontage road connection here. Right now we are just drafting that in for now, but that's not going to be part of the initial phase of construction here until we get additional funding or waiting on development.

We have been working quite extensively with 3M, we just met with them last week, showing them this alignment. We've shared this plan with them, and they'll be giving it some thought, and we'll get responses here hopefully in the next couple weeks. Depending on those responses, we're hoping to move into plating the Right-of-Way for the road and then plating for a future development.

Engineer Sponholz asked are there any questions?

EDA Member Latack asked when will we likely find out about the other funding opportunities?

Engineer Sponholz replied I believe the BUILD grant is probably in June, I think was the anticipated announcement, and then the State, that's in the State legislature with their Bonding, so that's usually the end of May-June timeframe. On the Federal request, it depends on when they can agree on a budget, so.

So, we're moving forward with the construction plans, and we're getting something started here to at least use the funds that we already have.

Administrator Levitt said and EDA Members, and I know, Mayor, you'll probably touch on it, but you'll be going back up to the Capitol at the end of this month to help with that.

EDA President Bailey said so, we'll be up there again to talk on the $10 million from the State. Actually, we have to talk about this, Karla, our County Commissioner, just sent me the dates for the Transportation Alliance in September, which might be the Federal, if needed. So, Ryan, you and I can talk through that one, too. The good news is, yes, I know there's craziness going on in D.C., as we all know, but there appears to be some bipartisan shift support between our Republican and Democratic leaders here from Minnesota. So, that's good to hear because if they both can agree on it, it'd be nice if they both can agree, so it's not one pitting against the other. And I'll actually say right now, both our Republican Representatives as well as our Democratic Representatives at the Capitol are also in favor of the $10 million. Of course, sometimes it helps to be an election year, everybody wants a win, and so, the fact that we're asking for it, and we were tops of the list, we just got cut off in the last Bonding, and they literally told us to come back to the next one; so, there's a good chance, and I'll be frank, whether it's $10 million, whatever that number might be, but we should get something this year, we're hoping there will be the $10 million.

EDA Member Tschida asked I guess piggybacking off of the funding question, if we get some of that or none of that or all of it, I mean, how does that delay the project if we get it, you know?

Engineer Sponholz replied between what we've already secured and with what the City and the County have committed to, we can get the 100th Street extension built here. What we have is this main road here, so we can certainly relieve some of the traffic congestion on Jamaica, get this to kind of start opening, and then we'll get this built here in the next couple years. Then, yeah, as funding comes in or as development comes in, we can work on these.

EDA Member Khambata said you said there were sunset dates on some of those grant blocks; what is the triggering event for permanently securing those funds? Is it having a construction agreement executed, or is it finalization of the work? Like at what phase in the project do we need to be at that prescribed date?

Engineer Sponholz replied I believe we have to have a contract pretty much ready to go here, so committed or awarded to a contractor.

EDA Member Khambata said so, that's less pressure than having every, the logistics of having everyone in place and doing the work, it's having the front end work done and committed to, to release those funds. Is that my understanding?

Engineer Sponholz replied yeah, I believe we have to have the contract with the contractor set up and the project awarded, so.

Good Morning, everyone, Ryan Burfeind, Public Works Director. I'm going to just quickly touch on utilities in the area because that's obviously a key part as we want to develop it. One thing I'll mention, these colors, these are not related to like Zoning Districts, like Emily would, I'm really trying to highlight how we're going to serve it and then what the ownership is. So, the light blue, dark blue, that's the 3M, and the yellow is east of this gas pipeline and the Met Council pipeline; that's all the kind of private ownership, Public Works, and EDA land.

So, utilities are definitely a challenge for this area. About two years ago, we started a Feasibility Study for utility servicing, and the big challenge is, in Cottage Grove we have different pressure zones for our water system. So, as you have different elevation, we've got kind of individual little zones, and this railroad track is a boundary from a pressure zone. So, we have to get two watermain connections to serve this blue and the yellow and eventually if we did serve south of 100th Street as well. One is readily available, that blue star, that's right by Public Works, in the upper part of the screen. The challenging one is right here, the watermain is over by Walmart, and this has always been part of the City's plan. We have to cross under Highway 61 for the big watermain, and we do that by directionally drilling, so we don't dig up Highway 61, we actually do like a tunneling effort under the road to install without impact from the highway, but it's extremely expensive and challenging. So, we want to have those two points of service, so that way there's redundancy; if you're going to have big apartments, industrial, whatever it may be, you need two ways to serve them because you can't have a single watermain break and take out an entire area of town from water servicing. So, this is very critical and expensive.

For sewer, even though the Met Council's large pipeline is right here, it's like six feet underground. So, we can't use gravity pipes to get to it, we need an actual lift station. So, this green star will be a sewer lift station where everything will flow to, and then that will pump it into the Met Council pipeline. It's fairly common to use sewer lift stations, but they are more expensive to accomplish. So, we need all of that done to serve this area. With the initial 100th Street project, we're definitely going to be installing any watermain in the roadway, and sewer that we have to do, but in the project, as of now, we don't have the lift station or the crossing of the highway. Typically, we have development fund that, so we actually collect what's called area charges, so it's a per-acre charge that they have to pay to get these big utilities to serve them, so it's a little bit of a chicken and egg thing. We have a plan to do it, we know what those costs are to do it, we just need the mechanism to get it done and the funding to get it done. We invested a lot of utility money south of 100th Street, by NorthPoint, so we really need development to help fund this work.

This little darker shade of blue I highlighted, this is the one that Emily mentioned, another commercial node west of the tracks. This is actually on a different pressure zone, so we have to bring watermain from over by Jamaica to serve it, and that would be extended with the project. Because if we're going to build 100th Street, we want to build that watermain as well. And then the sewer, this will actually be a sewer connection down to a City sewer, kind of down in that low area when you go through 100th Street and you cross the waterway. So, a little bit of different utility servicing for that area, which will largely be in place once 100th Street is done. But, once again, that is 3M land, so they'd have to be willing sellers to sell that land for development. So, it's a little bit easier to accomplish there.

South of 100th Street we do have the ability to serve that as well, so when we planned all this, we can serve south of 100th. It kind of depends on what 3M wants to do. 3M actually serves themselves with water and sewer, so if they actually were to develop this land themselves, with their own use, they would serve it with their own water and sewer. If they were to sell it for private development, then we would serve south of 100th, for which we have a plan, and that lift station has the capacity to handle it.

Director Burfeind asked if there were any questions on utilities.

EDA Vice President Olsen asked Ryan, what about Xcel?

Director Burfeind replied in terms of power, power is a big one, obviously, and it's talked about a lot in our community, that we have outages, we have issues. In terms of this area, because of all the transmission lines, there is a pretty large amount of power. So, for any like more typical development, that could be well served. If you had those higher-power users, whatever that may be, it comes in different shapes and sizes, that would need additional power to serve this area. So, more of your typical industrial, residential it sounds like Xcel has the ability to serve.

EDA Vice President Olsen asked are you confident that they can get the job done?

Director Burfeind replied I want to say yes, because that is their commitment, but I know that's a hot topic in this area. This Chemolite substation is what serves it, and the last two big outages we've had in Cottage Grove have been from that substation, which they say are an animal or something getting in there, but those are the two outages that we've had. So, they've made a lot of improvements at the Cottage Grove substation, up by Hinton, but this one still has challenges.

EDA Member Khambata asked if there's a major end user; so, say you have a, I'm trying to think of a good example, a server farm or somebody's going to come in and use a ton of power, it's my understanding that they're responsible for kind of building that connection out to the power supply, right? Like versus a specific set of wiring that's run for like residential use has a certain capacity. If somebody's going to come in and they know that they're going to use up 90% of that capacity, are they obligated to kind of make that supply line more robust, or who is ultimately going to foot that bill? Is it Xcel, and they bill it back to the end user, or is it like with other, how we do projects, where somebody's going to come in and we're going to bill them on the front end and we're going to build out infrastructure that meets the needs of the development? That was a big word salad, but what I'm getting at is like how do we ensure that we have an excess of capacity?

Director Burfeind replied good question, Board Member Khambata. So, from what we hear from Xcel is if it's a specific end user what they talk about is that they have to do the work to bring that power in, all the costs. I know there's a lot of talk out in the public where those costs get spread out over an entire area; that's not what Xcel has told us. They said that that end user has to pay all the costs, not just in this area, but to bring the power to this area. If there was a really big end user, they either have to connect into, you know, there's the large power lines just north of here that run to the trailway corridor, or bring it all the way over from Inver Grove Heights, across the river, is kind of where the two bottlenecks are and where they need to bring power from. But it would be the cost of that end user.

EDA President Bailey said you know, this shows, and supposedly we heard it at our last meeting with Xcel, that they are agreeing to put lines that are coming in from Inver Grove Heights because they are extremely old. Director Burfeind said correct, yep. EDA President Bailey said and they've had a lot of challenges with it, so I believe that's this year.

Director Burfeind said and that's correct, mayor, it's this year.

EDA President Bailey said so anybody who's on that part is at least there, but to your point, we've heard the animal theory so many times.

EDA Member Khambata said the thing that comes to mind is the line that runs down Hinton that keeps breaking, and it keeps like causing outages in that area, and it's like it's clearly, I perceive that as an oversight on their part for not having redundancy built in to that sector, right? And so they're trying to mitigate that in the future.

EDA Vice President Olsen replied right, it would've made a world of difference.

Director Burfeind said I don't want to run up against our cut-off time here, so I'll turn it over to Nate. Thank you, everyone.

## 9. PRESENTATIONS - None.

## 10. ADJOURNMENT

EDA President Bailey said first of all, thank you to the EDA for hanging with us, and if we do need to have review on this at our next meeting, we can kind of pick this up along with the Business and Retention Program.

**EDA Vice President Olsen made a motion to adjourn; second by EDA Member Tschida. Motion carried: 7-to-0.**
**The meeting was adjourned at 8:28 a.m.**

Respectfully submitted,

Nate Carlson, EDFP
Economic Development Manager

NC/jag

# City Council Action Request

# 7.D.

| | |
|---|---|
| **Meeting Date** | 5/20/2026 |
| **Department** | Community Development |
| **Agenda Category** | Action Item |
| **Title** | Rental License Approvals |
| **Staff Recommendation** | Approve the issuance of rental licenses to the properties listed in the attached table. |
| **Budget Implication** | N/A |

**Attachments**

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

Cottage Grove
Where Pride and Prosperity Meet

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

**FROM:** Samantha Drewry, Code Enforcement Officer

**DATE:** May 12, 2026

**RE:** Rental License Approvals

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## 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 - MAY 20, 2026**

| RENTAL LICENSE NUMBER | PROPERTY STREET # | PROPERTY STREET NAME | PROPERTY OWNER |
|---|---|---|---|
| RENT-001765 | 6717 | Pine Crest Trail S | Guillermo Segui |
| RENT-002039 | 6822 | Meadow Grass Ln S | Jin Hansen |
| RENT-002271 | 6996 | Pine Crest Trail South | GHR LLC |
| RENT-002272 | 6732 | Meadow Grass Lane South | AGR LLC |
| RENT-003114 | 8719 | Hallmark Ave S | Karl Nilssen |
| RENT-003151 | 7811 | Jorgensen Ave S | Mee Lee |
| RENT-003166 | 6222 | Hedgecroft Ave S | Xiqing Li |

**MULTI-FAMILY:**

The View, 7675 Hardwood Avenue: 1 Building, 31 Units

Cottages of Cottage Grove, 8240 East Point Douglas Road: 5 Buildings, 60 Units

Renew at Grove Ridge, 8130 East Point Douglas Road: 2 Buildings, 84 Units

# City Council Action Request

# 7.E.

| | |
|---|---|
| **Meeting Date** | 5/20/2026 |
| **Department** | Administration |
| **Agenda Category** | Action Item |
| **Title** | Designating New Polling Locations for Precincts 1 and 7 |
| **Staff Recommendation** | Approve Resolution 2026-079 designating these new polling locations for Precinct 1 (District Program Center – 8400 East Point Douglas Road South) and Precinct 7 (Hillside Elementary – 8177 Hillside Trail South). |
| **Budget Implication** | N/A |

**Attachments**

| | |
|---|---|
| 1. | Memo - Elections Primary and General change of location. 2026 |
| 2. | Resolution 2026-079 - Designating new polling locations for the 2026 Elections |

| | |
|---|---|
| **To:** | Honorable Mayor and City Council<br>Jennifer Levitt, City Administrator |
| **From:** | Tamara Anderson, City Clerk |
| **Date:** | 5/4/2026 |
| **Subject:** | Designating New Polling Locations for Precincts 1 and 7 |

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**Background:**

Due to scheduled construction at Park Senior High School (Precinct 1) and Pine Hill Elementary (Precinct 7), the City must relocate the polling places to ensure safe and accessible voting environments.

**Details:**

The City of Cottage Grove operates under a Joint Powers Agreement with Washington County for election administration. City staff have coordinated closely with Washington County officials to identify suitable alternative locations that meet all statutory election requirements.

It is recommended to move Precinct 1 to the District Program Center and Precinct 7 to Hillside Elementary. These changes will be effective for both the Primary Election on August 11, 2026, and the General Election on November 3, 2026.

**Staff Recommendation:**

Approve Resolution 2026-079 designating these new polling locations for Precinct 1 (District Program Center – 8400 East Point Douglas Road South) and Precinct 7 (Hillside Elementary – 8177 Hillside Trail South).

**CITY OF COTTAGE GROVE, MINNESOTA**
**CITY COUNCIL**
**RESOLUTION 2026-079**

## RESOLUTION DESIGNATING POLLING PLACES FOR THE 2026 ELECTION

WHEREAS, Minnesota Statute 205A.11 requires the City Council to designate polling places for each precinct by resolution; and

WHEREAS, construction at certain school facilities has necessitated the relocation of established polling sites to ensure voter safety and accessibility; and

WHEREAS, the City of Cottage Grove maintains a Joint Powers Agreement with Washington County to coordinate election services and has consulted with the County on these changes.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, that the following locations are designated as the official polling places for the following precincts:

- **Precinct 1:** District Program Center, 8400 East Point Douglas Road South, Cottage Grove, MN 55016 (Replacing the Park Senior High School location)
- **Precinct 7:** Hillside Elementary, 8177 Hillside Trail South, Cottage Grove, MN 55016 (Replacing the Pine Hill Elementary location)

BE IT FURTHER RESOLVED, the City Clerk is authorized to update the official Notice of Election to reflect these changes as follows:

**NOTICE OF ELECTION**
**City of Cottage Grove**

**NOTICE IS HEREBY GIVEN** that the Primary Election will be held on Tuesday, August 11, 2026, and the General Election will be held on Tuesday, November 3, 2026, between the hours of 7:00 a.m. and 8:00 p.m. Voters will vote at the polling places regularly established for all City elections as follows:

| Precinct | Polling Place Name | Polling Place Address |
|---|---|---|
| **1** | **District Program Center** | **8400 East Point Douglas Road South** |
| 2 | Cottage Grove Middle School | 9775 Indian Boulevard South |
| 3 | Crestview Elementary | 7830 80th Street South |
| 4 | District 833 Service Center | 7362 East Point Douglas Road South |
| 5 | Washington County Service Center | 13000 Ravine Parkway South |
| 6 | National Guard Armory | 8180 Belden Boulevard South |
| **7** | **Hillside Elementary** | **8177 Hillside Trail South** |
| 8 | Cottage Grove Elementary | 7447 65th Street South |

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

# City Council Action Request

# 7.F.

| | |
|---|---|
| **Meeting Date** | 5/20/2026 |
| **Department** | Administration |
| **Agenda Category** | Action Item |
| **Title** | Safety Consultant Service Agreement |
| **Staff Recommendation** | Approve the service agreement with SafeAssure in the amount of $10,720.75 effective the first day of June 2026 through May 31, 2027. |
| **Budget Implication** | Included in the self insurance fund. |

**Attachments**

| | |
|---|---|
| 1. | Memo- Safety Consultant |
| 2. | Safety Consultant Service Agreement (Clean 5.14.26) |
| 3. | Exhibit A |

Cottage Grove
Where Pride and Prosperity Meet

**To:** Honorable Mayor and City Council Members

**From:** Joe Fischbach, HR Manager

**Date:** May 11, 2026

**Subject:** Safety Consultant Service Agreement

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## Background

For many years, Safe Assure has been a trusted partner in ensuring workplace safety for the City. Their comprehensive services, outlined in the attached agreement, include:

- **Monthly safety training programs** to keep employees informed and prepared.
- **Regular attendance at Safety Committee** meetings to provide expert guidance and collaborate on initiatives.
- **Proactive facility walk-throughs** to identify and address potential hazards before incidents occur.
- **Mock OSHA inspections** to prepare The City for potential regulatory reviews and ensure compliance.
- **Convenient website hosting** for safety data sheets (SDS), offering employees easy access to critical safety information.

## Action Requested

Consider approving the service agreement with SafeAssure in the amount of $10,720.75 effective the first day of June 2026 through May 31, 2027.

# AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT ("Agreement") is made and executed this 20th day of May, 2026, by and between the City of Cottage Grove, 12800 Ravine Parkway South, Cottage Grove, Minnesota 55016, ("City") and SafeAssure Consultants, Inc., 7505 93rd Avenue NE, Spicer, Minnesota 56288 ("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 is incorporated herein as Exhibit A.

        ii. Where terms and conditions of this Agreement and those terms and conditions included in Exhibit A specifically conflict, the terms of this Agreement shall apply.

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

    c. Consultant agrees to comply with all federal, state, and local laws and ordinances applicable to the Services to be performed under this Agreement. Consultant 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 agents and governmental entities.

2. PAYMENT.

    a. City agrees to pay and Consultant agrees to receive and accept payment for Services in the amount of $10,720.75. Payment in full shall be made within seven (7) days after execution of this Agreement.

    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.

3. TERM. The term of this Agreement shall commence on the date written in the initial paragraph of this Agreement and shall terminate on May 31, 2027, unless all agreed upon tasks have been satisfactorily completed by Consultant or the Agreement is terminated prior to that date pursuant to Section 4. This Agreement may be extended upon the written mutual consent of the parties for such additional a 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 thirty (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 Exhibit A. The Consultant shall pay any subcontractor involved in the performance of this Agreement within ten (10) days of the Consultant's receipt of payment by the City for undisputed services provided by the subcontractor.

6. STANDARD OF CARE. In performing its Services, Consultant will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession in the same locality at the time the Services are provided. No warranty, express or implied, is made or intended by Consultant's undertaking herein or its performance of Services.

7. DELAY IN PERFORMANCE. Neither City nor Consultant shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the nonperforming party. For purposes of this Agreement, such circumstances include, but are not limited to, abnormal weather conditions; floods; earthquakes; fire; epidemics; war, riots, and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage; judicial restraint; and inability to procure permits, licenses or authorizations from any local, state, or federal agency for any of the supplies, materials, accesses, or services required to be provided by either City or Consultant under this Agreement. If such circumstances occur, the nonperforming party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume

performance of this Agreement. Consultant will be entitled to payment for its reasonable additional charges, if any, due to the delay.

8. CITY'S REPRESENTATIVE. The City has designated Jennifer Levitt to act as the City's representative with respect to the Services to be performed under this Agreement. She shall have complete authority to transmit instructions, receive information, interpret, and define the City's policy and decisions with respect to the Services covered by this Agreement.

9. PROJECT MANAGER AND STAFFING. The Consultant has designated Chadwick Peterson to be the primary contact for the City in the performance of the Services. He shall be assisted by other staff members as necessary to facilitate the completion of the Services in accordance with the terms established herein. 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 $2,000,000.

    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 South
Cottage Grove, MN 55016
Attention: City Administrator

Or emailed: JLevitt@cottagegrovemn.gov

If to Consultant: SafeAssure Consultants, Inc.
7505 93rd Avenue NE
Spicer, MN 56288
Attention: Chadwick Peterson

Or emailed: chad@safeassure.com

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 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.

[The remainder of this page is intentionally left blank]

**CITY OF COTTAGE GROVE**

By: _____
Myron Bailey, Mayor

By: _____
Tamara Anderson, City Clerk

Date: _____

**CONSULTANT**

By: Chadwick W Peterson
Chadwick W. Peterson, President

Date: _____







# WHAT SAFEASSURE WILL DO FOR YOU

## INFORMATION PACKET/PROPOSAL

The United States Department of Labor, Division of Occupational Safety and Health Administration and the Minnesota Department of Labor, Division of Occupational Safety and Health Administration require employers to have documented proof of employee training and written procedures for certain specific standards. **The attached addendum and training schedule clarify written and training requirements.**

## The required standards that apply to The City of Cottage Grove are listed below:

**A.W.A.I.R.**
**MN Statute 182.653**

*"An employer covered by this section must establish a written Work-place Accident & Injury program that promotes safe & healthful working conditions".*

**BLOODBORNE PATHOGENS**
**29 CFR 1910.1030**

*Each employer having an employee(s) with occupational exposure as defined by paragraph (b) of this section shall establish a written Exposure Control Plan designed to eliminate or minimize employee exposure.*

**CONFINED SPACE**
**29 CFR 1910.146**

*If the employer decides that its employees will enter permit spaces, the employer shall develop and implement a written permit space program.....*

**CONTROL OF HAZARDOUS ENERGY**
**29 CFR 1910.147 &**
**MN Statute 5207.0600**

*"Procedures shall be developed, documented & utilized for the control of potentially hazardous energy when employees are engaged in the activities covered by this section".*

**EMERGENCY ACTION PLAN**
**29 CFR 1910.35 THRU .38**

*"The emergency action plan shall be in writing and shall cover the designated actions employers & employees must take to insure employee safety from fire & other emergencies".*

**ERGONOMICS**
**29 CFR PART 1910.900 THRU 1910.944**

*"Training required for each employee and their supervisors must address signs and symptoms of MSD's, MSD hazards and controls used to address MSD hazards."*

**EXCAVATIONS/TRENCHING 1926.651 (k)(1)**

*Daily inspections of excavations, the adjacent areas, and protective systems shall be made by a competent person for evidence of a situation that could result in possible cave-ins, indications of failure of protective systems, hazardous atmospheres, or other hazardous conditions.*

**GENERAL DUTY CLAUSE**
**PL91-596**

*"Hazardous conditions or practices not covered in an O.S.H.A. Standard may be covered under section 5(a)(1) of the act, which states: Each employer shall furnish to each of {their} employees' employment and a place of employment which is free from recognized hazards that are causing or are likely to cause death or serious physical harm to {their} employees."*

**HAZARD COMMUNICATIONS**
**29 CFR 1910.1200 &**
**MN Statute 5206.0100 thru 5206.1200**

*"Evaluating the potential hazards of chemicals, and communicating information concerning hazards and appropriate protective measures to employees may include, but is not limited to, provision for: development & maintaining a written hazard communication program for the work-place..."*

**LOGGING OPERATIONS 1910.266 (i)(1)**

*The employer shall provide training for each employee, including supervisors, at no cost to the employee.*

**MOBILE EARTHMOVING EQUIPMENT**
**MN RULES 5207.1000**

*Mobile earth-moving equipment operators and all other employees working on the ground exposed to mobile earth-moving equipment shall be trained in the safe work procedures pertaining to mobile earth-moving equipment and in the recognition of unsafe or hazardous conditions.*

**OCCUPATIONAL NOISE EXPOSURE**
**29 CFR 1910.95**

*The employer shall institute a training program for all employees who are exposed to noise at or above an 8-hour time weighted average of 85 decibels and shall ensure employee participation in such a program.*

**OVERHEAD CRANES**
**1910.179(j)(3)**

*Periodic inspection. Complete inspections of the crane shall be performed at intervals as generally defined in paragraph (j)(1)(ii)(b) of this section, depending upon its activity……*

**PERSONAL PROTECTIVE EQUIPMENT**
**1926.95 a)**

*"Application." Protective equipment, including personal protective equipment for eyes, face, head, and extremities, protective clothing, respiratory devices, and protective shields and barriers, shall be provided, used, and maintained in a sanitary and reliable condition wherever it is necessary by reason of hazards of processes or environment, chemical hazards, radiological hazards, or mechanical irritants encountered in a manner capable of causing injury or impairment in the function of any part of the body through absorption, inhalation or physical contact.*

**POWERED INDUSTRIAL TRUCKS**
**29 CFR 1910.178**

*"Only trained and authorized operators shall be permitted to operate a powered industrial truck. Methods shall be devised to train operators in the safe operation of Powered Industrial Trucks".*

**RESPIRATORY PROTECTION**
**29 CFR 1910.134**

*Written standard operating procedures governing the selection and use of respirators shall be established.*

**RECORDING AND REPORTING OCCUPATIONAL INJURIES AND ILLNESSES**
**29 CFR 1904**

*"Each employer shall maintain in each establishment a log and summary of all occupational injuries and illnesses for that establishment....."*

In the interest of Quality Safety Management, it may be recommended that written procedures and documented employee training also be provided for the following Subparts when or if applicable during the Service Agreement year. (Subparts represent multiple standards)

**1910 Subparts**
Subpart D - Walking - Working Surfaces
Subpart E - Means of Egress
Subpart F - Powered Platforms, Man-lifts, and Vehicle-Mounted Work Platforms
Subpart G - Occupational Health and Environmental Control
Subpart H - Hazardous Materials
Subpart I - Personal Protective Equipment
Subpart J - General Environmental Controls
Subpart K - Medical and First Aid
Subpart L - Fire Protection
Subpart M - Compressed Gas and Compressed Air Equipment
Subpart N - Materials Handling and Storage
Subpart O - Machinery and Machine Guarding
Subpart P - Hand and Portable Powered Tools and Other Hand-Held Equipment.
Subpart Q - Welding, Cutting, and Brazing.
Subpart S - Electrical
Subpart Z - Toxic and Hazardous Substances

**1926 Subparts**
Subpart C - General Safety and Health Provisions
Subpart D - Occupational Health and Environmental Controls
Subpart E - Personal Protective and Life Saving Equipment
Subpart F - Fire Protection and Prevention
Subpart G - Signs, Signals, and Barricades
Subpart H - Materials Handling, Storage, Use, and Disposal
Subpart I - Tools - Hand and Power
Subpart J - Welding and Cutting
Subpart K - Electrical
Subpart L - Scaffolds
Subpart M - Fall Protection
Subpart N - Cranes, Derricks, Hoists, Elevators, and Conveyors
Subpart O - Motor Vehicles, Mechanized Equipment, and Marine Operations
Subpart P - Excavations
Subpart V - Power Transmission and Distribution
Subpart W - Rollover Protective Structures; Overhead Protection
Subpart X - Stairways and Ladders
Subpart Z - Toxic and Hazardous Substances
Applicable MN OSHA 5205 Rules
Applicable MN OSHA 5207 Rules
Applicable MN OSHA 5206 Rules (Employee Right to Know)

**All training on the programs written by SafeAssure Consultants, Inc. will meet or exceed State and/or Federal OSHA requirements.**

These programs/policies and procedures listed on the addendum **do not** include the cost of hardware such as labels, signs, etc. and will be the responsibility of The City of Cottage Grove to obtain as required to comply with OSHA standards.

Our Service Agreement year will begin on the signing of this Service Agreement. Classroom training will be accomplished at a time convenient to most employees/management and so selected as to disrupt the workday as little as possible.

**All documents and classroom training produced by SafeAssure Consultants for The City of Cottage Grove are for the sole and express use by The City of Cottage Grove and its employees and not to be shared, copied, recorded, filmed or used by any division, department, subsidiary, or parent organization or any entity whatsoever, without prior written approval of SafeAssure Consultants.**

**It is always the practice of SafeAssure Consultants to make modifications and/or additions to your program when necessary to comply with changing OSHA standards/statutes. These changes or additions, when made during a Service Agreement year, will be made at no additional cost to The City of Cottage Grove.**

**All written programs/services that are produced by SafeAssure Consultants, Inc. are guaranteed to meet the requirements set forth by MNOSHA/OSHA. SafeAssure Consultants, Inc. will reimburse The City of Cottage Grove should MNOSHA/OSHA assess a fine for a deficient or inadequate written program that was produced by SafeAssure Consultants, Inc. SafeAssure Consultants, Inc. does not take responsibility for financial loss due to MNOSHA/OSHA fines that are unrelated to written programs mentioned above.**

**If SafeAssure fails to perform any of the provisions of this Service Agreement or so fails to administer the work as to endanger the performance of the Service Agreement, such failure may constitute default. Unless the default is excused by the city, the city may, upon written notice to the SafeAssure, cancel this agreement in partial or entirety.**

**As a "full-service client" all time spent consulting, answering questions, correspondence, and OSHA inspection assistance both on and off site are part of the Service Agreement services and are included (see also schedule within).**

**ADDENDUM**
**SAFETY PROGRAM RECOMMENDATIONS**
**The City of Cottage Grove**

## Written Programs & Training

### A.W.A.I.R. (A Workplace Accident and Injury Reduction Act)
- review/modify or write site specific program
- documented training of all personnel
- accident investigation
- simulated OSHA inspection

### Bloodborne Pathogens
- review/modify or write site specific program
- documented training of all personnel

### Chainsaw/Tree Trimming
- review/modify or write site specific program
- documented training of all personnel

### Confined Space
- review/modify or write site specific program
- documented training of all personal

### Contractors Safety Program
- review/modify or write site specific program
- documented training of all personnel

### Cranes-Chains-Slings
- review/modify or write site specific program
- documented training of all personnel (inspections)

### Emergency Action Plan
- review/modify or write site specific program
- documented training of all personnel

### Employee Right to Know/Hazard Communication
- review/modify or write site specific program
- documented training of all personnel (general and specific training)
- various labeling requirements
- assist with installing and initiating the SDSOnline Database

### Ergonomics/Proper Lifting
- review/modify or write site specific program
- documented training of all personnel
    - job hazards-recognition
    - control steps
    - reporting
    - management leadership requirements
    - employee participation requirements

### Fleet Safety/Defensive Driving
- review/modify or write site specific program
- documented training of all personnel

### General Safety Requirements (other as required)
- review/modify or write site specific program
- documented training of all personnel

**Hearing Conservation (Occupational Noise Exposure)**
- review/modify or write site specific program
- documented training of all personnel
- decibel testing and documentation

**Lock Out/Tag Out (Control of Hazardous Energy)**
- review/modify or write site specific program
- documented training of all personnel

**Mobile Earthmoving Equipment**
- review/modify or write site specific program
- documented training of all personal

**Personal Protective Equipment**
- review/modify or write site specific program
- documented training of all personnel

**Recordkeeping**
- review/modify or write site specific program
- documented training of all personnel

**Respiratory Protection**
- review/modify or write site specific program
- documented training of all personnel
- Medical Questionnaire/Fit Tests

**Trenching/Excavation**
- review/modify or write site specific program
- documented training of all personnel

## The "SafeAssure Advantage"

- On-Line training available for AWAIR, EAP, ERTK, ERGO/Lifting, Bloodborne, Fire Extinguishers, Forklift
- Safety Committee Advisor
- Employee Safety Progress Analysis
- SafeAssure "Client Discount Card" from Fastenal Stores or Catalogs (15% off any item)
- Job Hazard Analysis (JHA for more hazardous tasks/jobs)
- Training manual maintenance
- Safety manual maintenance
- Documented decibel testing
- Documented air quality readings-(CO-as required)
- Documented foot-candle readings (if needed)
- OSHA recordkeeping
- General Duty Clause
- Assistance during an actual OSHA inspection
- General safety recommendations
- "ALERT" data base
- Unlimited consulting services

# City Council Action Request

# 7.G.

| | |
|---|---|
| **Meeting Date** | 5/20/2026 |
| **Department** | Engineering |
| **Agenda Category** | Action Item |
| **Title** | Cooperative Agreements - County State Aid Highway 19 (Keats Avenue South) and 80th Street South |
| **Staff Recommendation** | 1) Approve the Cooperative Agreement between the City of Cottage Grove and Washington County for the construction cost of the Intersection of County State Aid Highway 19 (Keats Avenue South) and 80th Street South. 2) Approve the Cooperative Agreement between the City of Cottage Grove and Washington County for Maintenance of the Intersection of County State Aid Highway 19 (Keats Avenue South) and 80th Street South. |
| **Budget Implication** | $2,149,128.34 - State Aid funding and Utility Funds |

**Attachments**

| | |
|---|---|
| 1. | 01 - Keats Ave 80th Street City County Agreement Memo |
| 2. | 02 - CSAH 19 at 80th City Cost Share Agmt_combined |
| 3. | 03 - City Maintenance Agree_combined_20260501 |

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

**From:** Paul Sponholz, PE, City Engineer

**Date:** May 13, 2026

**Re:** Cooperative Agreements Between the City of Cottage Grove and Washington County for Construction Cost and for Maintenance of the Intersection of County State Aid Highway 19 (Keats Avenue South) and 80th Street South

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## Background

Washington County, in partnership with the City of Cottage Grove, is advancing an intersection improvement project at County State Aid Highway (CSAH) 19 (Keats Avenue South) and 80th Street South in Cottage Grove. The project includes roundabout construction, stormwater management, lighting upgrades, replacement of signs and pavement markings, and widening of the Central Greenway Regional Trail from 80th Street South to 85th Street South.

Traffic growth and ongoing residential and commercial development in southern Washington County have significantly increased demand at this intersection. The existing all-way stop configuration no longer adequately serves current or projected traffic volumes and creates operational inefficiencies and safety concerns. Converting to a modern roundabout addresses capacity, safety, and long-term operational costs.

Washington County advertised for bids and opened bids on April 17. One bid was received from Meyer Contracting, Inc. for $4,108,932.23 which was under the engineer's estimate of $4,566,371.50. On May 12, the County Board awarded the construction contract to Meyer Contracting. As part of the project, construction cost share and maintenance agreements with Washington County will need to be executed, which the County Board approved on May 12.

## Discussion

***Cooperative Agreement for Construction Cost Share***

This cooperative agreement for construction outlines the cost participation for the engineering, construction, and contract administration costs. City construction costs for the project are determined through Washington County's construction cost participation policy. The City's construction cost share, including engineering, administrative, and other costs, is estimated at $2,149,128.34 with a total project cost estimated at $5,103,143.57. Washington County is funding the remainder.

These breakdowns and the cost share policy are consistent with previous City/County cooperative projects. These numbers are based on the actual bid prices for the construction work.

***Cooperative Agreement for Maintenance***

The cooperative agreement for maintenance outlines the each agency's responsibilities for future maintenance of the improvements to be constructed as part of this project. Per the agreement, the City will own and maintain improvements in the 80th Street right of way including pavement, curb and gutter, storm sewer and trails. The city will own and maintain all municipal utilities and lighting. The City will perform snow and ice clearing of trails and maintain landscaping and boulevard areas for the entire area. The County will own and maintain the pavement, curb and gutter, storm sewer and trails in the County right of way. The County will own the stormwater basin and provide minor maintenance for it, but the City will participate in the cost of major maintenance. The county will own the county lighting system, but the city will pay for electrical service and maintain the paint on the system. These conditions are consistent with past maintenance agreements with Washington County.

## Recommendation

Staff recommend that the City Council:

1. Approve the Cooperative Agreement between the City of Cottage Grove and Washington County for Construction Cost of the Intersection of County State Aid Highway 19 (Keats Avenue South) and 80th Street South

2. Approve the Cooperative Agreement between the City of Cottage Grove and Washington County for Maintenance of the Intersection of County State Aid Highway 19 (Keats Avenue South) and 80th Street South

**COOPERATIVE AGREEMENT BETWEEN THE CITY OF COTTAGE GROVE AND WASHINGTON COUNTY FOR CONSTRUCTION COST OF COUNTY STATE AID HIGHWAY (CSAH) 19**

| WASHINGTON COUNTY | |
|---|---|
| CONTRACT NO. | 18148 |
| DEPT. | PUBLIC WORKS |
| DIVISION | TRANSPORTATION |
| TERM | SIGNATURE – END OF PROJECT |

**THIS AGREEMENT (Agreement)**, by and between the City of Cottage Grove, a municipal corporation, herein after referred to as the "City", and Washington County, a political subdivision of the State of Minnesota, hereinafter referred to as the "County."

**WITNESSETH**:

WHEREAS, the County intends to design, construct, and maintain intersection improvements County State Aid Highway 19 (CSAH 19) at 80th St in the City of Cottage Grove, hereinafter referred to as the "Project"; and

WHEREAS, items included in the Project require City cost participation in accordance with "Washington County Cost Participation Policy #8001 for Cooperative Highway Improvement Projects"; and

WHEREAS, the City desires to use local and State Aid funds for these improvements; and

WHEREAS, the County desires to use State Aid funds for these improvements; and

WHEREAS, a cooperative effort between the City and County is the appropriate method to facilitate the construction of these transportation improvements; and

WHEREAS, this Agreement is made pursuant to statutory authority contained in Minnesota Statute §162.17 sub.1 and Minnesota Statute §471.59.

**NOW THEREFORE, IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:**

**A. PURPOSE**

The purpose of this Agreement is set forth in the above whereas clauses which are all incorporated by reference as if fully set forth herein and shall consist of this Agreement, Exhibit A (Location Map), Exhibit B (Cost Splits Figure), and Exhibit C (Cost Splits Table).

**B. PLANS AND SPECIFICATION PREPARATION**

1. The County shall be responsible for the preparation of all the plans and specifications for the Project, including but not limited to, compliance with all applicable standards and policies and obtaining all approvals required in formulating the bid specifications for all County and City components of this Project.
2. The following County project number has been assigned to the Project: SAP 082-619-033 (CSAH 19).
3. The following City project number has been assigned to the Project: SAP 180-102-021 (80th St S).

**C. RIGHT OF WAY AND EASEMENTS**

1. The County shall acquire all permanent rights of way, permanent easements, and temporary slope easements, which will be acquired in the name of the County.

2. Any rights of way, permanent easements, and temporary slope easements that cannot be obtained through negotiation will be acquired by the County through eminent domain proceedings.

**D. ADVERTISEMENT AND AWARD OF CONTRACT**

After plans and specifications have been approved by the County, all permits and approvals obtained, and acquisition of necessary rights-of-way and easements, the County shall advertise for construction bids and at the sole discretion of the County award the contract to the lowest responsible bidder subject only to the final consent of the City for costs relating to any elements for which the City is requested to pay only for the purposes of ensuring costs are within reasonable market parameters. City consent shall be received within seven (7) days after bid opening and may not be unreasonably conditioned, withheld, or delayed.

**E. CONSTRUCTION ADMINISTRATION, INSPECTION, STAKING, AND TESTING**

The County shall be responsible for the construction administration, inspection, staking, observation and testing for all roadway related construction items. For City utility items, the County shall be responsible for construction administration and staking and the City shall be responsible for inspection and testing. For landscaping items, the County shall be responsible for construction administration and staking and the City shall be responsible for inspection.

**F. COST PARTICIPATION ITEMS AND ESTIMATED COSTS**

The City hereby agrees to be bound by the costs as outlined in this Agreement. Estimates of the City's cost participation is set forth in Table 1 and is broken down into six categories which are: 1) Construction; 2) Design Engineering; 3) Construction Engineering/Contract Administration; 4) Right of Way; 5) County-Furnished Material; and 6) Miscellaneous.

1. Construction

   Construction costs shall be the cost to construct the Project. The County has prepared a cost split map hereto attached as Exhibit B and a cost split table hereto attached as Exhibit C, which reflects the low bid contractor's prices. The City shall pay to the County its share of the total cost as shown in Exhibit C and set forth in Table 1.

   a. City Utilities

      City utility costs incurred for the Project include the City of Cottage Grove watermain extension across CSAH 19, which shall be the responsibility of the City. Final construction costs will be based on the contractor's unit prices and the quantities constructed.

   b. Landscaping and Aesthetic Amenities

      Landscaping and aesthetic amenities incurred for the Project include landscaping and irrigation in the roundabout center and street lighting installation along 80$^{th}$ St S, which shall be the responsibility of the City. Actual construction costs will be based on the contractor's unit prices and the quantities constructed.

2. Design Engineering

   Design engineering costs shall be the professional design engineering services, project coordination, preparation of plans and specifications, stakeholder engagement, geotechnical investigation, and other administrative functions necessary for the Project. Based on the City's share of the construction cost, the City's estimated prorated cost of design engineering for the entire Project is set forth in Table 1. After Project completion, Exhibit C and Table 1 will be updated to reflect the final actual design engineering cost.

3. Construction Engineering/Contract Administration

   Construction engineering/contract administration costs shall be construction observation, construction testing, construction administration, staking, conducting and recording the pre-bid, pre-construction

and weekly construction meetings, reviewing monthly pay estimates, labor compliance, and other administrative functions necessary for the Project. Construction engineering/contract administration is 8% of the construction cost. The City shall pay 8% of the City's share of the construction cost for construction engineering/contract administration as set forth in Table 1. After the County has awarded the construction contract, Exhibit C and Table 1 will be updated to reflect the final construction engineering/contract administration cost.

4. Right of Way
   Right of way costs incurred for the Project include title work fees and temporary easements. The City shall pay 55% of the final right of way cost. The final amount is set forth in Table 1.

5. County-Furnished Materials
   For this project, County-furnished material costs are anticipated to only include street name signs which are separately procured outside of the construction contract and installed within the Project limits. Since the only anticipated County-furnished materials for the Project include permanent signage, the County shall solely be responsible for the cost. The estimated amount is set forth in Table 1.

6. Miscellaneous
   a. City of Cottage Grove Rate Control Mitigation Payment
      The Project is exceeding Cottage Grove's stormwater treatment requirement for the unit peak outflow rate in the Project area. The Project team agreed that the County will pay the City for the additional stormwater treatment facility earthwork cost (in Project year dollars) to contribute to a future developer's efforts.

   b. South Washington Watershed District (SWWD) Total Phosphorus Loading Mitigation Payment
      The Project is exceeding SWWD's allowable total phosphorus loading rate. The Project team agreed that the County will purchase Total Phosphorus credits at a cost of $5,000/pound.

   c. Pavement Core Sampling
      The County utilized the City's contractor to collect pavement cores for additional geotechnical investigation in the CSAH 19 paved shoulders. The County shall be responsible for these costs.

| TABLE 1 – CITY COST SPLITS<br>City of Cottage Grove Cost Summary | | | |
|---|---|---|---|
| **ITEM** | **TOTAL COST** | **CITY SHARE** | **CITY COST** |
| Construction | $4,108,932.24 | See Exhibit C | $1,780,881.27 |
| Design Engineering | $593,396.80 | Prorated % of Construction Cost Share | $272,962.53 |
| Construction Engineering/Contract Administration | $299,274.07 | 8% of Construction Cost Share | $142,470.50 |
| Right of Way | $15,390.00 | 55% | $8,464.50 |
| County-Furnished Materials | $1,600.00 | 0% | $0.00 |
| Miscellaneous | | | |
| • City of Cottage Grove Rate Control Mitigation Payment | $55,350.46 | 0% | -$55,350.46 |
| • South Washington Watershed District Total Phosphorus Loading Payment | $28,900.00 | 0% | $0.00 |
| • Pavement Core Sampling | $300.00 | 0% | -$300.00 |
| **TOTAL ESTIMATED COST** | **$5,103,143.57** | | **$2,149,128.34** |

The costs and shares attributable to the City and payable to the County as shown in Table 1 are merely based on the estimated quantities and a final reconciliation of costs as set forth in Section G below shall be done at the end of the Project. Actual City costs and shares are based on the following:

a. Construction shall be based on the contractor's unit prices and final quantities at Project completion including all contract changes.
b. Design engineering shall be based on the consultant cost at Project completion including all contract changes.
c. Construction engineering/contract administration shall be based on the contractor's unit prices and final quantities at Project completion including all contract changes and liquidated damages.
d. Right of way shall be based on the final costs to acquire right of way.
e. County-furnished material shall be based on the final costs to acquire County-furnished material.

**G. PAYMENT**

1. Construction and Construction Engineering/Contract Administration
   a. After the County has awarded the construction contract, the County shall update Exhibit C to conform the Exhibit to the amounts in the awarded bid and shall invoice the City 10 percent of the City's estimated construction and construction engineering/contract administration cost based on the updated Exhibit C.

   b. During construction, the County shall submit to the City partial estimates of work performed by the contractor. The City shall pay to the County its share of the partial estimate as determined in Section F.

   c. Upon substantial completion of the work the County shall submit to the City a final invoice and final reconciliation of costs. The reconciliation will add or subtract contract amendments to the City's Project components, adjustments for liquidated damages pursuant to Section I., and previous Project cost payments made by the City to the County.

2. The costs set forth in Table 1 for design engineering and right of way shall be separate line items on the invoice and paid by the City on a reimbursable basis.
3. In the event that the City paid more in advance than the actual cost of the City's portion of the Project, the County shall refund without interest the amount to the City with the final invoice and reconciliation, or within thirty (30) of a request by the City for reimbursement which is accompanied by supporting documentation.
4. The City shall pay 100 percent of an invoice amount within thirty (30) days of receipt.

**H. CONTRACT CHANGES**

Any modifications or additions to the final approved plans and/or specifications of the Project shall be made part of the construction contract through a written amendment to the construction contract and the cost for such changes shall be appropriated as set forth in Section F of this Agreement.

**I. LIQUIDATED DAMAGES**

Any liquidated damages assessed to the contractor in connection with the work performed on the Project shall be used to adjust the project completion costs thus adjusting the City's construction engineering/contract administration costs as previously stated.

**J. CONDITIONS**

The City shall not assess or otherwise recover any portion of its cost for this Project through special assessment of County-owned property.

**K. CIVIL RIGHTS AND NON-DISCRIMINATION**

The provisions of Minnesota Statute § 181.59 and of any applicable ordinance relating to civil rights and discrimination shall be considered part of this Agreement as if fully set further herein, and shall be part of any Agreement entered into by the parties with any contractor subcontractor, or material suppliers.

**L. WORKERS COMPENSATION**

It is hereby understood and agreed that any and all employees of the City and all other persons employed by the City in the performance of construction and/or construction engineering work or services required or provided for under this Agreement shall not be considered employees of the County and that any and all claims that may or might arise under the Worker's Compensation Act of the State of Minnesota on behalf of said employees while so engaged and any and all claims made by any third parties as a consequence of any act or omission on the part of said City employees while so engaged on any of the construction and/or construction engineering work or services to be rendered herein shall in no way be the obligation or responsibility of the County.

It is hereby understood and agreed that any and all employees of the County and all other persons employed by the County in the performance of construction and/or construction engineering work or services required or provided for under this Agreement shall not be considered employees of the City and that any and all claims that may or might arise under the Worker's Compensation Act of the State of Minnesota on behalf of said employees while so engaged and any and all claims made by any third parties as a consequence of any act or omission on the part of said County employees while so engaged on any of the construction and/or construction engineering work or services to be rendered herein shall in no way be the obligation or responsibility of the City.

**M. INDEMNIFICATION**

1. The City agrees that it will defend, indemnify and hold harmless the County against any and all liability, loss, damages, costs and expenses which the County may hereafter sustain, incur or be required to pay by reason of any negligent act by the City, its agents, officers or employees during the performance of

this Agreement.

2. The County agrees that it will defend, indemnify and hold harmless the City against any and all liability, loss, damages, costs and expenses which the City may hereafter sustain, incur or be required to pay by reason of any negligent act by the County, its agents, officers or employees during the performance of this Agreement.
3. To the fullest extent permitted by law, actions by the parties to this Agreement are intended to be and shall be construed as a "cooperative activity" and it is the intent of the parties that they shall be deemed a "single governmental unit" for the purposes of liability, as set forth in Minnesota Statutes, Section 471.59, subd. 1a.(b). The parties to this Agreement are not liable for the acts or omissions of another party to this Agreement except to the extent they have agreed in writing to be responsible for the acts or omissions of the other parties as provided for in Section 471.59, subd. 1a.
4. Each party's liability shall be governed by the provisions of Minnesota Statutes, Chapter 466 and other applicable law. The parties agree that liability under this Agreement is controlled by Minnesota Statute 471.59, subdivision 1a. and that the total liability for the parties shall not exceed the limits on governmental liability for a single unit of government as specified in 466.04, subdivision 1(a).

**N. DATA PRACTICES**

All data collected, created, received, maintained, disseminated, or used for any purposes in the course of this Agreement is governed by the Minnesota Government Data Practices Act, Minnesota Statutes 1984, Section 13.01, et seq. or any other applicable state statutes and state rules adopted to implement the Act, as well as state statutes and federal regulations on data privacy.

**O. TERM**

This Agreement shall commence on the date both parties have fully executed the Agreement and shall remain in full force and effect until terminated by mutual written agreement of the parties or pursuant to Section P herein.

**P. TERMINATION**

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.

**Q. DELAY IN PERFORMANCE**

Neither City nor County 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 County 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.

**R. ASSIGNMENT**
This Agreement is not assignable without the mutual written agreement of the parties.

**S. AMENDMENTS**
Any modification or amendment to this Agreement shall require a written agreement signed by both parties.

**T. 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.

**U. 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.

**V. COUNTERPARTS**
This Agreement may be executed in counterparts.

**W. SEVERABILITY**
If any provision or provisions of this Agreement are held to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not be affected.

IN TESTIMONY WHEREOF the parties have duly executed this Agreement by their duly authorized officers.

**WASHINGTON COUNTY**

_____

Chair Date
Board of Commissioners

_____

Kevin Corbid Date
County Administrator

Approved as to form:

_____

Assistant County Attorney Date

**CITY OF COTTAGE GROVE**

_____

Myron Bailey
Mayor

_____

Tamara Anderson
City Clerk

_____

Date

# CSAH 19 (KEATS AVE S) & 80TH ST S INTERSECTION IMPROVEMENTS PROJECT

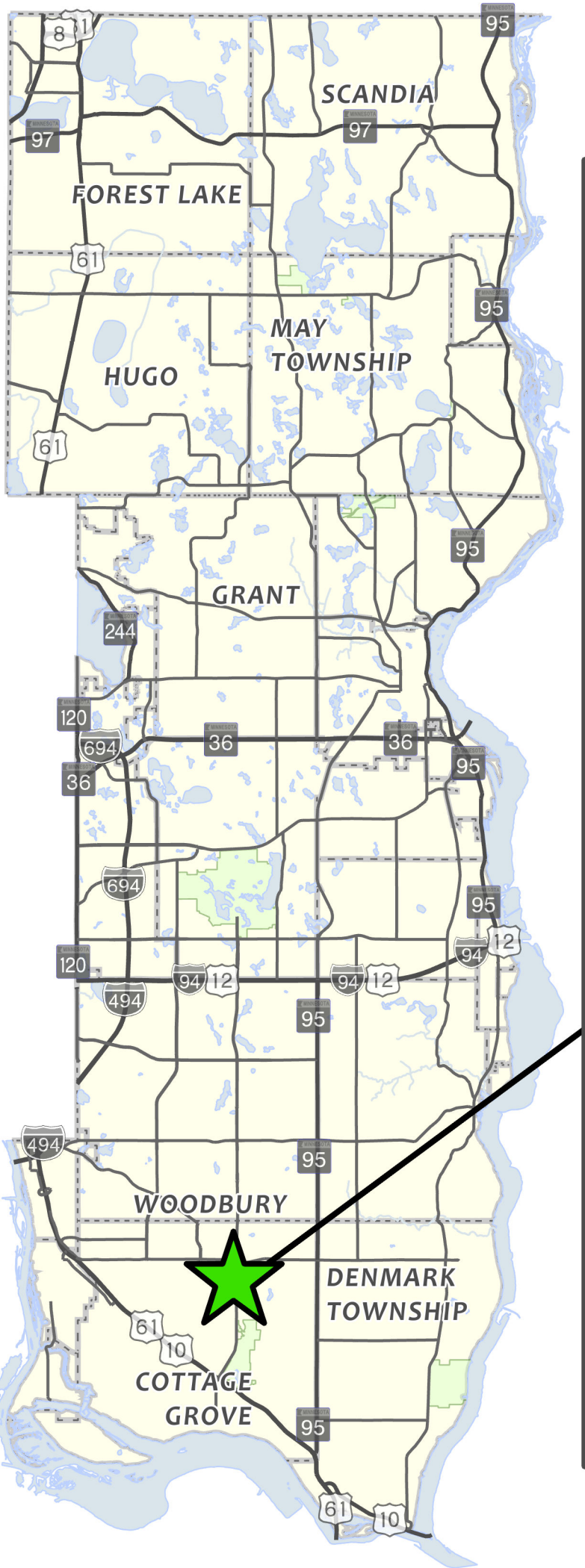


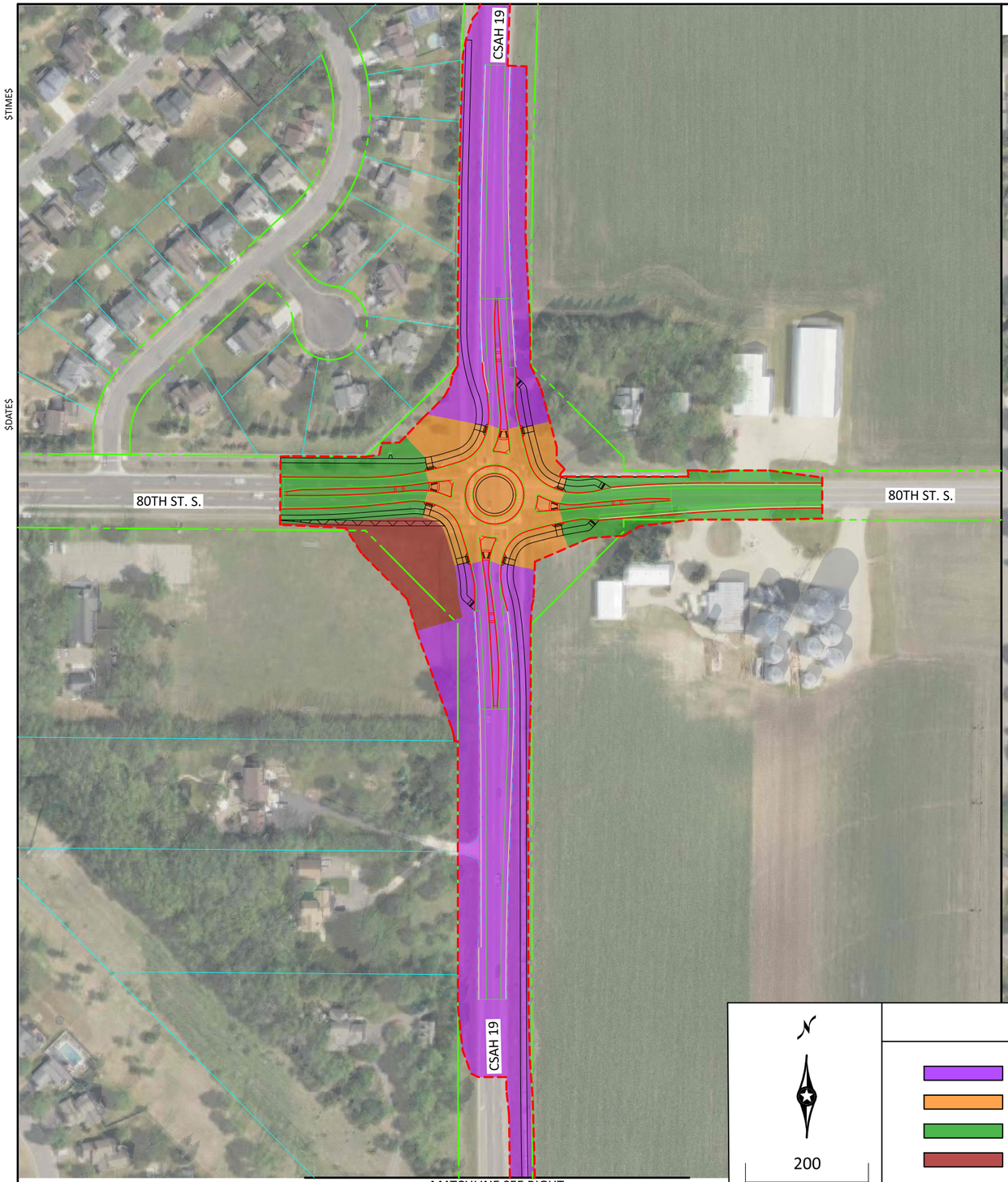


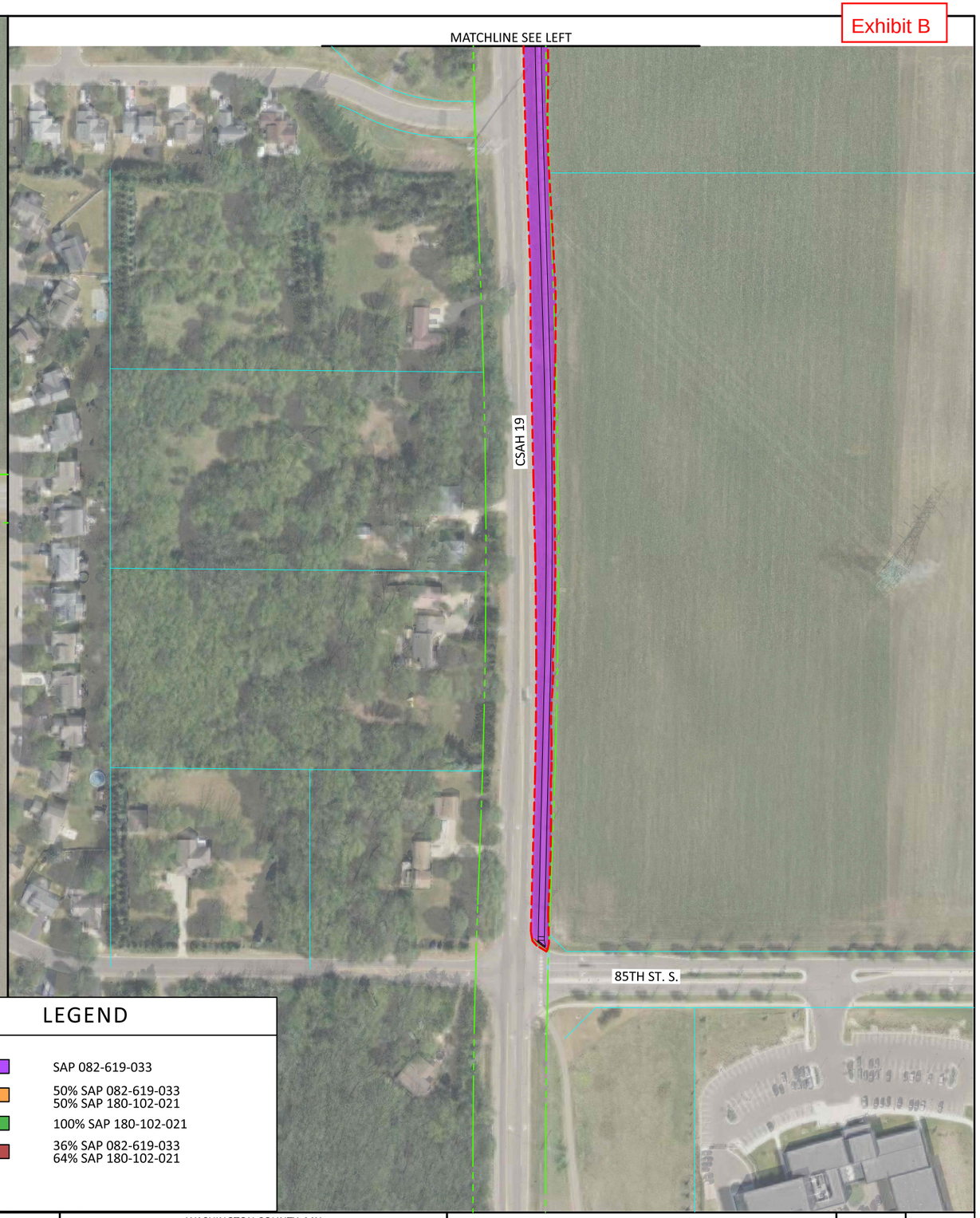


Exhibit A

Washington County

Exhibit B




200

SCALE IN FEET

## LEGEND

- SAP 082-619-033
- 50% SAP 082-619-033<br>50% SAP 180-102-021
- 100% SAP 180-102-021
- 36% SAP 082-619-033<br>64% SAP 180-102-021

FILE: $FILE$
MODEL: $MODEL$

SEH

WASHINGTON COUNTY, MN

C.S.A.H. 19 / 80TH ST. S. RAB

S.A.P. 082-619-033 (C.S.A.H. 19)
S.A.P. 180-102-021 (80TH ST. S.)

COST SPLITS FIGURE

FILE NO.
WASHC-178173

1
OF 1

–

Exhibit C

# CSAH19 (KEATS AVE) / 80TH ST ROUNDABOUT: LOW BID

| ITEM NO. | ITEM DESCRIPTION | UNITS | UNIT COST | TOTAL ESTIMATED QUANTITY | TOTAL ESTIMATED COST | COUNTY SAP 082-619-033 | | | | CITY SAP 180-102-021 | | | | 100% CITY OF COTTAGE GROVE | | 100% 3M | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | ROADWAY | | STORM SEWER | | ROADWAY | | STORM SEWER | | | | | |
| | | | | | | EST. QUANT. | EST. COST | EST. QUANT. | EST. COST | EST. QUANT. | EST. COST | EST. QUANT. | EST. COST | EST. QUANT. | EST. COST | EST. QUANT. | EST. COST |
| | | | | | | | | | | | | | | | | | $ - |
| 2021.501 | MOBILIZATION | LUMP SUM | $ 410,893.22 | 1 | $ 410,893.22 | 0.52 | $ 213,664.47 | 0.02 | $ 8,217.86 | 0.35 | $ 143,812.63 | 0.03 | $ 12,326.80 | 0.08 | $ 32,871.46 | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2101.502 | GRUBBING | EACH | $ 200.00 | 9 | $ 1,800.00 | 6 | $ 1,200.00 | | $ - | 3 | $ 600.00 | | $ - | | $ - | | $ - |
| 2101.505 | GRUBBING | ACRE | $ 13,000.00 | 0.10 | $ 1,300.00 | 0.10 | $ 1,300.00 | | $ - | | $ - | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2102.503 | PAVEMENT MARKING REMOVAL | LIN FT | $ 0.80 | 2230 | $ 1,784.00 | 1660 | $ 1,328.00 | | $ - | 570 | $ 456.00 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2104.502 | REMOVE SIGN | EACH | $ 25.00 | 28 | $ 700.00 | 16 | $ 400.00 | | $ - | 12 | $ 300.00 | | $ - | | $ - | | $ - |
| 2104.502 | REMOVE HANDHOLE | EACH | $ 325.00 | 2 | $ 650.00 | | $ - | | $ - | 2 | $ 650.00 | | $ - | | $ - | | $ - |
| 2104.502 | REMOVE LIGHT FOUNDATION | EACH | $ 654.49 | 2 | $ 1,308.98 | | $ - | | $ - | 2 | $ 1,308.98 | | $ - | | $ - | | $ - |
| 2104.502 | SALVAGE CASTING | EACH | $ 392.47 | 2 | $ 784.94 | 1 | $ 392.47 | | $ - | 1 | $ 392.47 | | $ - | | $ - | | $ - |
| 2104.502 | SALVAGE HYDRANT AND VALVE | EACH | $ 1,135.47 | 1 | $ 1,135.47 | | $ - | | $ - | | $ - | | $ - | 1 | $ 1,135.47 | | $ - |
| 2104.502 | SALVAGE LIGHTING UNIT | EACH | $ 750.00 | 2 | $ 1,500.00 | | $ - | | $ - | 2 | $ 1,500.00 | | $ - | | $ - | | $ - |
| 2104.502 | SALVAGE SIGN | EACH | $ 25.00 | 4 | $ 100.00 | 2 | $ 50.00 | | $ - | 2 | $ 50.00 | | $ - | | $ - | | $ - |
| 2104.502 | SALVAGE SIGN PANEL | EACH | $ 25.00 | 1 | $ 25.00 | | $ - | | $ - | 1 | $ 25.00 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2104.503 | SAWING BITUMINOUS PAVEMENT (FULL DEPTH) | LIN FT | $ 1.85 | 2478 | $ 4,584.30 | 1245 | $ 2,303.25 | | $ - | 1233 | $ 2,281.05 | | $ - | | $ - | | $ - |
| 2104.503 | REMOVE PIPE CULVERTS | LIN FT | $ 17.31 | 433 | $ 7,495.23 | 241 | $ 4,171.71 | | $ - | 192 | $ 3,323.52 | | $ - | | $ - | | $ - |
| 2104.503 | REMOVE WATER MAIN | LIN FT | $ 36.29 | 12 | $ 435.48 | | $ - | | $ - | | $ - | | $ - | 12 | $ 435.48 | | $ - |
| 2104.503 | REMOVE SEWER PIPE (STORM) | LIN FT | $ 23.09 | 29 | $ 669.61 | 14 | $ 323.26 | | $ - | 15 | $ 346.35 | | $ - | | $ - | | $ - |
| 2104.503 | REMOVE CURB AND GUTTER | LIN FT | $ 2.19 | 1477 | $ 3,234.63 | 210 | $ 459.90 | | $ - | 1267 | $ 2,774.73 | | $ - | | $ - | | $ - |
| 2104.503 | REMOVE FIBER OPTIC CABLE | LIN FT | $ 0.75 | 2546 | $ 1,909.50 | 2546 | $ 1,909.50 | | $ - | | $ - | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2104.504 | REMOVE BITUMINOUS DRIVEWAY PAVEMENT | SQ YD | $ 7.03 | 91 | $ 639.73 | 24 | $ 168.72 | | $ - | 67 | $ 471.01 | | $ - | | $ - | | $ - |
| 2104.504 | REMOVE BITUMINOUS PAVEMENT | SQ YD | $ 5.05 | 17052 | $ 86,112.60 | 9955 | $ 50,272.75 | | $ - | 7097 | $ 35,839.85 | | $ - | | $ - | | $ - |
| 2104.518 | REMOVE BITUMINOUS WALK | SQ FT | $ 0.45 | 36338 | $ 16,352.10 | 27405 | $ 12,332.25 | | $ - | 8933 | $ 4,019.85 | | $ - | | $ - | | $ - |
| 2104.518 | REMOVE CONCRETE WALK | SQ FT | $ 0.90 | 678 | $ 610.20 | 377 | $ 339.30 | | $ - | 301 | $ 270.90 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2104.602 | REMOVE SIGN SPECIAL | EACH | $ 3,500.00 | 1 | $ 3,500.00 | 1 | $ 3,500.00 | | $ - | | $ - | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2106.507 | EXCAVATION - COMMON | CU YD | $ 11.54 | 9790 | $ 112,976.60 | 6728 | $ 77,641.12 | | $ - | 3062 | $ 35,335.48 | | $ - | | $ - | | $ - |
| 2106.507 | EXCAVATION - ROCK | CU YD | $ 80.98 | 54 | $ 4,372.92 | | $ - | | $ - | 54 | $ 4,372.92 | | $ - | | $ - | | $ - |
| 2106.507 | EXCAVATION - MUCK | CU YD | $ 20.01 | 5357 | $ 107,193.57 | 3612 | $ 72,276.12 | | $ - | 1745 | $ 34,917.45 | | $ - | | $ - | | $ - |
| 2106.507 | EXCAVATION - SUBGRADE | CU YD | $ 8.67 | 7298 | $ 63,273.66 | 5109 | $ 44,295.03 | | $ - | 2189 | $ 18,978.63 | | $ - | | $ - | | $ - |
| 2106.507 | SELECT GRANULAR EMBANKMENT (CV) | CU YD | $ 21.67 | 9743 | $ 211,130.81 | 6092 | $ 132,013.64 | | $ - | 3651 | $ 79,117.17 | | $ - | | $ - | | $ - |
| 2106.507 | COMMON EMBANKMENT (CV) | CU YD | $ 10.45 | 6356 | $ 66,420.20 | 3366 | $ 35,174.70 | | $ - | 2990 | $ 31,245.50 | | $ - | | $ - | | $ - |
| 2106.607 | SELECT GRANULAR EMBANKMENT SPECIAL (CV) | CU YD | $ 18.60 | 5357 | $ 99,640.20 | 3612 | $ 67,183.20 | | $ - | 1745 | $ 32,457.00 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2108.504 | GEOTEXTILE FABRIC TYPE 3 | SQ YD | $ 2.52 | 142 | $ 357.84 | 52 | $ 131.04 | | $ - | 90 | $ 226.80 | | $ - | | $ - | | $ - |
| 2108.604 | GEOTEXTILE FABRIC TYPE 5 | SQ YD | $ 3.65 | 5456 | $ 19,914.40 | 3678 | $ 13,424.70 | | $ - | 1778 | $ 6,489.70 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2111.519 | TEST ROLLING | ROAD STA | $ 85.39 | 24 | $ 2,049.36 | 15 | $ 1,280.85 | | $ - | 9 | $ 768.51 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2118.607 | AGGREGATE SURFACING (LV), CLASS 1 MODIFIED | CU YD | $ 104.84 | 122 | $ 12,790.48 | 122 | $ 12,790.48 | | $ - | | $ - | | $ - | | $ - | | $ - |
| 2118.609 | AGGREGATE SURFACING CLASS 2 SPECIAL (LIMEROCK) | TON | $ 34.32 | 130 | $ 4,461.60 | 22 | $ 755.04 | | $ - | 108 | $ 3,706.56 | | $ - | | $ - | | $ - |
| 2118.609 | AGGREGATE SURFACING SPECIAL | TON | $ 39.29 | 50 | $ 1,964.50 | 50 | $ 1,964.50 | | $ - | | $ - | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2123.610 | STREET SWEEPER (WITH PICKUP BROOM) | HOUR | $ 185.00 | 50 | $ 9,250.00 | 25 | $ 4,625.00 | | $ - | 25 | $ 4,625.00 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2211.507 | AGGREGATE BASE (CV) CLASS 5 | CU YD | $ 35.34 | 4864 | $ 171,893.76 | 3051 | $ 107,822.34 | | $ - | 1813 | $ 64,071.42 | | $ - | | $ - | | $ - |
| 2211.604 | AGGREGATE BASE SPECIAL | SQ YD | $ 10.93 | 2259 | $ 24,690.87 | 2259 | $ 24,690.87 | | $ - | | $ - | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2231.509 | BITUMINOUS PATCHING MIXTURE | TON | $ 185.00 | 50 | $ 9,250.00 | 25 | $ 4,625.00 | | $ - | 25 | $ 4,625.00 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2301.502 | DOWEL BAR | EACH | $ 15.35 | 3492 | $ 53,602.20 | 1882 | $ 28,888.70 | | $ - | 1610 | $ 24,713.50 | | $ - | | $ - | | $ - |
| 2301.504 | CONCRETE PAVEMENT 8.0" | SQ YD | $ 86.85 | 5292 | $ 459,610.20 | 2845 | $ 247,088.25 | | $ - | 2447 | $ 212,521.95 | | $ - | | $ - | | $ - |
| 2301.508 | SUPPLEMENTAL PAVEMENT REINFORCEMENT | POUND | $ 3.25 | 5696 | $ 18,512.00 | 2295 | $ 7,458.75 | | $ - | 3401 | $ 11,053.25 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2331.603 | JOINT ADHESIVE | LIN FT | $ 1.71 | 2226 | $ 3,806.46 | 1416 | $ 2,421.36 | | $ - | 810 | $ 1,385.10 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2360.504 | TYPE SP 12.5 WEARING COURSE MIXTURE (3;B) 3.0" THICK | SQ YD | $ 40.00 | 47 | $ 1,880.00 | | $ - | | $ - | 47 | $ 1,880.00 | | $ - | | $ - | | $ - |
| 2360.509 | TYPE SP 12.5 NON WEARING COURSE MIXTURE (3, B) | TON | $ 80.00 | 1919 | $ 153,520.00 | 1106 | $ 88,480.00 | | $ - | 813 | $ 65,040.00 | | $ - | | $ - | | $ - |
| 2360.509 | TYPE SP 12.5 WEARING COURSE MIXTURE (3, C) | TON | $ 92.50 | 1274 | $ 117,845.00 | 916 | $ 84,730.00 | | $ - | 358 | $ 33,115.00 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2451.507 | FINE FILTER AGGREGATE (CV) | CU YD | $ 61.61 | 187 | $ 11,521.07 | 123 | $ 7,578.03 | | $ - | 64 | $ 3,943.04 | | $ - | | $ - | | $ - |
| 2451.507 | COARSE AGGREGATE BEDDING (CV) | CU YD | $ 91.45 | 55 | $ 5,029.75 | | $ - | 55 | $ 5,029.75 | | $ - | | $ - | | $ - | | $ - |
| 2451.607 | IMPERVIOUS BACKFILL (CV) | CU YD | $ 60.35 | 356 | $ 21,484.60 | 129 | $ 7,785.15 | | $ - | 227 | $ 13,699.45 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2501.502 | 15" RC PIPE APRON | EACH | $ 1,542.35 | 2 | $ 3,084.70 | | $ - | | $ - | | $ - | 2 | $ 3,084.70 | | $ - | | $ - |
| 2501.502 | 18" RC PIPE APRON | EACH | $ 2,057.75 | 16 | $ 32,924.00 | 8 | $ 16,462.00 | 1 | $ 2,057.75 | 6 | $ 12,346.50 | 1 | $ 2,057.75 | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |

Exhibit C

## CSAH19 (KEATS AVE) / 80TH ST ROUNDABOUT: LOW BID

| ITEM NO. | ITEM DESCRIPTION | UNITS | UNIT COST | TOTAL ESTIMATED QUANTITY | TOTAL ESTIMATED COST | COUNTY SAP 082-619-033 | | | | CITY SAP 180-102-021 | | | | 100% CITY OF COTTAGE GROVE | | 100% 3M | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | ROADWAY | | STORM SEWER | | ROADWAY | | STORM SEWER | | | | | |
| | | | | | | EST. QUANT. | EST. COST | EST. QUANT. | EST. COST | EST. QUANT. | EST. COST | EST. QUANT. | EST. COST | EST. QUANT. | EST. COST | EST. QUANT. | EST. COST |
| 2501.503 | 18" RC PIPE CULVERT DESIGN 3006 CLASS V | LIN FT | $ 68.99 | 318 | $ 21,938.82 | 195 | $ 13,453.05 | | $ - | 123 | $ 8,485.77 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2502.502 | 4" PRECAST CONCRETE HEADWALL | EACH | $ 658.52 | 4 | $ 2,634.08 | 3 | $ 1,975.56 | | $ - | 1 | $ 658.52 | | $ - | | $ - | | $ - |
| 2502.503 | 4" TP PIPE DRAIN | LIN FT | $ 20.39 | 30 | $ 611.70 | 14 | $ 285.46 | | $ - | 16 | $ 326.24 | | $ - | | $ - | | $ - |
| 2502.503 | 6" PVC PIPE DRAIN | LIN FT | $ 56.45 | 10 | $ 564.50 | 4 | $ 225.80 | | $ - | 6 | $ 338.70 | | $ - | | $ - | | $ - |
| 2502.503 | 4" PERF TP PIPE DRAIN | LIN FT | $ 11.53 | 3915 | $ 45,139.95 | 2829 | $ 32,618.37 | | $ - | 1086 | $ 12,521.58 | | $ - | | $ - | | $ - |
| 2502.503 | 6" PERF PVC PIPE DRAIN | LIN FT | $ 13.24 | 212 | $ 2,806.88 | 77 | $ 1,019.48 | | $ - | 135 | $ 1,787.40 | | $ - | | $ - | | $ - |
| 2502.602 | 6" PVC PIPE DRAIN CLEANOUT | EACH | $ 458.43 | 5 | $ 2,292.15 | 2 | $ 916.86 | | $ - | 3 | $ 1,375.29 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2503.503 | 15" RC PIPE SEWER DESIGN 3006 CLASS V | LIN FT | $ 67.73 | 804 | $ 54,454.92 | | $ - | 433 | $ 29,327.09 | | $ - | 371 | $ 25,127.83 | | $ - | | $ - |
| 2503.503 | 18" RC PIPE SEWER DESIGN 3006 CLASS V | LIN FT | $ 74.83 | 186 | $ 13,918.38 | | $ - | 15 | $ 1,122.45 | | $ - | 171 | $ 12,795.93 | | $ - | | $ - |
| 2503.601 | FORCE MAIN RELOCATION | LUMP SUM | $ 302,546.51 | | $ 302,546.51 | | $ - | | $ - | | $ - | | $ - | | $ - | 1 | $ 302,546.51 |
| 2503.602 | CONSTRUCT BULKHEAD | EACH | $ 644.06 | 1 | $ 644.06 | 1 | $ 644.06 | | $ - | | $ - | | $ - | | $ - | | $ - |
| 2503.603 | PLUG FILL AND ABANDON PIPE SEWER | LIN FT | $ 90.89 | 29 | $ 2,635.81 | | $ - | 15 | $ 1,363.35 | | $ - | 14 | $ 1,272.46 | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2504.601 | IRRIGATION SYSTEM | LUMP SUM | $ 54,168.00 | 1 | $ 54,168.00 | | $ - | | $ - | | $ - | | $ - | 1 | $ 54,168.00 | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2504.602 | CONNECT TO EXISTING WATER MAIN | EACH | $ 2,270.96 | 1 | $ 2,270.96 | | $ - | | $ - | | $ - | | $ - | 1 | $ 2,270.96 | | $ - |
| 2504.602 | INSTALL HYDRANT AND VALVE | EACH | $ 8,522.06 | 1 | $ 8,522.06 | | $ - | | $ - | | $ - | | $ - | 1 | $ 8,522.06 | | $ - |
| 2504.602 | 2" CORPORATION STOP | EACH | $ 1,488.74 | 1 | $ 1,488.74 | | $ - | | $ - | | $ - | | $ - | 1 | $ 1,488.74 | | $ - |
| 2504.602 | 24" GATE VALVE AND BOX | EACH | $ 40,513.75 | 1 | $ 40,513.75 | | $ - | | $ - | | $ - | | $ - | 1 | $ 40,513.75 | | $ - |
| 2504.602 | 6" GATE VALVE | EACH | $ 3,055.73 | 1 | $ 3,055.73 | | $ - | | $ - | | $ - | | $ - | 1 | $ 3,055.73 | | $ - |
| 2504.602 | 2" CURB STOP AND BOX | EACH | $ 1,681.15 | 1 | $ 1,681.15 | | $ - | | $ - | | $ - | | $ - | 1 | $ 1,681.15 | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2504.603 | 2" TYPE K COPPER PIPE | LIN FT | $ 140.32 | 16 | $ 2,245.12 | | $ - | | $ - | | $ - | | $ - | 16 | $ 2,245.12 | | $ - |
| 2504.603 | 24" WATERMAIN DUCTILE IRON CL 52 | LIN FT | $ 148.53 | 290 | $ 43,073.70 | | $ - | | $ - | | $ - | | $ - | 290 | $ 43,073.70 | | $ - |
| 2504.603 | 36" STEEL CASING PIPE | LIN FT | $ 483.55 | 124 | $ 59,960.20 | | $ - | | $ - | | $ - | | $ - | 124 | $ 59,960.20 | | $ - |
| 2504.604 | 4" INSULATION | SQ YD | $ 1,018.57 | 14 | $ 14,259.98 | | $ - | | $ - | | $ - | | $ - | 14 | $ 14,259.98 | | $ - |
| 2504.608 | DUCTILE IRON FITTINGS | POUND | $ 18.73 | 2494 | $ 46,712.62 | | $ - | | $ - | | $ - | | $ - | 2494 | $ 46,712.62 | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2506.502 | CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL | EACH | $ 7,723.75 | 1 | $ 7,723.75 | | $ - | | $ - | | $ - | 1 | $ 7,723.75 | | $ - | | $ - |
| 2506.502 | CASTING ASSEMBLY | EACH | $ 1,643.40 | 11 | $ 18,077.40 | | $ - | 4 | $ 6,573.60 | | $ - | 7 | $ 11,503.80 | | $ - | | $ - |
| 2506.502 | INSTALL CASTING | EACH | $ 911.28 | 2 | $ 1,822.56 | 1 | $ 911.28 | | $ - | 1 | $ 911.28 | | $ - | | $ - | | $ - |
| 2506.502 | ADJUST FRAME AND RING CASTING | EACH | $ 915.55 | 2 | $ 1,831.10 | 2 | $ 1,831.10 | | $ - | | $ - | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2506.503 | CONSTRUCT DRAINAGE STRUCTURE DESIGN H | LIN FT | $ 522.89 | 12.5 | $ 6,536.13 | | $ - | 3.1 | $ 1,620.96 | | $ - | 9.4 | $ 4,915.17 | | $ - | | $ - |
| 2506.503 | CONSTRUCT DRAINAGE STRUCTURE DESIGN SD-72 | LIN FT | $ 1,995.16 | 3.5 | $ 6,983.06 | | $ - | | $ - | | $ - | 3.5 | $ 6,983.06 | | $ - | | $ - |
| 2506.503 | CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020 | LIN FT | $ 866.99 | 24.6 | $ 21,327.96 | | $ - | 11.3 | $ 9,796.99 | | $ - | 13.3 | $ 11,530.97 | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2506.602 | CASTING ASSEMBLY SPECIAL | EACH | $ 1,907.31 | 1 | $ 1,907.31 | | $ - | | $ - | | $ - | | $ - | 1 | $ 1,907.31 | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2511.504 | GEOTEXTILE FILTER TYPE 4 | SQ YD | $ 3.65 | 190 | $ 693.50 | | $ - | | $ - | 26 | $ 94.90 | 26 | $ 94.90 | 138 | $ 503.70 | | $ - |
| 2511.507 | RANDOM RIPRAP CLASS III | CU YD | $ 163.80 | 12 | $ 1,965.60 | | $ - | | $ - | 6 | $ 982.80 | 6 | $ 982.80 | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2521.518 | 3" CONCRETE WALK | SQ FT | $ 7.15 | 254 | $ 1,816.10 | | $ - | | $ - | 254 | $ 1,816.10 | | $ - | | $ - | | $ - |
| 2521.518 | 4" CONCRETE WALK | SQ FT | $ 5.35 | 9449 | $ 50,552.15 | 4930 | $ 26,375.50 | | $ - | 4519 | $ 24,176.65 | | $ - | | $ - | | $ - |
| 2521.518 | 6" CONCRETE WALK | SQ FT | $ 14.55 | 3073 | $ 44,712.15 | 1597 | $ 23,236.35 | | $ - | 1476 | $ 21,475.80 | | $ - | | $ - | | $ - |
| 2521.518 | 3" BITUMINOUS WALK | SQ FT | $ 1.70 | 42382 | $ 72,049.40 | 33778 | $ 57,422.60 | | $ - | 8604 | $ 14,626.80 | | $ - | | $ - | | $ - |
| 2521.602 | DRILL AND GROUT REINF BAR (EPOXY COATED) | EACH | $ 10.00 | 138 | $ 1,380.00 | 74 | $ 740.00 | | $ - | 64 | $ 640.00 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2531.503 | CONCRETE CURB AND GUTTER DESIGN B624 | LIN FT | $ 20.08 | 4388 | $ 88,111.04 | 1765 | $ 35,441.20 | | $ - | 2623 | $ 52,669.84 | | $ - | | $ - | | $ - |
| 2531.503 | CONCRETE CURB AND GUTTER DESIGN R424 | LIN FT | $ 25.50 | 302 | $ 7,701.00 | 151 | $ 3,850.50 | | $ - | 151 | $ 3,850.50 | | $ - | | $ - | | $ - |
| 2531.503 | CONCRETE CURB DESIGN BR4-8 | LIN FT | $ 16.00 | 220 | $ 3,520.00 | 110 | $ 1,760.00 | | $ - | 110 | $ 1,760.00 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2531.618 | TRUNCATED DOMES | SQ FT | $ 50.00 | 410 | $ 20,500.00 | 210 | $ 10,500.00 | | $ - | 200 | $ 10,000.00 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2533.503 | PORTABLE PRECAST CONCRETE BARRIER DESIGN 8337 | LIN FT | $ 14.50 | 1940 | $ 28,130.00 | 970 | $ 14,065.00 | | $ - | 970 | $ 14,065.00 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2540.602 | MAIL BOX SUPPORT | EACH | $ 500.00 | 3 | $ 1,500.00 | 2 | $ 1,000.00 | | $ - | | $ - | | $ - | 1 | $ 500.00 | | $ - |
| 2540.603 | LANDSCAPE EDGER | LIN FT | $ 36.79 | 166 | $ 6,107.14 | | $ - | | $ - | | $ - | | $ - | 166 | $ 6,107.14 | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2545.502 | LIGHTING UNIT TYPE SPECIAL 1 | EACH | $ 6,899.00 | 10 | $ 68,990.00 | 6 | $ 41,394.00 | | $ - | 4 | $ 27,596.00 | | $ - | | $ - | | $ - |
| 2545.502 | LIGHT FOUNDATION DESIGN E MODIFIED | EACH | $ 1,390.00 | 12 | $ 16,680.00 | 6 | $ 8,340.00 | | $ - | 6 | $ 8,340.00 | | $ - | | $ - | | $ - |
| 2545.502 | SERVICE CABINET -TYPE L1 | EACH | $ 15,850.00 | 1 | $ 15,850.00 | | $ - | | $ - | 1 | $ 15,850.00 | | $ - | | $ - | | $ - |
| 2545.502 | EQUIPMENT PAD B | EACH | $ 1,200.00 | 1 | $ 1,200.00 | | $ - | | $ - | 1 | $ 1,200.00 | | $ - | | $ - | | $ - |
| 2545.502 | HANDHOLE | EACH | $ 2,420.00 | 5 | $ 12,100.00 | 1 | $ 2,420.00 | | $ - | 2 | $ 4,840.00 | | $ - | 2.0 | $ 4,840.00 | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2545.503 | 0.75" NON-METALLIC CONDUIT | LIN FT | $ 3.30 | 40 | $ 132.00 | | $ - | | $ - | | $ - | | $ - | 40 | $ 132.00 | | $ - |
| 2545.503 | 2" NON-METALLIC CONDUIT | LIN FT | $ 4.95 | 1640 | $ 8,118.00 | 650 | $ 3,217.50 | | $ - | 650 | $ 3,217.50 | | $ - | 340.0 | $ 1,683.00 | | $ - |
| 2545.503 | UNDERGROUND WIRE 1/C 2 AWG | LIN FT | $ 4.35 | 180 | $ 783.00 | 90 | $ 391.50 | | $ - | 90 | $ 391.50 | | $ - | | $ - | | $ - |
| 2545.503 | UNDERGROUND WIRE 1/C 8 AWG | LIN FT | $ 1.80 | 4650 | $ 8,370.00 | 2325 | $ 4,185.00 | | $ - | 2325 | $ 4,185.00 | | $ - | | $ - | | $ - |
| 2545.503 | UNDERGROUND WIRE 1/C 10 AWG | LIN FT | $ 1.30 | 1290 | $ 1,677.00 | | $ - | | $ - | | $ - | | $ - | 1290 | $ 1,677.00 | | $ - |

Exhibit C

## CSAH19 (KEATS AVE) / 80TH ST ROUNDABOUT: LOW BID

| ITEM NO. | ITEM DESCRIPTION | UNITS | UNIT COST | TOTAL ESTIMATED QUANTITY | TOTAL ESTIMATED COST | COUNTY SAP 082-619-033 | | | | CITY SAP 180-102-021 | | | | 100% CITY OF COTTAGE GROVE | | 100% 3M | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | ROADWAY | | STORM SEWER | | ROADWAY | | STORM SEWER | | | | | |
| | | | | | | EST. QUANT. | EST. COST | EST. QUANT. | EST. COST | EST. QUANT. | EST. COST | EST. QUANT. | EST. COST | EST. QUANT. | EST. COST | EST. QUANT. | EST. COST |
| 2545.601 | TEMPORARY LIGHTING SYSTEM | LUMP SUM | $ 13,275.00 | 1 | $ 13,275.00 | | $ - | | $ - | 1 | $ 13,275.00 | | $ - | | $ - | | $ - |
| 2545.602 | INSTALL LIGHTING UNIT | EACH | $ 920.00 | 2 | $ 1,840.00 | | $ - | | $ - | 2 | $ 1,840.00 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2550.502 | FIBEROPTIC SPLICE VAULT | EACH | $ 3,480.00 | 2 | $ 6,960.00 | 2 | $ 6,960.00 | | $ - | | $ - | | $ - | | $ - | | $ - |
| 2550.503 | 2" NON-METALLIC CONDUIT | LIN FT | $ 4.95 | 2546 | $ 12,602.70 | 2546 | $ 12,602.70 | | $ - | | $ - | | $ - | | $ - | | $ - |
| 2550.601 | FIBER OPTIC CABLE TESTING | LUMP SUM | $ 1,955.00 | 1 | $ 1,955.00 | 1 | $ 1,955.00 | | $ - | | $ - | | $ - | | $ - | | $ - |
| 2550.602 | FIBER OPTIC CABLE SPLICING | EACH | $ 4,382.00 | 2 | $ 8,764.00 | 2 | $ 8,764.00 | | $ - | | $ - | | $ - | | $ - | | $ - |
| 2550.602 | ADJUST FIBER OPTIC VAULT | EACH | $ 1,395.00 | 2 | $ 2,790.00 | 2 | $ 2,790.00 | | $ - | | $ - | | $ - | | $ - | | $ - |
| 2550.603 | FIBER OPTIC TRUNK CABLE 36SM | LIN FT | $ 1.85 | 2946 | $ 5,450.10 | 2946 | $ 5,450.10 | | $ - | | $ - | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2563.602 | FLEXIBLE DELINEATOR TYPE A | EACH | $ 100.00 | 9 | $ 900.00 | 4 | $ 400.00 | | $ - | 2 | $ 200.00 | 3 | $ 300.00 | | $ - | | $ - |
| 2563.615 | TEMPORARY IMPACT ATTENUATOR | ASSEMBLY | $ 2,500.00 | 4 | $ 10,000.00 | 2 | $ 5,000.00 | | $ - | 2 | $ 5,000.00 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2563.601 | TRAFFIC CONTROL SUPERVISOR | LUMP SUM | $ 10,000.00 | 1 | $ 10,000.00 | 0.50 | $ 5,000.00 | | $ - | 0.50 | $ 5,000.00 | | $ - | | $ - | | $ - |
| 2563.601 | TRAFFIC CONTROL | LUMP SUM | $ 17,500.00 | 1 | $ 17,500.00 | 0.52 | $ 9,100.00 | 0.02 | $ 350.00 | 0.35 | $ 6,125.00 | 0.03 | $ 525.00 | 0.08 | $ 1,400.00 | | $ - |
| 2563.601 | ALTERNATE PEDESTRIAN ROUTE | LUMP SUM | $ 250.00 | 1 | $ 250.00 | 0.5 | $ 125.00 | | $ - | 0.5 | $ 125.00 | | $ - | | $ - | | $ - |
| 2563.610 | FLAGGER | HOUR | $ 110.10 | 200 | $ 22,020.00 | 100 | $ 11,010.00 | | $ - | 100 | $ 11,010.00 | | $ - | | $ - | | $ - |
| 2563.613 | PORTABLE CHANGEABLE MESSAGE SIGN | UNIT DAY | $ 75.00 | 50 | $ 3,750.00 | 25 | $ 1,875.00 | | $ - | 25 | $ 1,875.00 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2564.502 | INSTALL SIGN | EACH | $ 1,250.00 | 10 | $ 12,500.00 | 4 | $ 5,000.00 | | $ - | 6 | $ 7,500.00 | | $ - | | $ - | | $ - |
| 2564.502 | DELINEATOR / MARKER PANEL | EACH | $ 95.00 | 8 | $ 760.00 | 4 | $ 380.00 | | $ - | 4 | $ 380.00 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2564.518 | SIGN | SQ FT | $ 63.50 | 380 | $ 24,130.00 | 179 | $ 11,366.50 | | $ - | 201 | $ 12,763.50 | | $ - | | $ - | | $ - |
| 2564.618 | CONSTRUCTION SIGN SPECIAL | SQ FT | $ 50.00 | 40 | $ 2,000.00 | 40 | $ 2,000.00 | | $ - | | $ - | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2571.502 | CONIFEROUS SHRUB 5' SPREAD CONT | EACH | $ 356.05 | 4 | $ 1,424.20 | | $ - | | $ - | | $ - | | $ - | 4 | $ 1,424.20 | | $ - |
| 2571.502 | DECIDUOUS SHRUB NO 10 CONT | EACH | $ 261.10 | 6 | $ 1,566.60 | | $ - | | $ - | | $ - | | $ - | 6 | $ 1,566.60 | | $ - |
| 2571.502 | PERENNIAL NO 1 CONT | EACH | $ 68.84 | 98 | $ 6,746.32 | | $ - | | $ - | | $ - | | $ - | 98 | $ 6,746.32 | | $ - |
| 2571.502 | PERENNIAL NO 2 CONT | EACH | $ 80.70 | 6 | $ 484.20 | | $ - | | $ - | | $ - | | $ - | 6 | $ 484.20 | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2573.501 | EROSION CONTROL SUPERVISOR | LUMP SUM | $ 10,000.00 | 1 | $ 10,000.00 | 0.50 | $ 5,000.00 | | $ - | 0.50 | $ 5,000.00 | | $ - | | $ - | | $ - |
| 2573.502 | STORM DRAIN INLET PROTECTION | EACH | $ 190.68 | 19 | $ 3,622.92 | 10 | $ 1,906.80 | | $ - | 9 | $ 1,716.12 | | $ - | | $ - | | $ - |
| 2573.502 | CULVERT END CONTROLS | EACH | $ 101.52 | 6 | $ 609.12 | 3 | $ 304.56 | | $ - | 3 | $ 304.56 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2573.503 | SILT FENCE, TYPE MS | LIN FT | $ 2.03 | 2119 | $ 4,301.57 | 1120 | $ 2,273.60 | | $ - | 999 | $ 2,027.97 | | $ - | | $ - | | $ - |
| 2573.503 | SEDIMENT CONTROL LOG TYPE COMPOST | LIN FT | $ 4.06 | 1910 | $ 7,754.60 | 976 | $ 3,962.56 | | $ - | 934 | $ 3,792.04 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2574.505 | SUBSOILING | ACRE | $ 304.57 | 2.0 | $ 609.14 | 1.7 | $ 517.77 | | $ - | 0.3 | $ 91.37 | | $ - | | $ - | | $ - |
| 2574.507 | COMMON TOPSOIL BORROW | CU YD | $ 31.74 | 3002 | $ 95,283.48 | 2261 | $ 71,764.14 | | $ - | 741 | $ 23,519.34 | | $ - | | $ - | | $ - |
| 2574.507 | FILTER TOPSOIL BORROW | CU YD | $ 53.05 | 699 | $ 37,081.95 | 252 | $ 13,368.60 | | $ - | 447 | $ 23,713.35 | | $ - | | $ - | | $ - |
| 2574.507 | LOAM TOPSOIL BORROW | CU YD | $ 48.11 | 121 | $ 5,821.31 | | $ - | | $ - | | $ - | | $ - | 121 | $ 5,821.31 | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2574.508 | FERTILIZER TYPE 1 | POUND | $ 1.52 | 475 | $ 722.00 | 343 | $ 521.36 | | $ - | 132 | $ 200.64 | | $ - | | $ - | | $ - |
| 2574.508 | FERTILIZER TYPE 3 | POUND | $ 1.78 | 962 | $ 1,712.36 | 815 | $ 1,450.70 | | $ - | 147 | $ 261.66 | | $ - | | $ - | | $ - |
| 2574.508 | FERTILIZER TYPE 4 | POUND | $ 1.73 | 15 | $ 25.95 | 7 | $ 12.11 | | $ - | 8 | $ 13.84 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2574.601 | INFILTRATION TESTING | LUMP SUM | $ 4,000.00 | 1 | $ 4,000.00 | 0.36 | $ 1,440.00 | | $ - | 0.64 | $ 2,560.00 | | $ - | | $ - | | $ - |
| 2574.605 | SOIL BED PREPARATION | ACRE | $ 203.05 | 6.4 | $ 1,299.52 | 5.0 | $ 1,015.25 | | $ - | 1.4 | $ 284.27 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2575.504 | ROLLED EROSION PREVENTION CATEGORY 20 | SQ YD | $ 1.52 | 20463 | $ 31,103.76 | 16319 | $ 24,804.88 | | $ - | 4144 | $ 6,298.88 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2575.505 | SEEDING | ACRE | $ 507.61 | 4.3 | $ 2,182.72 | 3.4 | $ 1,725.87 | | $ - | 0.9 | $ 456.85 | | $ - | | $ - | | $ - |
| 2575.505 | WEED SPRAYING | ACRE | $ 304.57 | 2.4 | $ 730.97 | 1.9 | $ 578.68 | | $ - | 0.5 | $ 152.29 | | $ - | | $ - | | $ - |
| 2575.506 | WEED SPRAY MIXTURE | GALLON | $ 609.13 | 0.4 | $ 243.65 | 0.3 | $ 182.74 | | $ - | 0.1 | $ 60.91 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2575.507 | MULCH MATERIAL TYPE 6 | CU YD | $ 216.00 | 27 | $ 5,832.00 | | $ - | | $ - | | $ - | | $ - | 27 | $ 5,832.00 | | $ - |
| 2575.523 | WATER | M GALLON | $ 50.76 | 380 | $ 19,288.80 | 303 | $ 15,380.28 | | $ - | 77 | $ 3,908.52 | | $ - | | $ - | | $ - |
| 2575.523 | RAPID STABILIZATION METHOD 3 | M GALLON | $ 609.14 | 15 | $ 9,137.10 | 13 | $ 7,918.82 | | $ - | 2 | $ 1,218.28 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2575.608 | SEED SOUTHERN BOULEVARD | POUND | $ 6.09 | 219 | $ 1,333.71 | 158 | $ 962.22 | | $ - | 61 | $ 371.49 | | $ - | | $ - | | $ - |
| 2575.608 | SEED MESIC INSLOPE | POUND | $ 9.04 | 170 | $ 1,536.80 | 141 | $ 1,274.64 | | $ - | 29 | $ 262.16 | | $ - | | $ - | | $ - |
| 2575.608 | SEED WET DITCH | POUND | $ 63.96 | 3 | $ 191.88 | 1 | $ 63.96 | | $ - | 2 | $ 127.92 | | $ - | | $ - | | $ - |
| 2575.608 | SEED SOUTHERN TALLGRASS ROADSIDE | POUND | $ 36.55 | 4 | $ 146.20 | 4 | $ 146.20 | | $ - | | $ - | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2575.609 | LANDSCAPE ROCK | TON | $ 301.45 | 15 | $ 4,521.75 | | $ - | | $ - | | $ - | | $ - | 15 | $ 4,521.75 | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2580.503 | INTERIM PAVEMENT MARKING | LIN FT | $ 0.20 | 23000 | $ 4,600.00 | 11500 | $ 2,300.00 | | $ - | 11500 | $ 2,300.00 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2581.503 | 4" REMOVABLE PREFORMED PAVEMENT MARKING TAPE | LIN FT | $ 1.35 | 4400 | $ 5,940.00 | 2200 | $ 2,970.00 | | $ - | 2200 | $ 2,970.00 | | $ - | | $ - | | $ - |
| 2581.503 | 6" REMOVABLE PREFORMED PAVEMENT MARKING TAPE | LIN FT | $ 1.95 | 9000 | $ 17,550.00 | 4500 | $ 8,775.00 | | $ - | 4500 | $ 8,775.00 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2582.503 | 4" SOLID LINE MULTI-COMPONENT GROUND IN (WR) | LIN FT | $ 1.50 | 5650 | $ 8,475.00 | 3250 | $ 4,875.00 | | $ - | 2400 | $ 3,600.00 | | $ - | | $ - | | $ - |

Exhibit C

## CSAH19 (KEATS AVE) / 80TH ST ROUNDABOUT: LOW BID

| ITEM NO. | ITEM DESCRIPTION | UNITS | UNIT COST | TOTAL ESTIMATED QUANTITY | TOTAL ESTIMATED COST | COUNTY SAP 082-619-033 | | | | CITY SAP 180-102-021 | | | | 100% CITY OF COTTAGE GROVE | | 100% 3M | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | ROADWAY | | STORM SEWER | | ROADWAY | | STORM SEWER | | | | | |
| | | | | | | EST. QUANT. | EST. COST | EST. QUANT. | EST. COST | EST. QUANT. | EST. COST | EST. QUANT. | EST. COST | EST. QUANT. | EST. COST | EST. QUANT. | EST. COST |
| 2582.503 | 24" SOLID LINE MULTI-COMPONENT GROUND IN (WR) | LIN FT | $ 19.00 | 300 | $ 5,700.00 | 100 | $ 1,900.00 | | $ - | 200 | $ 3,800.00 | | $ - | | $ - | | $ - |
| 2582.503 | 4" BROKEN LINE MULTI-COMPONENT GROUND IN (WR) | LIN FT | $ 1.50 | 30 | $ 45.00 | | $ - | | $ - | 30 | $ 45.00 | | $ - | | $ - | | $ - |
| 2582.503 | 4" DOUBLE SOLID LINE MULTI-COMPONENT GROUND IN (WR) | LIN FT | $ 3.00 | 4400 | $ 13,200.00 | 2100 | $ 6,300.00 | | $ - | 2300 | $ 6,900.00 | | $ - | | $ - | | $ - |
| 2582.503 | 4" SOLID LINE PREFORM THERMO GROUND IN | LIN FT | $ 13.50 | 700 | $ 9,450.00 | 350 | $ 4,725.00 | | $ - | 350 | $ 4,725.00 | | $ - | | $ - | | $ - |
| 2582.503 | 6" SOLID LINE PREFORM THERMO GROUND IN | LIN FT | $ 15.00 | 400 | $ 6,000.00 | 200 | $ 3,000.00 | | $ - | 200 | $ 3,000.00 | | $ - | | $ - | | $ - |
| 2582.503 | 18" DOTTED LINE PREFORM THERMO GROUND IN CONT | LIN FT | $ 23.00 | 76 | $ 1,748.00 | 38 | $ 874.00 | | $ - | 38 | $ 874.00 | | $ - | | $ - | | $ - |
| | | | | | | | | | | | | | | | | | $ - |
| 2582.518 | PAVEMENT MESSAGE PREFORM THERMOPLASTIC GROUND IN | SQ FT | $ 24.00 | 100 | $ 2,400.00 | | $ - | | $ - | 100 | $ 2,400.00 | | $ - | | $ - | | $ - |
| 2582.518 | CROSSWALK PREFORM THERMOPLASTIC GROUND IN CONTRAST | SQ FT | $ 22.50 | 360 | $ 8,100.00 | 180 | $ 4,050.00 | | $ - | 180 | $ 4,050.00 | | $ - | | $ - | | $ - |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **CONSTRUCTION*** | **$ 4,108,932.24** | **$ 1,960,044.66** | **$ 65,459.80** | **$ 1,322,115.40** | **$ 101,224.92** | **$ 357,540.95** | **$ 302,546.51** |
| **DESIGN ENGINEERING**** | **$ 593,396.80** | **$** | **320,434.27** | **$** | | **272,962.53** | **$ -** |
| **CONSTRUCTION ENGINEERING / CONTRACT ADMINISTRATION (INSPECTION, STAKING, TESTING) (8%)*** | **$ 299,274.07** | **$** | **156,803.57** | **$** | | **142,470.50** | **$ 24,203.72** |
| **RIGHT OF WAY** | **$ 15,390.00** | **$** | **6,925.50** | **$** | | **8,464.50** | **$ -** |
| **COUNTY-FURNISHED MATERIALS (STREET NAME SIGN BLADES)** | **$ 1,600.00** | **$** | **1,600.00** | **$** | | **-** | **$ -** |
| **MISCELLANEOUS: CITY OF COTTAGE GROVE RATE CONTROL MITIGATION PAYMENT*** | **$ 55,350.46** | **$** | **55,350.46** | **$** | | **(55,350.46)** | **$ -** |
| **MISCELLANEOUS: SOUTH WASHINGTON WATERSHED DISTRICT TOTAL PHOSPHORUS LOADING MITIGATION PAYMENT** | **$ 28,900.00** | **$** | **28,900.00** | **$** | | **-** | **$ -** |
| **MISCELLANEOUS: PAVEMENT CORE SAMPLING** | **$ 300.00** | **$** | **300.00** | **$** | | **(300.00)** | |
| **TOTAL** | **$ 5,103,143.57** | **$** | **2,595,818.26** | **$** | | **2,149,128.34** | **$ 326,750.23** |

*** = SUBJECT TO UPDATE AFTER CONTRACTOR AWARD BASED ON ACTUAL CONTRACTOR UNIT COSTS**

**** = SUBJECT TO UPDATE AFTER PROJECT COMPLETION BASED ON FINAL ACTUAL CONSULTANT COSTS**

**COOPERATIVE AGREEMENT BETWEEN THE CITY OF COTTAGE GROVE AND WASHINGTON COUNTY FOR MAINTENANCE OF THE INTERSECTION OF COUNTY STATE AID HIGHWAY (CSAH) 19 (KEATS AVENUE SOUTH) AND 80TH STREET SOUTH**

| WASHINGTON COUNTY | |
|---|---|
| CONTRACT NO. | 18171 |
| DEPT. | PUBLIC WORKS |
| DIVISION | TRANSPORTATION |
| TERM | |

**THIS AGREEMENT**, by and between the City of Cottage Grove, a municipal corporation, herein after referred to as the "City", and Washington County, a political subdivision of the State of Minnesota, hereinafter referred to as the "County".

**WITNESSETH**:

WHEREAS, the County and the City intend to construct and maintain the intersection of CSAH 19 and 80th St S in the City of Cottage Grove (the Project); and

WHEREAS, a cooperative effort between the City and County is the appropriate method to facilitate the maintenance of these transportation improvements; and

WHEREAS, this Agreement is made pursuant to statutory authority contained in Minnesota Statute 162.17 sub.1 and Minnesota Statute §471.59.

**NOW THEREFORE, IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:**

**A. PURPOSE**

The purpose of this Agreement is set forth in the above whereas clauses which are all incorporated by reference as if fully set forth herein and shall consist of this Agreement, Exhibit A (Location Map).

**B. MAINTENANCE/OWNERSHIP**

1. Upon completion of the Project, the City shall own and maintain the following under this Project: Municipal Utilities, including watermain, sanitary sewer, and irrigation.

2. Within the City's right of way, the City shall own and maintain the following:
    i. Storm sewer trunk line and leads
    ii. Catch basins and Manholes
    iii. Curb and gutter
    iv. Raised concrete medians
    v. Pavement systems
    vi. Permanent roadway signs
    vii. Permanent pavement markings /striping
    viii. Trail, sidewalks and pedestrians ramps

3. Within the County's right of way, the County shall own and maintain the following:
    i. Storm sewer trunk line and leads
    ii. Catch basins and Manholes
    iii. Curb and gutter
    iv. Raised concrete medians
    v. Pavement systems
    vi. Permanent roadway signs
    vii. Permanent pavement markings /striping
    viii. Trail, sidewalks and pedestrians ramps

4. Stormwater Basins. The County shall own and provide minor maintenance for the stormwater basins constructed as part of this Project. Major maintenance shall be performed by the County with reimbursement from the City based on storm water contributing flows at the time of the maintenance. No less than one years' notice shall be provided to the City prior to commencing any major maintenance. At the time of this agreement, the County's contributing flow is 47%, and the City's contributing flow is 53%.

5. Corridor boulevards/turf. The County will mow the corridor boulevards in County right of way a minimum of twice per year. The City, at its expense, may, but is not required to, perform County right of way corridor boulevard mowing. The City and County shall review seeded areas no more than 45-days after the installation of seed. If these areas have been established to the satisfaction of the City and County, the City shall immediately take over maintenance of these areas to their standards. Any costs for improvements, amendments, or re-seeding requested by the City shall be the responsibility of the City.

6. For Washington County owned sidewalks, trails, and pedestrian ramps within Washington County right-of-way, the City shall be responsible for minor maintenance of sidewalks, trails, and pedestrian ramps. Minor maintenance shall include sweeping, debris removal, patching, and crack repair. If required, the City will complete snow removal on sidewalks, trails, or pedestrian ramps. The County will not complete snow removal on sidewalks, trails, or pedestrian ramps.

7. Landscaping: All landscape plantings and trees existing and installed under this Project are the City's responsibility to own and maintain. The County will not alter winter maintenance strategies or techniques in order to protect corridor landscaping.

8. Intersection Lighting:
    i. City shall pay all monthly electrical services expenses necessary to operate the overhead intersection lights.
    ii. City is responsible for maintaining the paint on the lighting system.
    iii. City is responsible for paying all monthly electrical services expenses necessary to operate the overhead intersection lights.
    iv. County shall own and maintain the project's lighting system, complete locates of underground components for Gopher State One Call, and repair components of County standard poles after knockdowns.
    v. The lighting system contains one City style pole on the east end of the project that shall be owned by the City. If that pole is damaged, the City shall repair it. When the City expands its lighting system to the east, that pole shall be disconnected from the County lighting system and connected to the future City system.

9. All maintenance required to be performed by this Agreement by the Parties shall be performed in a manner which shall be at the sole discretion of the party so obligated.

10. The City and County will follow work zone traffic control procedures required in the Minnesota Manual of Uniform Traffic Control Devices for all maintenance activities.

11. The County and City will notify each other at least 24 hours in advance of any maintenance activities requiring a lane closure for work within the other party's right-of-way.

12. The County will control all parking and other regulations on County roads, subject to any previous Agreements between the City and the County.

**C. CIVIL RIGHTS AND NON-DISCRIMINATION**

The provisions of Minn. Stat. 181.59 and of any applicable ordinance relating to civil rights and discrimination shall be considered part of this Agreement as if fully set further herein, and shall be part of any Agreement entered into by the parties with any contractor subcontractor, or material suppliers.

**D. WORKERS COMPENSATION**

It is hereby understood and agreed that any and all employees of the City and all other persons employed by the City in the performance of construction and/or construction engineering work or services required or provided for under this Agreement shall not be considered employees of the County and that any and all claims that may or might arise under the Worker's Compensation Act of the State of Minnesota on behalf of said employees while so engaged and any and all claims made by any third parties as a consequence of any act or omission on the part of said City employees while so engaged on any of the construction and/or construction engineering work or services to be rendered herein shall in no way be the obligation or responsibility of the County.

It is hereby understood and agreed that any and all employees of the County and all other persons employed by the County in the performance of construction and/or construction engineering work or services required or provided for under this Agreement shall not be considered employees of the City and that any and all claims that may or might arise under the Worker's Compensation Act of the State of Minnesota on behalf of said employees while so engaged and any and all claims made by any third parties as a consequence of any act or omission on the part of said County employees while so engaged on any of the construction and/or construction engineering work or services to be rendered herein shall in no way be the obligation or responsibility of the City.

**E. INDEMNIFICATION**

1. The City agrees that it will defend, indemnify and hold harmless the County against any and all liability, loss, damages, costs and expenses which the County may hereafter sustain, incur or be required to pay by reason of any negligent act by the City, its agents, officers or employees during the performance of this Agreement.
2. The County agrees that it will defend, indemnify and hold harmless the City against any and all liability, loss, damages, costs and expenses which the City may hereafter sustain, incur or be required to pay by reason of any negligent act by the County, its agents, officers or employees during the performance of this Agreement.
3. To the fullest extent permitted by law, actions by the parties to this Agreement are intended to be and shall be construed as a "cooperative activity" and it is the intent of the parties that they shall be deemed a "single governmental unit" for the purposes of liability, as set forth in Minnesota Statutes, Section 471.59, subd. 1a.(b). The parties to this Agreement are not liable for the acts or omissions of another party to this Agreement except to the extent they have agreed in writing to be responsible for the acts or omissions of the other parties as provided for in Section 471.59, subd. 1a.
4. Each party's liability shall be governed by the provisions of Minnesota Statutes, Chapter 466 and other applicable law. The parties agree that liability under this Agreement is controlled by Minnesota Statute 471.59, subdivision 1a. and that the total liability for the parties shall not exceed the limits on governmental liability for a single unit of government as specified in 466.04, subdivision 1(a).

**F. CONDITIONS**

The City shall not assess or otherwise recover any portion of its cost for this project through special assessment of County-owned property.

**G. DATA PRACTICES**

All data collected, created, received, maintained, disseminated, or used for any purposes in the course of

this Agreement is governed by the Minnesota Government Data Practices Act, Minnesota Statutes 1984, Section 13.01, et seq. or any other applicable state statutes and state rules adopted to implement the Act, as well as state statutes and federal regulations on data privacy.

**H. TERM**

Agreement shall commence on the date both parties have fully executed the Agreement and shall remain in full force and effect until terminated by mutual written agreement of the parties or pursuant to Section I herein.

**I. TERMINATION**

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.

**J. DELAY IN PERFORMANCE**

Neither City nor County 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 County 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.

**K. ASSIGNMENT**

This Agreement is not assignable without the mutual written agreement of the parties.

**L. AMENDMENTS**

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

**M. 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.

**N. 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.

**O. COUNTERPARTS**

This Agreement may be executed in counterparts.

**P. SEVERABILITY**

If any provision or provisions of this Agreement are held to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not be affected.

IN TESTIMONY WHEREOF the parties have duly executed this Agreement by their duly authorized officers.

**WASHINGTON COUNTY**

Chair Date
Board of Commissioners

Kevin Corbid Date
County Administrator

Approved as to form:

Assistant County Attorney Date

**CITY OF COTTAGE GROVE**

_____

Myron Bailey
Mayor

_____

Tamara Anderson
City Clerk

_____

Date

# CSAH 19 (KEATS AVE S) & 80TH ST S INTERSECTION IMPROVEMENTS PROJECT

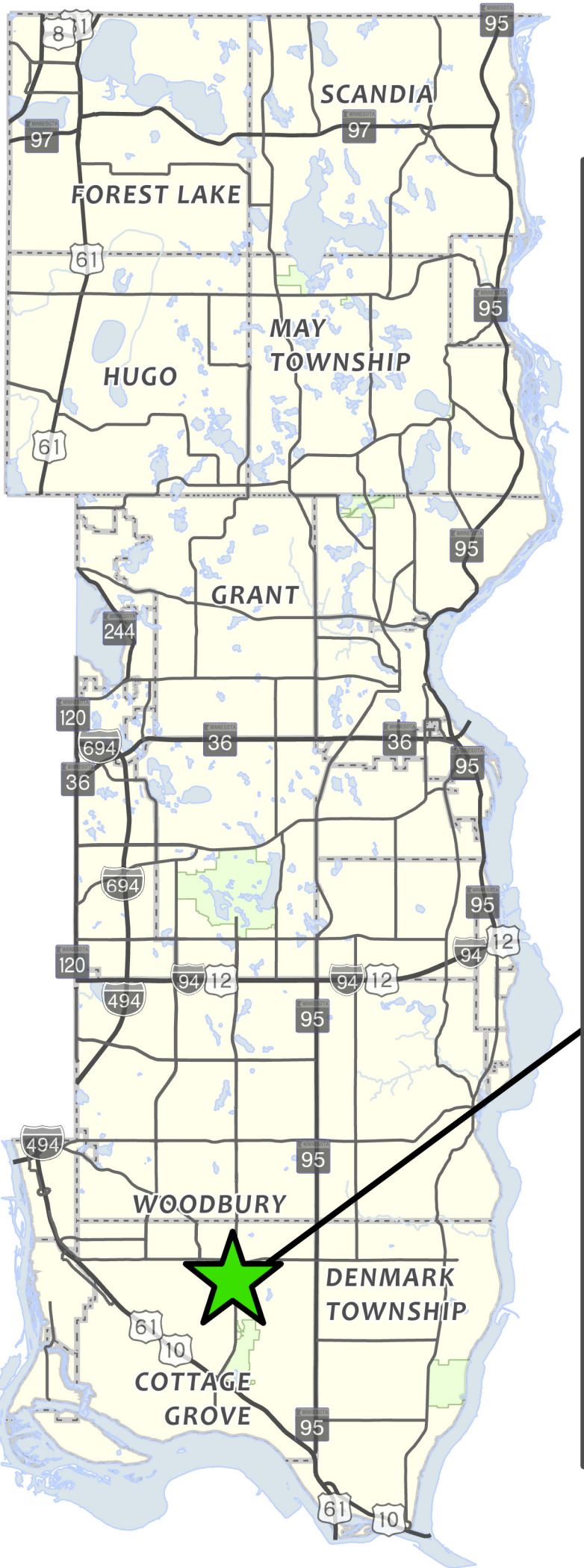






Exhibit A

Washington County

# City Council Action Request

# 7.H.

| | |
|---|---|
| **Meeting Date** | 5/20/2026 |
| **Department** | Engineering |
| **Agenda Category** | Action Item |
| **Title** | Cost Participation Agreement - Nina's Park Trail Improvements |
| **Staff Recommendation** | Approve the Cost Participation Agreement with Independent School District No. 833 for Trail Improvements, and the appropriate officials are hereby authorized to sign all necessary documents to effectuate these actions. |
| **Budget Implication** | Funding is included in the 2026 Mill and Overlay Project budget (Roadway and Trail Maintenance Fund), and the School District will reimburse the City approximately $20,000 for its share. |

**Attachments**

| | |
|---|---|
| 1. | 2026-05-20 MEMO Cost Participation Agreement - Nina's Park Trail |
| 2. | Nina's Park Trail Cost Share Agreement - final 5-13-26 SD SIGNED |

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

**From:** Genevieve Tester, EIT, Graduate Engineer

**Date:** May 20, 2026

**Re:** Cost Participation Agreement – Nina's Park Trail Improvements

---

## Background

The Nina's Park Trail, extending from 77th Street to Park High School, was identified as a priority maintenance segment. This trail was selected for resurfacing and included in the 2026 Mill and Overlay Project awarded at the May 6, 2026 City Council Meeting (Resolution 2026-072). The northern half of the trail is on City property and the southern half of the trail is on School District property. See **Figure 1**.

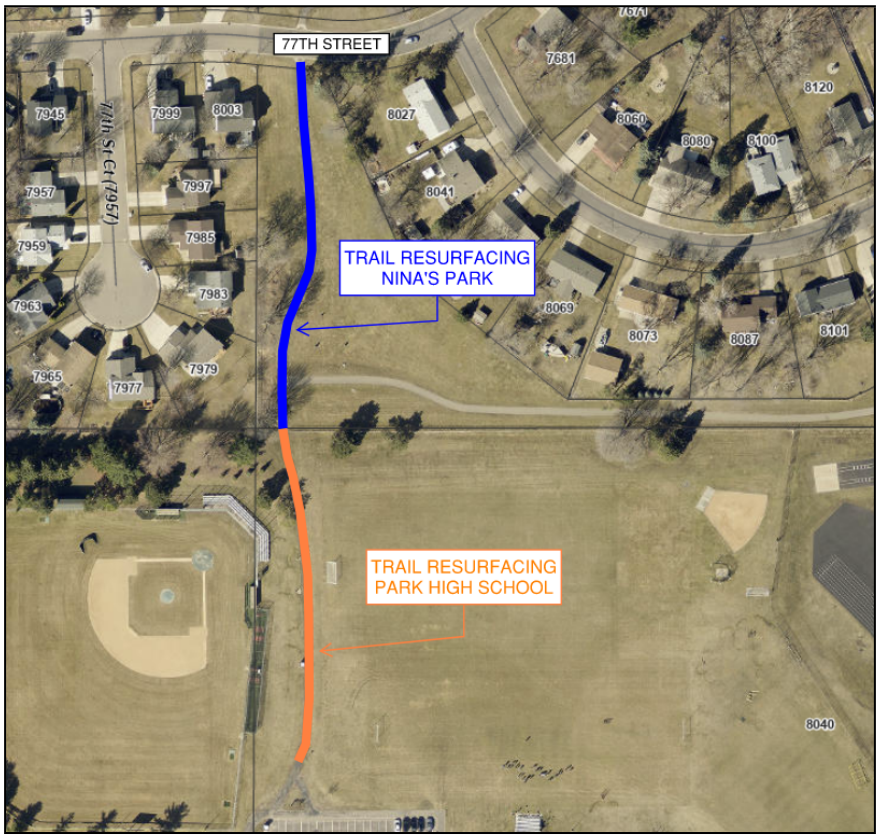



**Figure 1:** 2026 Mill and Overlay Improvements Trail Resurfacing – Nina's Park and Park High School

## Discussion

Staff recommends approval of a cost-share agreement with the School District to support their financial participation in the resurfacing of the portion of trail located on School District property. Completing the entire Nina's Park Trail segment as one continuous paving project will provide a more uniform surface, improving overall trail continuity within the park.

The initial cost of the work will be covered within the 2026 Mill and Overlay Project budget using the Roadway and Trail Maintenance Fund. Upon project completion, the School District will be invoiced for their share of the actual construction cost. The School District's estimated contribution for improvements to the portion of trail on Park High School property is approximately $20,000.

## Recommendation

It is recommended that the City Council approve the Cost Participation Agreement with Independent School District No. 833 for Trail Improvements, and the appropriate officials are hereby authorized to sign all necessary documents to effectuate these actions.

**COST PARTICIPATION AGREEMENT BETWEEN THE CITY OF COTTAGE GROVE AND INDEPENDENT SCHOOL DISTRICT NO. 833 FOR TRAIL IMPROVEMENTS**

**THIS COST PARTICIPATION AGREEMENT** ("Agreement"), is by and between the City of Cottage Grove, a Minnesota municipal corporation ("City"), and Independent School District No. 833, a Minnesota public corporation ("School District"). (City and School District may be referred to as "party" or "parties")

**WHEREAS**, the City intends to reconstruct an approximately eight-foot (8') wide trail ("Trail") from Nina's Park, located in the City of Cottage Grove, legally described as Outlot A, Pinetree Pond 2nd Addition ("City Property"); and

**WHEREAS**, the Trail extends from City Property onto the adjacent property occupied by Park High School, owned by the School District that has a PID Number 0902721330003 ("School District Property"), for a distance of approximately 400 linear feet; and

**WHEREAS**, the City bid the reconstruction of the Trail on both City Property and School District Property ("Trail Project"); and

**WHEREAS**, the Trail Project includes the removal of existing bituminous trail surfaces and the construction of a new trail, including grading, base preparation, paving, and restoration, on both City Property and School District Property; and

**WHEREAS,** the reconstruction of the Trail on School District Property is depicted on Exhibit A, attached hereto; and

**WHEREAS**, School District is willing to pay for the costs related to the Trail Project for the portion of the Trail located on School District Property, which allocated costs are identified on Exhibit B, attached hereto; and

**WHEREAS**, this Agreement is made pursuant to statutory authority contained in Minnesota Statutes § 471.59.

**NOW THEREFORE, IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:**

**A. PURPOSE**

The purpose of this Agreement is set forth in the above "whereas" clauses which are all incorporated by reference as if fully set forth herein and shall consist of this Agreement, Exhibit A (Location Map) and Exhibit B (Estimated Cost Participation).

**B. PLANS AND SPECIFICATION PREPARATION**

The City shall be responsible for the preparation of all the plans and specifications for the Trail Project, including, but not limited to, compliance with all applicable standards and policies and

obtaining all approvals required in formulating the bid specifications for all School District and City components of this Trail Project.

## C. CONSTRUCTION ADMINISTRATION, OBSERVATION, AND TESTING

The City shall be responsible for the construction administration, inspection, and for the observation and testing for the Trail Project. School District grants the City, its agents and contractors a limited right of entry on School District Property as reasonably necessary in order to fulfill the purposes of this Agreement. To the extent possible, the City will reasonably coordinate with the School District regarding timing of activities on the School District Property.

## D. COST PARTICIPATION ITEMS

The School District and City hereby agree to be bound to the cost participation provisions and estimates shown on Exhibit B for the Trail Project, including removal and replacement of the Trail and restoration and turf establishment with final payment due upon completion of the Trail. Any modifications to the Trail Project during construction will be reconciled in an invoice as noted below.

## E. PAYMENT

Upon final completion of the Trail Project, which is anticipated to occur on or around June 30, 2027, the City shall submit to the School District an invoice and reconciliation of costs. The reconciliation will add or subtract contract amendments to the School District's portion of the Trail Project. The School District shall pay one hundred percent (100%) of the invoice amount within thirty (30) days of receipt.

## F. CONTRACT CHANGES

Any modifications or additions to the final approved plans and/or specifications of the Trail Project that are part of the School District portion of the Trail, shall be made part of the construction contract through a written amendment to the construction contract, which shall include the cost for such changes that is apportioned to parties. Any modifications that result in additional costs to the School District must be approved in writing by the parties' representatives prior to the performance of such work.

## G. PARTIES' REPRESENTATIVES

For purposes of this Agreement, the City's representative shall be Genevieve Tester (gtester@cottagegrovemn.gov) and the School District's representative shall be Kyle Uecker (kuecker@sowashco.org).

## H. ONGOING RESPONSIBILITY FOR MAINTENANCE

Following completion of the Trail Project, each party shall thereafter maintain its own section of Trail on its own property in a manner consistent with the standards each party applies to similar trail facilities it owns, except that winter snowplowing for both sections of the Trail shall be

performed by the City.

## I. INDEMNIFICATION

1. The City agrees that it will defend, indemnify and hold harmless the School District against any and all liability, loss, damages, costs and expenses which the School District may hereafter sustain, incur or be required to pay by reason of any negligent act by the City, its agents, officers or employees during the performance of this Agreement. The City shall ensure that the contractor awarded the Trail Project names the School District as an additional insured on its insurance policy.
2. The School District agrees that it will defend, indemnify and hold harmless the City against any and all liability, loss, damages, costs and expenses which the City may hereafter sustain, incur or be required to pay by reason of any negligent act by the School District, its agents, officers or employees during the performance of this Agreement.
3. To the fullest extent permitted by law, actions by the parties to this Agreement are intended to be and shall be construed as a "cooperative activity" and it is the intent of the parties that they shall be deemed a "single governmental unit" for the purposes of liability, as set forth in Minnesota Statutes, Section 471.59, subd. 1a.(b). The parties to this Agreement are not liable for the acts or omissions of another party to this Agreement except to the extent they have agreed in writing to be responsible for the acts or omissions of the other parties as provided for in Section 471.59, subd. 1a.
4. Each party's liability shall be governed by the provisions of Minnesota Statutes, Chapter 466 and other applicable law. The parties agree that liability under this Agreement is controlled by Minnesota Statute 471.59, subdivision 1a. and that the total liability for the parties shall not exceed the limits on governmental liability for a single unit of government as specified in 466.04, subdivision 1(a).

## J. DATA PRACTICES

All data collected, created, received, maintained, disseminated, or used for any purposes in the course of this Agreement is governed by the Minnesota Government Data Practices Act, Minnesota Statutes 1984, Section 13.01, et seq. or any other applicable state statutes and state rules adopted to implement the Act, as well as state statutes and federal regulations on data privacy.

## K. TERM & TERMINATION

This Agreement shall commence on the date both parties have fully executed the Agreement and shall remain in full force and effect until completion of performance by the parties or terminated as provided herein. 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.

**L. DELAY IN PERFORMANCE**

Neither City nor School District 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 School District 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.

**M. ASSIGNMENT**

This Agreement is not assignable without the mutual written agreement of the parties.

**N. AMENDMENTS**

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

**O. 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.

**P. 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.

**Q. COUNTERPARTS**

This Agreement may be executed in counterparts.

**R. SEVERABILITY**

If any provision or provisions of this Agreement are held to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not be affected.

IN TESTIMONY WHEREOF the parties have duly executed this Agreement by their duly authorized officers.

**INDEPENDENT SCHOOL DISTRICT NO. 833**

By: Julie Nielsen

Printed Name: Julie Nielsen

Its: Superintendent

5.13.26

Date

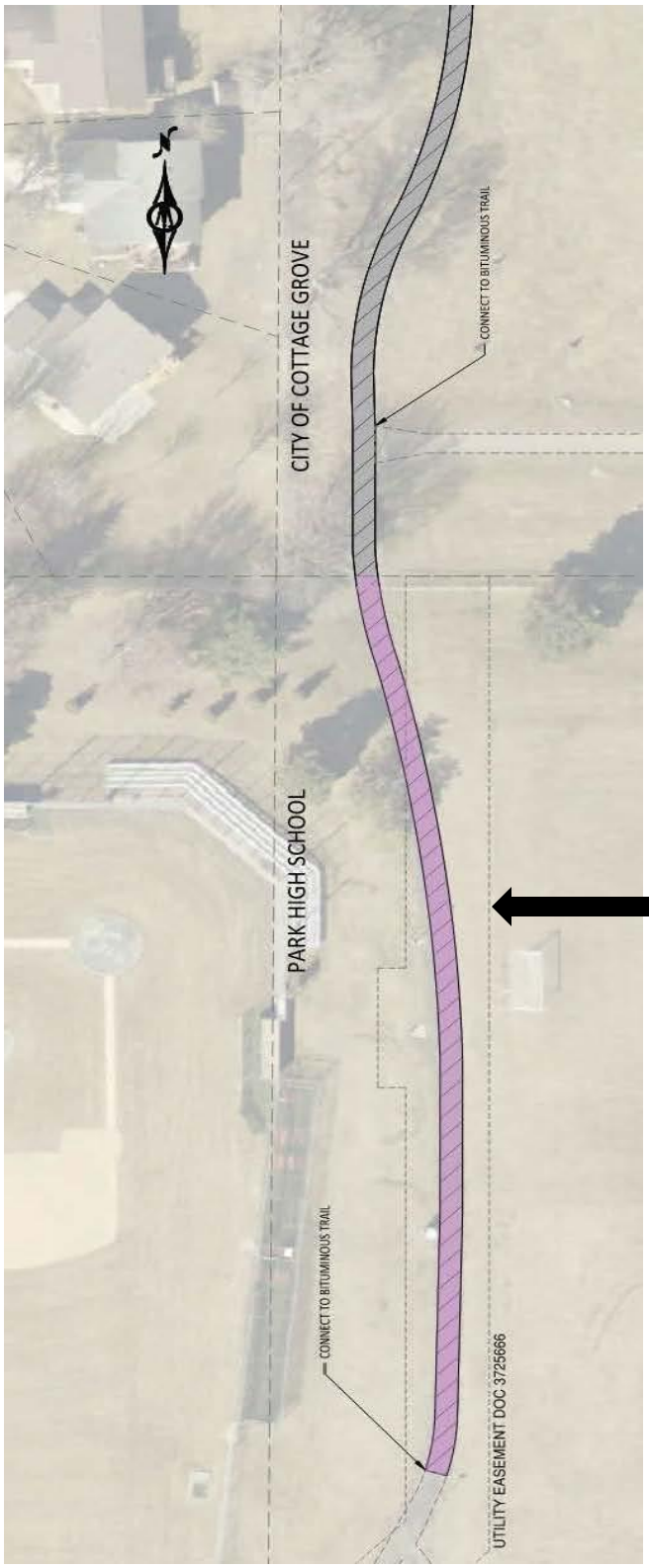
**CITY OF COTTAGE GROVE**

_____
Myron Bailey
Mayor

_____
Tamara Anderson
City Clerk

_____
Date

**EXHIBIT A**
**LOCATION MAP**




Trail Project on School District Property

# EXHIBIT B
# ESTIMATED COST PARTICIPATION

**Nina's Park Trail - School District Costs (Engineer's Estimate)**

| ITEM | QUANTITY | UNITS | UNIT PRICE | VALUE OF BID ITEM |
|---|---|---|---|---|
| REMOVE BITUMINOUS TRAIL | 331 | SY | $ 5.00 | $ 1,655.00 |
| SAWING BITUMINOUS PAVEMENT - STREET OR TRAIL | 8 | LF | $ 4.00 | $ 32.00 |
| BITUMINOUS MIXTURE - TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) | 69 | TN | $ 102.00 | $ 7,038.00 |
| AGGREGATE BASE, VIRGIN CLASS 5 | 21 | TN | $ 35.00 | $ 735.00 |
| FINISH GRADING - TRAIL | 331 | SY | $ 1.00 | $ 331.00 |
| TOPSOIL BORROW - LOAM (LV) | 46 | CY | $ 65.00 | $ 2,990.00 |
| SEEDING MNDOT MIX RT | 30 | LB | $ 10.00 | $ 300.00 |
| HYDRAULIC MATRIX TYPE MULCH | 498 | SY | $ 4.00 | $ 1,992.00 |
| APPLICATION OF WATER FOR TURF ESTABLISHMENT | 42 | MGAL | $ 55.00 | $ 2,310.00 |
| | | | | $ 17,383.00 |

# City Council Action Request

# 7.I.

| | |
|---|---|
| **Meeting Date** | 5/20/2026 |
| **Department** | Engineering |
| **Agenda Category** | Action Item |
| **Title** | 113th Street Cul-De-Sac Permanent Roadway, Drainage and Utility Easement Agreement |
| **Staff Recommendation** | Approve the 113th Street Cul-De-Sac Permanent Roadway, Drainage and Utility Easement Agreement, and the appropriate officials are hereby authorized to sign all necessary documents to effectuate these actions. |
| **Budget Implication** | N/A |

**Attachments**

| | |
|---|---|
| 1. | 01 - 2026-05-20 CC Easement Agreement MEMO |
| 2. | 02 - Permanent Roadway, Drainage and Utility Easement_Landowner Signed |

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

**From:** Genevieve Tester, EIT, Graduate Engineer

**Date:** May 20, 2026

**Re:** 113th Street Cul-De-Sac Permanent Roadway, Drainage and Utility Easement Agreement

---

## Background

The existing cul-de-sac on 113th Street does not meet Independent School District 833's required turnaround standards for school buses. Safety concerns with relocating the bus stop to the higher-speed Ideal Avenue led property owners and the School District to engage the City in reviewing options to expand the City-owned cul-de-sac.

The homes at the end of the 113th Street cul-de-sac were developed individually between approximately 1968 and 2004, and no formal plat exists for the area. There is an existing Road Easement that encompasses the City's roadway and cul-de-sac, see **Figure 1**. The current 65-foot-diameter cul-de-sac is shown in **Figure 2**.

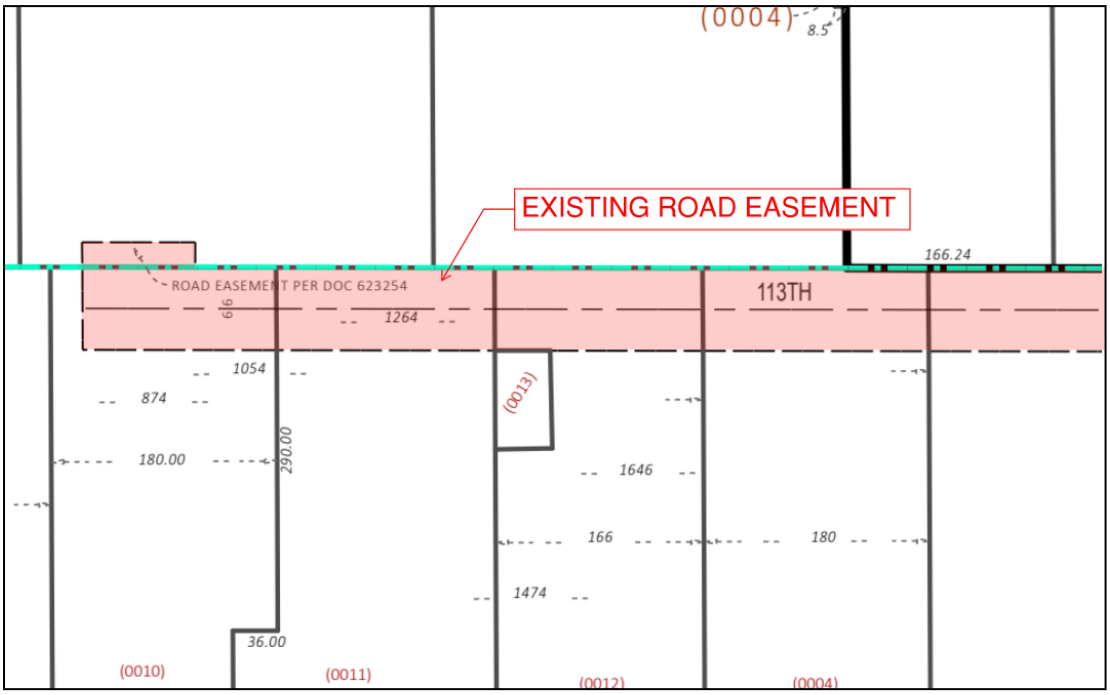



**Figure 1:** Existing Road Easement on 113th Street, west of Ideal Avenue.




**Figure 2:** Existing 65' Diameter Cul-De-Sac on 113th Street.

The property owner at 7635 113th Street expressed interest in reestablishing the bus stop at the end of the cul-de-sac for improved safety and indicated willingness to allow pavement expansion onto his property. Given this, the City evaluated the opportunity to upgrade the cul-de-sac to the City's standard 92-foot-diameter design, which would also improve access for larger vehicles such as fire ladder trucks, garbage collection vehicles, and snowplows.

## Discussion

The City reviewed layout options for the cul-de-sac expansion. The preferred layout focuses expansion on the south side. This approach avoids extra vegetation and slope clearing, limits new pavement joints, simplifies construction, and results in a more balanced easement arrangement between 7630 and 7635 113th Street.

With the new and existing roadway easements combined, the City can construct a cul-de-sac that meets both City and School District standards. The expanded easement provides enough space for the standard pavement section plus 10 feet for construction access and winter snow storage.

The work will be completed in-house by the Public Works Department and will include minor grading, stormwater adjustments, pavement removal and replacement, and mailbox relocation. Only the southern portion of the cul-de-sac will be repaved. The project will be funded through the Streets Fund and is already budgeted for 2026. The easement itself is being provided at no cost, making this a timely opportunity to bring the cul-de-sac up to City standards.

## Recommendation

Staff recommends that the City Council approve the 113th Street Cul-De-Sac Permanent Roadway, Drainage and Utility Easement Agreement, and the appropriate officials are hereby authorized to sign all necessary documents to effectuate these actions.

**PERMANENT ROADWAY, DRAINAGE AND UTILITY EASEMENT FOR CITY OF COTTAGE GROVE**

The undersigned Landowner for and in consideration of One and no/100 Dollars ($1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey to the City of Cottage Grove ("City") a permanent easement ("Permanent Easement") under, over, across, through and upon the following described land situated in the County of Washington, State of Minnesota, to wit:

PROPERTY DESCRIPTION:

Real property in Washington County, Minnesota, described as follows:

The East 180.00 feet of the West 534.00 feet, except that part of the East 36.00 feet lying South of the North 290.00 feet all in the South Half (S 1/2) of the Northeast Quarter of Section 32, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota.

PID: 32.027.21.13.0010
*Abstract Property*

("Landowner's Property").

PERMANENT EASEMENT DESCRIPTION

The Landowner does hereby grant and convey unto the City, its successors and assigns, the following:

> A permanent easement for roadway, drainage and utility purposes and all such purposes ancillary, incident or related thereto (hereinafter "Permanent Easement") under, over, across, through and upon that real property legally described on Exhibit A and depicted on Exhibit B, (hereinafter the "Permanent Easement Area") attached hereto and incorporated herein by reference.

The Permanent Easement rights granted herein are forever and shall include, but not be limited to, the construction, maintenance, repair and replacement of any sanitary sewer, storm sewer, water mains, storm water facilities, above ground and below ground drainage facilities, any utilities, underground

pipes, conduits, culverts, other utilities and mains, and all facilities and improvements ancillary, incident or related thereto, under, over, across, through and upon the Permanent Easement Area.

The Permanent Easement rights further include, but are not limited to, the right of ingress and egress over the Permanent Easement Area to access the Permanent Easement for the purposes of construction, maintenance, repair and replacement of any sanitary sewer, storm sewer, water mains, storm water facilities, above ground and below ground drainage facilities any utilities, underground pipes, conduits, culverts, other utilities, mains and all facilities and improvements ancillary, incident or related thereto.

EXEMPT FROM STATE DEED TAX

The rights of the City also include the right of the City, its contractors, agents and servants:

(a) To enter upon the Permanent Easement Area at all reasonable times for the purposes of construction, reconstruction, inspection, repair, replacement, grading, sloping, and restoration relating to the purposes of the Permanent Easement; and

(b) To maintain the Permanent Easement Area, any City improvements and any underground pipes, conduits, or mains, together with the right to excavate and refill ditches or trenches for the location of such pipes, conduits or mains; and

(c) To remove from the Permanent Easement Area trees, brush, herbage, aggregate, undergrowth and other obstructions interfering with the location, construction and maintenance of the utility pipes, conduits, mains and above ground and below ground drainage facilities and to deposit earthen material in and upon the Permanent Easement Area; and

(d) To remove or otherwise dispose of all earth or other material excavated from the Permanent Easement Area as the City may deem appropriate.

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

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

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

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

[Remainder of this page has been intentionally left blank]

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

**CITY:**
**CITY OF COTTAGE GROVE**

By:_____
Myron Bailey
Its Mayor

By:_____
Tamara Anderson
Its City Clerk

STATE OF MINNESOTA )
) 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

**LANDOWNER:**

By: _____
Mathew Lewis

By: _____
Kaitlin Lewis

STATE OF MINNESOTA )
) ss.
COUNTY OF WASHINGTON )

The foregoing instrument was acknowledged before me on this 7 day of May, 2026, by Mathew Lewis and Kaitlin Lewis, husband and wife.

_____
Notary Public

ERIN KAY ANDERSON
Notary Public
Minnesota
My Commission Expires: January 31, 2030

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

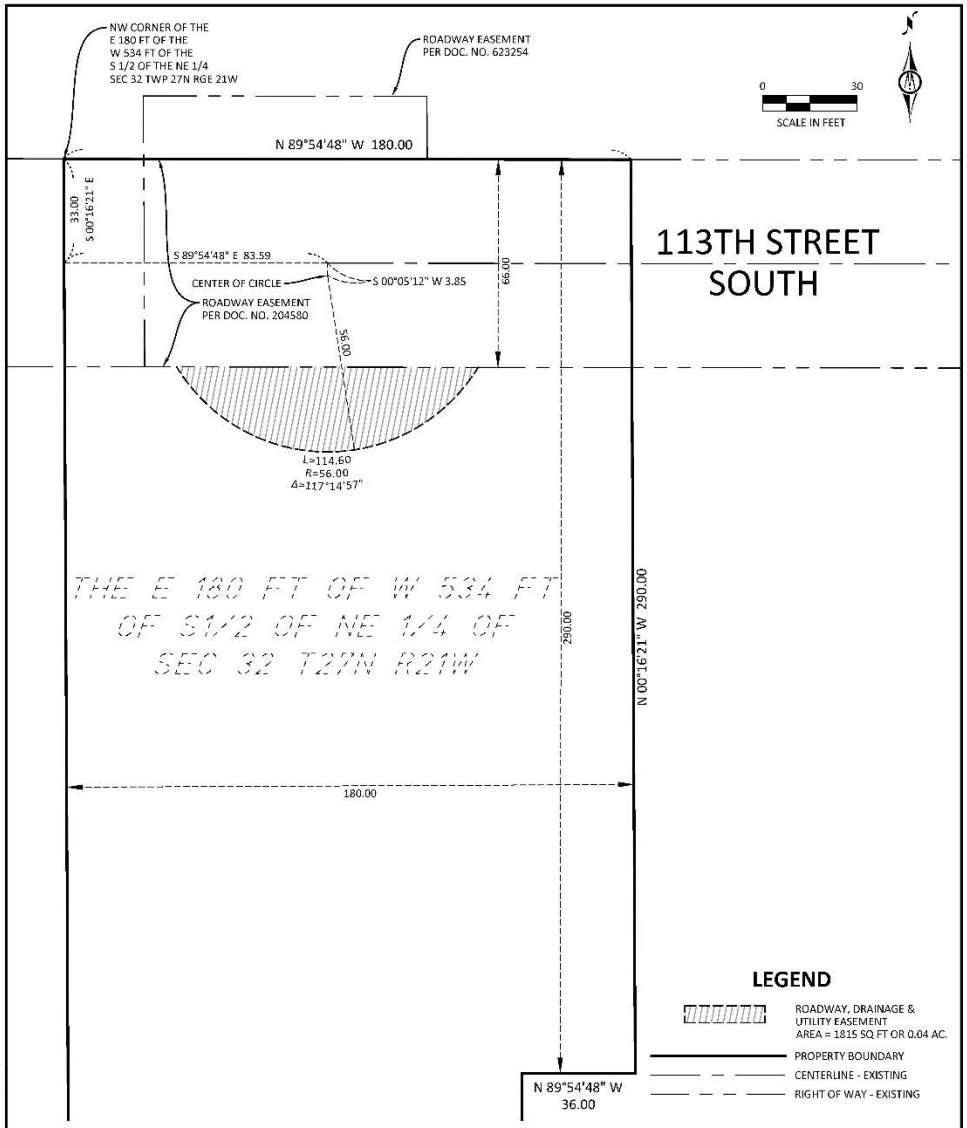
**EXHIBIT A**
**LEGAL DESCRIPTION OF PERMANENT EASEMENT AREA**

A permanent Easement for Public Roadway and Drainage and Utility purposes, over, under and across part of the following described property:

> The East 180.00 feet of the West 534.00 feet, except that part of the East 36.00 feet lying South of the North 290.00 feet all in the South Half (S 1/2) of the Northeast Quarter of Section 32, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota.

Said easement described as that part of the above-described property lying South of the North 66.00 feet and which lies within the circumference of a circle having a radius of 56.00 feet. The center of said circle is described as commencing at the Northwest corner of the East 180.00 feet of the West 534.00 feet of the South Half of the Northeast Quarter of Section 32, Township 27 North, Range 21 West, Washington County, Minnesota; thence South 00 degrees, 16 minutes, 21 seconds East, assumed bearing, along the West line of said East 180.00 feet, 33.00 feet; thence South 89 degrees 54 minutes 48 seconds East, 83.59 feet; thence South 00 degrees 05 minutes 12 seconds West, 3.85 feet to the center point of the above described circle.

# EXHIBIT B
# DEPICTION OF PERMANENT EASEMENT AREA




## ROADWAY, DRAINAGE AND UTILITY EASEMENT

A permanent Easement for Public Roadway and Drainage and Utility purposes, over, under and across part of the following described property:

The East 180.00 feet of the West 534.00 feet, except that part of the East 36.00 feet lying South of the North 290.00 feet all in the South Half (S 1/2) of the Northeast Quarter of Section 32, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota.

Said easement described as that part of the above-described property lying South of the North 66.00 feet and which lies within the circumference of a circle having a radius of 56.00 feet. The center of said circle is described as commencing at the Northwest corner of the East 180.00 feet of the West 534.00 feet of the South Half of the Northeast Quarter of Section 32, Township 27 North, Range 21 West, Washington County, Minnesota; thence South 00 degrees, 16 minutes, 21 seconds East, assumed bearing, along the West line of said East 180.00 feet, 33.00 feet; thence South 89 degrees 54 minutes 48 seconds East, 83.59 feet; thence South 00 degrees 05 minutes 12 seconds West, 3.85 feet to the center point of the above described circle.

## SURVEYOR'S CERTIFICATION

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

Ron P. Alwin
License Number 17765

03/19/2026
Date

EASEMENT EXHIBIT
7635 113TH STREET SOUTH, COTTAGE GROVE, MN 55016

BOLTON & MENK
3507 High Point Drive North
Bldg. 1 Suite E130
Oakdale, MN 55128
Phone: (651) 704-9970

PART OF: E 180 FT OF W 534 FT OF
N 290 FT OF S 1/2 OF NE 1/4 OF
SEC 32 TWP 27N RGE 21W
WASHINGTON COUNTY, MN
FOR: CITY OF COTTAGE GROVE

JOB NUMBER: 103963-374 FIELD BOOK: N/A DRAWN BY: JSC

H:\COTT_General\2025\113th St CDS\CAD\C3D\MISC-103963-374- ESMT Exhibit.dwg 3/19/2026 3:34 PM

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# City Council Action Request

# 7.J.

**Meeting Date** 5/20/2026

**Department** Engineering

**Agenda Category** Action Item

**Title** 2027 Pavement Management Project - Approve Benefit Appraisal Quote and Professional Services Agreement

**Staff Recommendation** Approve an Agreement for Professional Services with BRKW Appraisals, Inc. for the 2027 Pavement Management Project benefit appraisals in the amount of $34,300.00; the appropriate officials are hereby authorized to sign all necessary documents to effectuate these actions.

**Budget Implication** $34,300.00

**Attachments**

| | |
|---|---|
| 1. | MEMO 2027 Pavement Management Project Benefit Appraisal Quote |
| 2. | AGREEMENT FOR SERVICES - 2027 Pavement Management Project Benefit Appraisal |
| 3. | Proposal - C Grove REV 2027 Pmvnt Mgmt Special Benefits Appraisal Proposal - BRKW Appraisals, Inc |

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

**From:** Alanna Sobottka, Assistant City Engineer

**Date:** May 20, 2026

**Re:** 2027 Pavement Management Project Benefit Appraisal Contract Approval

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## Background

On December 3, 2025, Council authorized the preparation of a feasibility report for the 2027 Pavement Management Project. This project consists of rehabilitating the following road sections:

- East Point Douglas Road from Inwood Avenue South to its northern cul-de-sac terminus near 80th Street
- River Oaks 1st and 2nd Addition: Streets include Kingsborough Trail from State Hwy 10/61 to its southern terminus, and Kingsborough Court from Kingsborough Trail to its northern cul-de-sac terminus near State Hwy 10/61

## Discussion

The City Council ordered a feasibility report to evaluate the physical and economic feasibility of the necessary public improvements. As part of the feasibility report process, the City must retain a consultant to complete a benefit appraisal for the relevant properties within the project area. This will determine the applicable assessment amounts needed to establish the final project budget allocations among the various funding sources.

The City solicited a quote for professional services from BRKW Appraisals, Inc. for this work. BRKW Appraisals Inc. has completed appraisals for the city for several projects, is familiar with the City's policies and processes, and is qualified to perform the services.

| Consultant | Quoted Amount |
|---|---|
| BRKW Appraisals, Inc. | $34,300.00 |

## Recommendation

Staff recommends the City Council approve an Agreement for Professional Services with BRKW Appraisals, Inc. for the 2027 Pavement Management Project benefit appraisals in the amount of $34,300.00, and the appropriate officials are hereby authorized to sign all necessary documents to effectuate these actions.

# AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT ("Agreement") is made and executed this 20TH day of MAY, 2026, by and between the City of Cottage Grove, 12800 Ravine Parkway South, Cottage Grove, Minnesota 55016, ("City") and BRKW APPRAISALS, INC, 1609 COUNTY RD 42, BURNSVILLE, MN 55306 ("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 May 13, 2026, incorporated herein as Exhibit A.

        (Hereinafter "Exhibit").

        ii. Where the terms and conditions of this Agreement and those terms and conditions included in the Exhibit specifically conflict, the terms of this Agreement shall apply.

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

    c. Consultant agrees to comply with all federal, state, and local laws and ordinances applicable to the Services to be performed under this Agreement. Consultant 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 and Consultant agrees to receive and accept payment for Services as set forth in the Exhibit.
    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 Exhibit. 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 stated herein.

4. TERMINATION.

a. Termination by Either Party. This Agreement may be terminated by either party upon thirty (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 incurred 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 Exhibit. 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 Paul Sponholz 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 Paul Gleason 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 this 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 $2,000,000.

    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 South
Cottage Grove, MN 55016
Attention: City Administrator

Or emailed: jlevitt@cottagegrovemn.gov

If to Consultant: BRKW APPRAISALS, INC
1609 COUNTY RD 42
BURNSVILLE, MN 55306

Or emailed: pgleason@brkw.com

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 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.

[The remainder of this page is intentionally left blank]

**CITY OF COTTAGE GROVE**

By: _____
Myron Bailey, Mayor

By: _____
Tamara Anderson, City Clerk

Date: _____

**BRKW APPRAISALS, INC**

Signature: _____

Name: _____

Its: _____

Date: _____

BRKW
REAL ESTATE VALUATION SERVICES

May 13, 2026

Paul Sponholz, PE
City Engineer
City of Cottage Grove
10875 Ideal Ave. S.
Cottage Grove, MN 55016

Re: Proposal for Appraisal Services – Special Benefits Valuation
City of Cottage Grove 2027 Pavement Management Project
Project Area 1: NW-SE section of E. Point Douglas Rd. S., from S. of 80th Street to Inwood Ave.
Project Area 2: River Oaks 1st and 2nd Additions

Dear Mr. Sponholz:

In accordance with your request and on behalf of BRKW Appraisals, Inc., I am submitting this proposal for BRKW Appraisals, Inc. to provide special benefits appraisals to the City of Cottage Grove pertaining to proposed street and utility improvements to be completed as part of the City of Cottage Grove 2027 Pavement Management Project. Although there is technically and officially only one pavement management project to be completed in 2027, I have identified two separate project areas within the overall city project, as shown in the above caption, since there are two distinctly separate areas in terms of location and predominant property use type. It is my recommendation that the two project areas be addressed with separate special benefits valuations and separate associated appraisal reports.

Though no specific details pertaining to the level of improvements proposed for this project have yet been provided to us, it is my expectation these details will be provided, should the City approve this appraisal proposal and authorize us to proceed. It is my anticipation that generally, the project will include pavement rehabilitation, spot curb gutter replacement and various improvements to utility components.

**Purpose/Intended Use/Intended Users**

The purpose of the appraisals is to provide an opinion of the increase in market value, if any, to a total of 39 subject properties resulting from the proposed street/utility improvements. The intended use of the appraisals is for assisting City officials in levying in an equitable manner special assessments to properties benefited by the improvement project. The intended users are City of Cottage Grove officials.

**Subject Properties**

Shown on the following pages are two tables – one for Project Area 1 and one for Project Area 2 – summarizing the properties or property types proposed to be included as subject properties to be valued in the special benefits appraisal. The properties/ property types to be included are based on my review of Assessable Parcels maps that the city provided me, together with the results of recent email and phone correspondence among you, Genevieve Tester of the City and me.

**Special Benefits Appraisal Proposal - BRKW Appraisals, Inc.**
**City of Cottage Grove, MN 2027 Pavement Management Project**
**Project Area 1: East Point Douglas Rd. S., from S. of 80th Street to Inwood Ave.**
**Properties/Property Types to Be Appraised**



| No. | Property or Property Type | Fee Owner of Record | PID # | Address | Approx. Land Area (acres)[1] | Comments |
|---|---|---|---|---|---|---|
| 1 | 1 Single-Family Home on E. Point Douglas Rd. | To Be Determined | TBD | TBD | TBD | A typical/average home in terms of lot size/value will be selected from those fronting E. Point Douglas Rd. |
| 2 | Motel - Wakota Inn & Suites | Kirit Bhakta | 1702721220003 | 7125 80th St. S. | 1.02 | No frontage on but access available from E. Point Douglas Rd. S. |
| | | | 1702721220021 | --- | 0.15 | |
| | | | | Total Property | 1.17 | |
| 3 | Fast Food Restaurant - Dairy Queen | Allen & Kathryn Plaisted et al. | 1702721220012 | 7175 80th St. S. | 0.49 | " " " |
| 4 | Multi-Tenant Retail Center | Lannco LLC | 1702721220011 | 7155 80th St. S. | 1.97 | " " " |
| 5 | Single-Tenant Office-Warehouse | 7130 E. Point Douglas Rd. LLC | 1702721220017 | 7130 E. Point Douglas Rd. S. | 1.21 | |
| 6 | Convenience Store with Gas | Realty Income Properties 3 LLC | 1702721220018 | 7162 E. Point Douglas Rd. S. | 1.15 | |
| 7 | Full-Service Restaurant - Las Margaritas | Mopeca R.E. of Cottage Grove LLC | 1702721220006 | 7165 E. Point Douglas Rd. S. | 0.71 | |
| | | " " " " " " | 1702721220022 | --- | 0.43 | |
| | | | | Total Property | 1.14 | |
| 8 | Fast Food Restaurant - Arby's | Scott Family Trs. & Ross Family Trs. | 1702721220007 | 7185 E. Point Douglas Rd. S. | 0.63 | |
| 9 | Auto Service - Car X | J & R Properties Cottage Grove LLC | 1702721220008 | 7199 E. Point Douglas Rd. S. | 0.65 | |
| 10 | Grocery Store & Gas Retail Property | Exchangeright Net Leased Portfolio 27 | 1702721210049 | 7280 E. Point Douglas Rd. S. | 9.61 | |
| | | " " " " " | 1702721210047 | 7200 E. Point Douglas Rd. S. | 0.31 | |
| | | " " " " " | 1702721210052 | --- | 0.08 | |
| | | " " " " " | 1702721210053 | --- | 0.69 | |
| | | | | Total Property | 10.69 | |
| 11 | TJ Maxx/HomeGoods Anchored Retail Strip Center | Grove-Rainbow LP | 1702721210051 | 7240 E. Point Douglas Rd. S. | 9.80 | No frontage on but access available from section of E. Pt. Douglas Rd. S. to be improved as part of 2027 pvmt. mgmt. |
| | | " " " | 1702721210050 | --- | 1.05 | |
| | | | | Total Property | 10.85 | |
| 12 | Fast Food Restaurant - McDonald's | Franchise Realty Interstate | 1702721240009 | 7355 E. Point Douglas Rd. S. | 1.62 | |
| 13 | Auto Service - Muffler Doctor | D & J Properties of Woodbury LLC | 1702721240010 | 7375 E. Point Douglas Rd. S. | 0.47 | |
| 14 | School District Offices | ISD 833 South Washington County | 1702721240028 | 7362 E. Point Douglas Rd. S. | 7.25 | |
| 15 | 3-Tenant Commercial Building | Point Douglas Property Management LLC | 1702721240019 | 7424 E. Point Douglas Rd. S. | 0.58 | |
| 16 | Cmcl. Bldg. - Sherwin Williams | Alisan LLC | 1702721240026 | 7430 E. Point Douglas Rd. S. | 0.60 | |
| 17 | Cmcl. Bldg. - State Farm Ins. Office | Pica-Anderson LLC | 1702721240025 | 7450 E. Point Douglas Rd. S. | 0.43 | |
| 18 | Vacant Cmcl. Parcel | Hang LLC | 1702721240027 | 7470 E. Point Douglas Rd. S. | 0.54 | |
| 19 | Auto Sales/Service - North | Marcial Gonzalez | 1702721130093 | 7510 E. Point Douglas Rd. S. | 0.54 | Currently used with property adjacent SE but appears able to be separately used/sold |
| 20 | Auto Sales/Service - South | Marcial Gonzalez | 1702721130102 | 7528 E. Point Douglas Rd. S. | 0.60 | Currently used with property adjacent NW but appears able to be separately used/sold |
| 21 | Vacant Cmcl. Parcel | Lance Schultz | 1702721130096 | 7564 E. Point Douglas Rd. S. | 0.30 | |
| 22 | 84-Unit Apartment Complex | VA9 Grove Ridge LLC | 1602721330002 | 8130 E. Point Douglas Rd. S. | 4.94 | |
| 23 | Cottage Grove Animal Hospital | Realty Income Properties 13 LLC | 1602721330003 | 8136 E. Point Douglas Rd. S. | 1.49 | |
| 24 | 59-Unit Rental Townhome Complex | Ballast CGC MN LLC | 1602721330001 | 8240 E. Point Douglas Rd. S. | 4.91 | |
| 25 | Country Inn & Suites Motel | Nilkanth Inc. | 2102721210012 | 8350 E. Point Douglas Rd. S. | 2.42 | |
| 26 | Applebee's Restaurant | Seyfarth Realty Corp. | 2102721210013 | 8380 E. Point Douglas Rd. S. | 0.67 | |
| 27 | School District Program Center | ISD 833 South Washington County | 2102721210001 | 8400 E. Point Douglas Rd. S. | 6.75 | |

***CONTINUED ON NEXT PAGE***

[1]Land area is estimated based in part on Washington County records; is subject to revision given further research/verification; and excludes existing road right of way, if any

**Special Benefits Appraisal Proposal - BRKW Appraisals, Inc.**
**City of Cottage Grove, MN 2027 Pavement Management Project**
**Project Area 1: East Point Douglas Rd. S., from S. of 80th Street to Inwood Ave.**
**Properties/Property Types to Be Appraised**



| No. | Property or Property Type | Fee Owner of Record | PID # | Address | Approx. Land Area (acres)[1] | Comments |
|---|---|---|---|---|---|---|
| 28 | Car Wash | National Retail Properties LP | 2102721210007 | 8420 E. Point Douglas Rd. S. | 1.06 | |
| 29 | Multi-tenant Retail Property | BJW Enterprises LLC | 2102721210002 | 9030 Inwood Ave. S. | 1.08 | |
| 30 | O'Reilly Auto Parts Store | Triple S Investments | 2102721210003 | 8401 E. Point Douglas Rd. S. | 0.81 | |
| 31 | Health Clinic | Canvas Health Inc. | 2102721210014 | 8451 E. Point Douglas Rd. S. | 1.19 | |
| 32 | Subway Sandwich Shop | Nielsen R.E. Holdings II LLC | 2102721210008 | 8455 E. Point Douglas Rd. S. | 0.93 | |
| 33 | Merchants Bank Branch | Merchants Bank Natl. Assoc. | 2102721120021 | 8479 E. Point Douglas Rd. S. | 0.67 | |
| 34 | Multi-tenant Retail Property | Jamaica Crossroads LLC & Jamaica Plaza LLC<br>" " " " " "<br>Total Property | 2102721120022<br>2102721210009 | 8461 E. Point Douglas Rd. S.<br>---<br>Total Property | 1.25<br>0.23<br>1.48 | No frontage on but access available from E. Point Douglas Rd. S. |
| 35 | KinderCare Daycare Facility | 3745 Minnehaha LLC | 2102721120030 | 8453 E. Point Douglas Rd. S. | 0.82 | " " " |
| 36 | Fast Food Restaurant - Burger King | Irving J. Sherman Trs. | 2102721120020 | 8481 E. Point Douglas Rd. S. | 1.12 | |

**Total Number of Properties/Property Types: 36**

[1]Land area is estimated based in part on Washington County records; is subject to revision given further research/verification; and excludes existing road right of way, if any

**Special Benefits Appraisal Proposal - BRKW Appraisals, Inc.**
**City of Cottage Grove, MN 2027 Pavement Management Project**
**Project Area 2: River Oaks**
**Properties/Property Types to Be Appraised**

| No. | Property or Property Type | Fee Owner of Record | PID # | Address | Approx. Land Area (acres)[1] | Comments |
|---|---|---|---|---|---|---|
| 1 | 1 Single-Family Home - Lower End | To Be Determined | TBD | TBD | TBD | A single-family home with a lot judged to be at the lower end of the value range in the project area will be selected and valued for special benefits purposes. |
| 2 | 1 Single-Family Home - Midrange | To Be Determined | TBD | TBD | TBD | A single-family home with a lot judged to be within the middle of the value range in the project area will be selected and valued for special benefits purposes. |
| 3 | 1 Single-Family Home - Upper End | To Be Determined | TBD | TBD | TBD | A single-family home with a lot judged to be within the upper end of the value range in the project area will be selected and valued for special benefits purposes. |

**Total Number of Properties/Property Types: 3**

[1]Land area is estimated based in part on Washington County records; is subject to revision given further research/verification; and excludes existing road right of way, if any

## Disclosure of Prior Appraisal Services

As required by and in order to comply with the Ethics Rule of the Uniform Standards of Professional Appraisal Practice (USPAP), I am hereby disclosing the following:

Mark A. Warren, MAI and I, both of BRKW Appraisals, Inc. and both of whom will be completing the special benefits appraisals addressed in this proposal, should our firm be engaged by the City to do so, have within the past three years previously performed appraisal services pertaining to the following subject properties, as identified in the Properties/Property Types to Be Appraised table for Project Area 1 shown on the preceding page:

Project Area 1 (East Point Douglas Rd. S.): Properties 2 through 21

**Scope of Work**

Valuation Methodology: The special benefits appraisals will be based on a before-and-after valuation methodology. This involves developing an opinion of each property market value as it exists before the proposed street/utility improvements, and also concluding an opinion of the market value of the property assuming the improvements are completed. The difference between the before and after values reflects an opinion of special benefit to each property resulting from the public improvement project.

All but two of the subject properties to be appraised contain buildings and supporting site improvements. However, since the value benefits of street, utility and similar public improvement projects accrue to the land, rather than to the buildings of individual properties, the valuation in all cases will involve the land component of the properties only.

Multiple-Parcel Properties: As shown on the Properties/Property Types to Be Appraised summary table for Project Area 1 on the preceding pages, of the 36 subject properties to be valued in that project area, five contain more than one tax parcel. In the case of these multiple-parcel properties, each group of multiple parcels has a common owner and serves a single use. Thus, each group of multiple reflects one property, from a special benefits valuation perspective. For each of these five properties, any special benefit concluded for the overall property will be allocated between/among the tax parcels on a pro-rata basis, relative to each tax parcel's share of the total land area of the overall property.

Consideration of Special Benefits from Cross-Easement Access Rights: Though Property 11 in Project Area 1, the TJ Maxx/HomeGoods-anchored retail center located east of Property 10, Hy-Vee, does not front the section of East Point Douglas Road slated for improvement within the 2027 Pavement Management Project, this property has been included as a subject property to be appraised. The reason is that the property has the right to use of a shared Primary Access Drive, via cross easements, one section of which passes in front of the Hy-Vee property and connects to the section of East Point Douglas Road to be improved as part of the current improvement project. This access right was researched with and verified with the City when Properties 10 and 11 were included in a special benefits appraisal our firm completed for the City pertaining to the City of Cottage Grove 2024 Pavement Management Project.

Given this access right, it is anticipated that some level of special benefit for Property 11 will be concluded to accrue as a result of the current project.

It is noted that there is an additional access driveway running behind Hy-Vee that also connects with the section of East Point Douglas Road to be improved as part of the current project. This driveway extends east to the rear of the TJ Maxx/HomeGoods property and appears to function primarily for deliveries. However, to date the City has not identified the presence of an easement allowing this property to use the rear access driveway. Consequently, this driveway will not be considered when concluding benefits from the project to the TJ Maxx/HomeGoods property.

**Report Type**

One appraisal report for each of the two project areas will be prepared addressing the special benefits valuation of a total of 39 subject properties (36 in Project Area 1 and three in Project Area 2). Each appraisal will be presented in a **Restricted Appraisal Report** format, which meets the minimum requirements of content that must be contained in an appraisal report as mandated by the Uniform Standards of Professional Appraisal Practice (USPAP).

In a Restricted Appraisal Report format, the focus is on stating the main points and conclusions of the appraisal process, rather than discussing in detail the properties and illustrating the valuation methodology used in arriving at the appraiser's value opinions. The appraisal process and its results are presented in a very brief manner, with significant supporting data, notes, and analyses retained in the office work file of the appraiser.

The primary function of the Restricted Appraisal Reports connected to this valuation assignment is to communicate to the client whether proposed or contemplated property assessments in accordance with the City special assessment policy can be sustained by at least an equal increase in the market value of the property as a result of the proposed improvement project; the primary function of the reports is not to document and prove within the reports how the conclusion of any market value increase was reached.

The Restricted Appraisal Reports will contain, for each subject property, an opinion of the special benefit, if any, resulting from the improvement project. The reports will provide commentary on the various factors and circumstances influencing the final conclusions of benefit to the properties. The valuation methodology used to develop the opinions of special benefit will be described in a summarized manner. However, the reports, due to their brevity, will not present comparable sale data or adjustment grids used to arrive at the value opinions.

Assuming that the appraisals are to be used internally by city officials only (for the purposes of determining the increase in property market value relative to proposed or contemplated assessments), the Restricted Appraisal Report format should sufficiently serve the intended use and at the same time provide significant economies pertaining to the time spent writing the report versus completing the analysis and valuation. These economies are reflected in the proposed appraisal fees. **Given the brevity of the Restricted Appraisal Report format, it is restricted for use and designed to be read by the client only** (in this case the City of Cottage Grove), since others not substantially familiar with the properties, project and/or valuation process may not fully understand the reports without the supporting information retained in the appraisal work file.

Should the need arise, subsequent to the submittal of the initial Restricted Appraisal Reports (e.g., if one or more owners of property in either of the project areas appeal a special assessment), an expanded special benefits appraisal report individually addressing one or more of the subject properties, or another property within either of the project areas, with full documentation of the valuation process, could be produced by our firm. This offer is based on the assumption that an adequate amount of time is allowed and an additional fee is agreed upon for completing such an individual, expanded report.

**Proposed Appraisal Fees**

| | Appraisal Fee |
|---|---|
| Project Area 1: NW-SE Section of E. Point Douglas Rd. S. | $27,500 |
| Project Area 2: River Oaks | $ 6,800 |
| Total Proposed Appraisal Fees | $34,300 |

**Completion Date**

The appraisal reports will be completed by **August 28, 2026**.

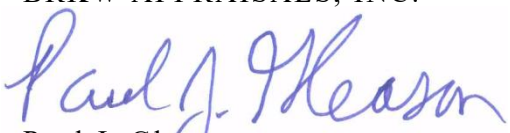
**Deliverables**

A high-quality, full-color electronic copy of each appraisal report, in .pdf format, will be emailed to you upon completion of the assignment. Should the need or desire arise for one or more hard copies of the reports as well, our firm could print, bind and mail to you such hard copies, upon your request, with sufficient advance notice.

Thank you, Mr. Sponholz, for the opportunity to submit this proposal. Please contact me at 612-229-9818 (direct line) or pgleason@brkw.com with any questions or comments you may have.

Sincerely,

BRKW APPRAISALS, INC.



Paul J. Gleason
President and Principal
Certified General Real Property Appraiser
MN License No. 4003073

# City Council Action Request

# 7.K.

| | |
|---|---|
| **Meeting Date** | 5/20/2026 |
| **Department** | Economic Development |
| **Agenda Category** | Resolution |
| **Title** | TIF Agreement Amendment for Roers Housing Project |
| **Staff Recommendation** | Adopt Council Resolution 2026-077 amending the current TIF agreement for the apartment project, Roers, located at 6850 East Point Douglas Road South. |
| **Budget Implication** | N/A |

**Attachments**

| | |
|---|---|
| 1. | City Council Roers TIF Amendment memo_5-20-2026 |
| 2. | Ehlers Rent vs Income Memo 4-29-26 |
| 3. | Cottage Grove City Council Resolution 2026-077 |

**TO:** Mayor and City Council Members
Jennifer Levitt, City Administrator

**FROM:** Nate Carlson, Economic Development Manager

**DATE:** May 20, 2026

**RE:** Roers TIF Amendment

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## Background

Economic Development and Finance staff received a request by Roers (the "developer") to amend the current TIF Agreement for the apartment project located at 6850 East Point Douglas Road South. The project is currently in-process. The EDA approved the current TIF Agreement on November 19, 2025. The amendment request from the developer is to include rent restrictions in addition to the income restrictions currently within the TIF Agreement. Roers' request for defined rental restrictions is a requirement by the State of Minnesota when applying for affordable housing credits. Many communities include rental restrictions as well as the required income restrictions with Housing TIF projects.

The City's financial advisor, Schane Rudlang of Ehlers, has prepared an additional memo for the board to further explain the request.

The EDA approved this amendment on May 12, 2026 at the regular EDA meeting.

## Recommendation

1. Adopt resolution #2026-077 amending the current TIF Agreement for the apartment project, Roers, located at 6850 East Point Douglas Road South.

# MEMORANDUM

TO: Nate Carlson – Economic Development Director
FROM: Schane Rudlang – Ehlers
DATE: April 29, 2026
SUBJECT: Roers Workforce Housing Development – Rent and Income Levels

## Purpose of Memorandum

The purpose of this memorandum is to clarify the distinction between income restrictions and rent restrictions under Tax Increment Financing ("TIF") statutes.

## Statutory Requirements

Minnesota statutes governing housing TIF districts require that a specified percentage of residential units be occupied by households meeting defined income limits. Under Minnesota Statutes, section 469.174, subdivision 11, compliance is achieved through income-restricted occupancy at the required area median income ("AMI") thresholds. The statute does not independently require that rents for these units be restricted. As a result, a housing TIF district may be legally structured to comply with state law based solely on household income certification, provided all statutory income thresholds and compliance obligations are met.

## Local Policy and Common Practice

While rent limits are not required by statute, it is not uncommon for cities to elect to impose rent restrictions in addition to income restrictions as a matter of policy; in other cases, rent restrictions are required due to other funding sources, such as tax credits. Rent restrictions are often used to provide additional certainty that income-restricted units remain affordable. In practice, actual rents developers charge, even without formal rent restrictions, are usually at or below the AMI rents if there were formal restrictions. Rent restrictions are implemented through development agreements and recorded declarations.

During Roers' application for the 4d1 tax class rate for the affordable units, Minnesota Housing requires rent restrictions to comply with the 4d1 statute (not the TIF statutes). The 4d1 class rate lowers property taxes on affordable units.

## Cottage Grove Policy Decision and Amended Agreement

For the Roers project, the original development agreement imposed income restrictions consistent with Minnesota law but did not include explicit rent restrictions. Under the amended agreement now under consideration for approval, the project would include rent restrictions on the income-restricted units. This represents a City policy decision that goes beyond minimum statutory requirements, and the developer has agreed to the restrictions. The amended agreement and related declaration establish maximum allowable rents tied to the applicable percentage of area median income, ensuring consistency between tenant incomes and rents charged over the compliance period.

**CITY COUNCIL RESOLUTION NO. 2026-077**

CITY COUNCIL OF COTTAGE GROVE
COUNTY OF WASHINGTON
STATE OF MINNESOTA

RESOLUTION AUTHORIZING THE EDA'S EXECUTION OF A FIRST AMENDMENT TO DEVELOPMENT ASSISTANCE AGREEMENT AND A FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS

BE IT RESOLVED by the City Council (the "City Council") of the City of Cottage Grove, Minnesota (the "City"), as follows:

Section 1. Recitals.

1.01. The Cottage Grove Economic Development Authority (the "EDA") has heretofore executed an Amended and Restated Contract for Private Development (the "Original Agreement"), between the EDA and Roers Cottage Grove Apartments LLC, a Delaware limited liability company (the "Developer"), stating the Developer's responsibilities related to the construction of an approximately 144-unit affordable residential apartment building with approximately 134 underground parking stalls and 82 surface level parking stalls and related amenities (the "Project");

1.02. In connection with the Project, the EDA and Developer entered into a Declaration of Restrictive Covenants (the "Original Declaration") which set forth certain occupancy restrictions for the Project;

1.03. The Original Agreement and the Original Declaration imposed income-based occupancy restrictions on certain units in the Project;

1.04. The Developer has requested that the EDA amend the Original Agreement pursuant to a First Amendment to Development Assistance Agreement (the "Amendment to Agreement") and amend the Original Declaration pursuant to a First Amendment to Declaration of Restrictive Covenants (the "Amendment to Declaration" and together with the Amendment to Agreement, the "Amendments") to incorporate rental restrictions; and

1.05. Pursuant to the Bylaws of the EDA, certain actions of the EDA of the type contemplated by the Amendments are subject to approval by the City Council.

Section 2. Approval of the Amendments.

2.01. The City Council hereby approves the Amendments in substantially the form presented to the Board, together with any related documents necessary in connection therewith (collectively, the "Development Documents") and hereby authorizes the President and Executive Director to execute the same on behalf of the EDA, and to carry out, on behalf of the EDA, the EDA's rights and obligations thereunder.

2.02. Upon execution and delivery of the Development Documents, the officers and employees of the EDA are hereby authorized and directed to take or cause to be taken such actions as may be necessary on behalf of the EDA to implement the Development Documents.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COTTAGE GROVE, THIS 20th DAY OF MAY, 2026.

_____

MAYOR

_____

CITY CLERK

# City Council Action Request

# 7.L.

| | |
|---|---|
| **Meeting Date** | 5/20/2026 |
| **Department** | Economic Development |
| **Agenda Category** | Resolution |
| **Title** | Real Estate Equities Hadley Project LAHA and LCDA Subordination Agreements |
| **Staff Recommendation** | Adopt Resolution 2026-078 approving the LAHA and LCDA Subordination Agreements for the Hadley Ridge Apartments project. |
| **Budget Implication** | N/A |

**Attachments**

| | |
|---|---|
| 1. | Real Estate Equities Subordination Agreement Memo_5-20-26 |
| 2. | Resolution 2026-078 |
| 3. | LAHA Subordination Agreement (Hadley Ridge) |
| 4. | LCDA Subordination Agreement (Hadley Ridge) |

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

**From:** Nate Carlson, Economic Development Manager

**Date:** May 20, 2026

**Subject:** Real Estate Equities Apartment Project (Hadley Ridge Apartments) – Subordination agreements for LAHA and LCDA funding

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## Introduction/Background

On June 18, 2025, the City Council approved the Site Plan Review, Comprehensive Plan Amendment, and Zoning Amendment (Resolutions 2025-083, 2025-082, and Ordinance 1101) for the Real Estate Equities 164-unit multi-family rental apartment project proposed at 10015 Hamlet Avenue (Hadley Ridge Apartments).

Resolution 2025-092 was also approved on June 18, supporting dedication of City Local Affordable Housing Aid (LAHA) funds for 2024, 2025, and 2026 for the project in an estimated total amount of $785,000. Real Estate Equities continued to seek out funding support opportunities and on July 30, 2025, the City Council approved Resolution 2025-108 authorizing the City to submit an application for Livable Communities Demonstration Account (LCDA) funding of $785,000 through the Metropolitan Council.

On November 19, 2025, the City Council approved the LAHA funding agreement for $916,000. The increased amount was due to increased construction costs. Also on November 19, 2025, Council approved Resolution 2025-160 authorizing the issuance, sale, and delivery of its multi-family housing revenue bonds in an amount not to exceed $50,000,000.

The Hadley Ridge project was selected for $785,000 of LCDA grant funding. The City will be responsible for distributing the funds to the developer once the project achieves certain milestones and submitting reports to the Met Council. The funds are structured as a loan from the City. Council approved resolution 2026-043 on March 18, 2026, which approved the LCDA Loan agreement.

The final action for the Hadley Ridge Apartment project is to approve the drafted subordination agreements for the LAHA and LCDA funding per the requirements of the developer's bank financing agreements. Subordination agreements are normal requirements when private projects receive public financing. The subordination agreements have been approved by City attorney, and a resolution has been prepared for Council action.

## Recommendation

Adopt Resolution 2026-078 approving the LAHA and LCDA Subordination Agreements for the Hadley Ridge Apartments project.

**CITY COUNCIL RESOLUTION NO. 2026-078**

CITY OF COTTAGE GROVE
COUNTY OF WASHINGTON
STATE OF MINNESOTA

RESOLUTION AUTHORIZING SUBORDINATION AGREEMENTS IN CONNECTION WITH THE CITY'S LAHA AND LCDA LOANS

BE IT RESOLVED by the City Council (the "City Council") of the City of Cottage Grove, Minnesota (the "City"), as follows:

Section 1. Recitals.

1.01. The Washington County previously issued its (i) Multifamily Housing Revenue Bonds (Hadley Ridge Apartments Project) Series 2025A, and issued in the original aggregate principal amount of $32,255,000, (ii) Multifamily Housing Revenue Bonds (Hadley Ridge Apartments Project) Series 2025B, and issued in the original aggregate principal amount of $1,300,000, (iii) Taxable Multifamily Housing Revenue Bonds (Hadley Ridge Apartments Project) Series 2025C issued in the original aggregate principal amount of $9,725,000, and (iv) Multifamily Housing Revenue Bonds (Hadley Ridge Apartments Project) Subordinate Series 2025D, and issued in the original aggregate principal amount of $2,000,000 (collectively, the "Bonds").

1.02. The City loaned the proceeds of the Bonds to Cottage Grove AH I, LLLP, a Minnesota limited liability limited partnership (the "Borrower") to finance a 164 unit affordable multifamily rental housing project (the "Project") pursuant to a Loan Agreement dated as of December 1, 2025 (the "Senior Loan") between the City and the Borrower.

1.03. The Senior Loan was assigned by the City to U.S. Bank Trust Company, National Association, as trustee (the "Senior Lender") pursuant to the terms of that certain Trust Indenture, dated as of December 1, 2025 between the City and Senior Lender. The Senior Loan is secured by that certain Mortgage, Assignment of Leases and Rents, Security Agreement, Fixture Filing, and Environmental Indemnity by Borrower in favor of the City, as assigned by the City to Senior Lender (as assigned, the "Senior Mortgage"), dated as of December 1, 2025, encumbering the land, the Project and related personal and other property described and defined in the Senior Mortgage as the "Mortgaged Property."

1.04. Pursuant to a Local Affordable Housing Aid Agreement between the City and Borrower ("LAHA Loan Agreement"), the City made a loan to Borrower in the original principal amount of $916,000 ("LAHA Loan"). The LAHA Loan is secured by a Promissory Note the "LAHA Note") from the Borrower and Combination Mortgage, Security Agreement and Fixture Financing Statement dated ("LAHA Mortgage") encumbering all or a portion of the Mortgaged Property. In addition, in connection with the LAHA Loan, the Borrower and the City entered into a Declaration of Restrictive Covenants (the "Declaration") including certain affordability requirements for the Project.

1.05. Pursuant to a Loan Agreement between the City and Borrower ("LCDA Loan Agreement"), the City has made a loan to Borrower in the original principal amount of $785,000 ("LCDA Loan" and together with the LAHA Loan, the "Subordinate Loans"). The LCDA Loan is or will be secured by a Promissory Note (the "LCDA Note") from the Borrower and Combination Mortgage and Security Agreement ("LCDA Mortgage" and together with the LAHA Mortgage, the LAHA Note, the LCDA Note, the LCDA Loan Agreement, the LAHA Loan Agreement, and the Declaration, the "Subordinate Documents") encumbering all or a portion of the Mortgaged Property.

1.06. There are on file with the City Council (i) a Subordination Agreement regarding the LAHA Loan and (ii) a Subordination Agreement regarding the LCDA Loan (together, the "Subordination Agreements"), each proposed to be entered into by the City and the Senior Lender subordinating the LAHA Loan, the LCDA Loan, and the Subordinate Documents to the Bonds and Senior Mortgage.

Section 2. Approval of the Subordination Agreements.

2.01. The City Council hereby approves the Subordination Agreements in substantially the forms presented to the City Council, together with any related documents necessary in connection therewith (collectively, the "Subordination Documents") and hereby authorizes the Mayor and City Administrator to execute the same on behalf of the City, and to carry out, on behalf of the City, the City's rights and obligations thereunder.

2.02. The approval hereby given to the Subordination Documents includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by legal counsel to the City and by the officers authorized herein to execute said documents prior to their execution, and said officers are hereby authorized to approve said changes on behalf of the City. The execution of any instrument by the appropriate officers of the City herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof. In the event of absence or disability of the officers, any of the documents authorized by this Resolution to be executed may be executed without further act or authorization of the City Council by any duly designated acting official, or by such other officer or officers of the City Council as, in the opinion of the City Attorney, may act in their behalf.

2.03. Upon execution and delivery of the Subordination Documents, the officers and employees of the City are hereby authorized and directed to take or cause to be taken such actions as may be necessary on behalf of the City to implement the Subordination Documents.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COTTAGE GROVE, THIS 20th DAY OF MAY, 2026.

_____
MAYOR

_____
CITY CLERK

THIS DOCUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

[_____]

# SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT ("**Agreement**") is entered into this [___] day of [_____], 2026, by and between (i) U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, a national banking association ("**Senior Lender**"), and (ii) CITY OF COTTAGE GROVE, a statutory city, municipal corporation, and political subdivision organized and existing under the laws of the State of Minnesota ("**Subordinate Lender**").

## RECITALS

A. Cottage Grove AH I, LLLP, a limited liability limited partnership organized under the laws of the State of Minnesota (**"Borrower"**) is the owner of certain land located in Washington County, Minnesota, described in Exhibit A ("**Land**"). The Land is being improved with a multifamily rental housing project ("**Improvements**").

B. Subordiante Lender, in its capacity as issuer (the "**Issuer**"), made a loan to the Borrower (the "**Senior Loan**") upon the terms of that certain Loan Agreement dated as of December 1, 2025 between Issuer and Borrower (the "**Senior Loan Agreement**") using the proceeds of certain bonds designated (i) Multifamily Housing Revenue Bonds (Hadley Ridge Apartments Project) Series 2025A, and issued in the original aggregate principal amount of $32,255,000, (ii) Multifamily Housing Revenue Bonds (Hadley Ridge Apartments Project) Series 2025B, and issued in the original aggregate principal amount of $1,300,000, (iii) Taxable Multifamily Housing Revenue Bonds (Hadley Ridge Apartments Project) Series 2025C, and issued in the original aggregate principal amount of $9,725,000, and (iv) Multifamily Housing Revenue Bonds (Hadley Ridge Apartments Project) Subordinate Series 2025D, and issued in the original aggregate principal amount of $2,000,000. The Senior Loan was assigned by Issuer to Senior Lender, as trustee, pursuant to the terms of that certain Trust Indenture, dated as of December 1, 2025 between Issuer and Senior Lender. The Senior Loan is secured by that certain Mortgage, Assignment of Leases and Rents, Security Agreement, Fixture Filing, and Environmental Indemnity by Borrower in favor of Issuer, as assigned by Issuer to Senior Lender (as assigned, the "**Senior Mortgage**"), dated as of December 1, 2025, encumbering the Land, the Improvements and related personal and other property described and defined in the Senior Mortgage as the "**Mortgaged Property**."

C. Pursuant to a Local Affordable Housing Aid Agreement dated December 17, 2025 between Subordinate Lender and Borrower ("**Subordinate Loan Agreement**"), Subordinate Lender made a loan to Borrower in the original principal amount of $916,000 ("**Subordinate Loan**"). The Subordinate Loan is secured by a Combination Mortgage, Security Agreement and Fixture Financing Statement dated December 30, 2025 ("**Subordinate Mortgage**") encumbering all or a portion of the Mortgaged Property.

D. The Senior Mortgage is recorded in the Office of the County Recorder of Washington County, Minnesota ("**Recording Office**") as Instrument Number 4493079, as assigned by Issuer to Senior Lender pursuant to that certain Assignment of Mortgage recorded in the Recording Office as Instrument Number 4493080. The Subordinate Mortgage is recorded in the Recording Office as Instrument Number 4493082.

E. The execution and delivery of this Agreement is a condition of Senior Lender's consent to the Subordinate Loan and the Subordinate Mortgage.

**AGREEMENT**

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

**1. Definitions.** The following terms, when used in this Agreement (including, as appropriate, when used in the above recitals), will have the following meanings:

"**Bankruptcy Proceeding**" means any bankruptcy, reorganization, insolvency, composition, restructuring, dissolution, liquidation, receivership, assignment for the benefit of creditors, or custodianship action or proceeding under any federal or state law with respect to Borrower, any guarantor of any of the Senior Indebtedness, any of their respective properties, or any of their respective partners, members, officers, directors, or shareholders.

"**Borrower**" means all persons or entities identified as "Borrower" in the first Recital of this Agreement, together with their successors and assigns, and any other person or entity who acquires title to the Mortgaged Property after the date of this Agreement; provided that the term "Borrower" will not include Senior Lender if Senior Lender acquires title to the Mortgaged Property.

"**Casualty**" means the occurrence of damage to or loss of all or any portion of the Mortgaged Property by fire or other casualty.

"**Condemnation**" means any proposed or actual condemnation or other taking, whether direct or indirect, or any conveyance in lieu thereof, of all or any part of the Mortgaged Property.

"**Enforcement Action**" means any of the following actions taken by or at the direction of Subordinate Lender: the acceleration of all or any part of the Subordinate Indebtedness, the

advertising of or commencement of any foreclosure or trustee's sale proceedings, the exercise of any power of sale, the acceptance of a deed or assignment in lieu of foreclosure or sale, the collecting of rents from the Mortgaged Property, the obtaining of or seeking of the appointment of a receiver, the seeking of default interest, the taking of possession or control of any of the Mortgaged Property, the commencement of any suit or other legal, administrative, or arbitration proceeding based upon the Subordinate Note or any other of the Subordinate Loan Documents, the exercising of any banker's lien or rights of set-off or recoupment, or the exercise of any other remedial action against Borrower, any other party liable for any of the Subordinate Indebtedness or obligated under any of the Subordinate Loan Documents, or the Mortgaged Property.

"**Enforcement Action Notice**" means a Notice given from Subordinate Lender to Senior Lender following one or more Subordinate Mortgage Default(s) and the expiration of any applicable notice or cure periods, setting forth in reasonable detail the Subordinate Mortgage Default(s) and the Enforcement Actions proposed to be taken by Subordinate Lender.

"**Impositions**" means all taxes, assessments, charges, fees, insurance premiums, and other amounts payable with respect to the ownership, use, or operation of the Mortgaged Property or the Improvements that may become a Lien if not paid when due.

"**Lien**" means any lien, encumbrance, estate or other interest, recorded against or secured by the Mortgaged Property.

"**Loss Proceeds**" means all monies received or to be received under any insurance policy, from any condemning authority, or from any other source, as a result of any Condemnation or Casualty.

"**Notice**" means all notices, requests, demands, consents, approvals or other communication pursuant to this Agreement provided in accordance with the provisions of Section 10.

"**Senior Indebtedness**" means the "Indebtedness" as defined in the Senior Loan Agreement.

"**Senior Lender**" means the "Senior Lender" as defined in this Agreement. When any other person or entity becomes the legal holder of the Senior Indebtedness, such other person or entity will automatically become Senior Lender.

"**Senior Loan Documents**" means the "Loan Documents" as defined in the Senior Loan Agreement, as such documents may be amended.

"**Senior Mortgage Default**" means any act, failure to act, event, condition, or occurrence which constitutes, or which with the giving of Notice or the passage of time, or both, would constitute, an "Event of Default" as defined in the Senior Loan Agreement.

"**Subordinate Indebtedness**" means all sums evidenced or secured or guaranteed by, or otherwise due and payable to Subordinate Lender pursuant to, the Subordinate Loan Documents.

"**Subordinate Lender**" means the person or entity named as such in the first paragraph of this Agreement and any other person or entity who becomes the legal holder of the Subordinate Note after the date of this Agreement.

"**Subordinate Loan Documents**" means the Subordinate Mortgage, the Subordinate Note, the Subordinate Loan Agreement and all other documents at any time evidencing, securing, guaranteeing, or otherwise delivered in connection with the Subordinate Indebtedness, as such documents may be amended.

"**Subordinate Mortgage Default**" means any act, failure to act, event, condition, or occurrence which allows (but for any contrary provision of this Agreement), Subordinate Lender to take an Enforcement Action.

"**Subordinate Note**" means the promissory note or other evidence of the Subordinate Indebtedness and any replacement of the Subordinate Note.

**2. Subordinate Lender's Representations and Warranties.**

(a) Subordinate Lender represents and warrants that each of the following is true as of the date of this Agreement:

(i) Subordinate Lender is now the owner and holder of the Subordinate Loan Documents.

(ii) No Subordinate Mortgage Default has occurred and is continuing.

(iii) The current unpaid principal balance of the Subordinate Indebtedness is $916,000.

(iv) No scheduled payments under the Subordinate Note have been prepaid.

(b) Without the prior written consent of Senior Lender, Subordinate Lender will not do any of the following:

(i) Pledge, assign, transfer, convey, or sell any interest in the Subordinate Indebtedness or any of the Subordinate Loan Documents.

(ii) Take any action which has the effect of increasing the Subordinate Indebtedness, except to cure a Senior Mortgage Default as contemplated under Section 5(a) of this Agreement.

(iii) Accept any prepayment of the Subordinate Indebtedness.

**3. Terms of Subordination.**

(a) Agreement to Subordinate. The Subordinate Indebtedness is and will at all times continue to be subject and subordinate in right of payment to the prior payment in full of the Senior Indebtedness. Each of the Subordinate Loan Documents is, and will at all times remain, subject and subordinate in all respects to the liens, terms, covenants, conditions, operations, and effects of each of the Senior Loan Documents.

(b) Subordination of Subrogation Rights. If Subordinate Lender, by indemnification, subrogation or otherwise, acquires any Lien on any of the Mortgaged Property, then that Lien will be fully subject and subordinate to the receipt by Senior Lender of payment in full of the Senior Indebtedness, and to the Senior Loan Documents, to the same extent as the Subordinate Indebtedness and the Subordinate Loan Documents are subordinate pursuant to this Agreement.

(c) Payments Before Senior Mortgage Default. Until the occurrence of a Senior Mortgage Default, Subordinate Lender will be entitled to retain for its own account all payments of the principal of and interest on the Subordinate Indebtedness pursuant to the Subordinate Loan Documents; provided that Subordinate Lender expressly agrees that it will not accept any such payment that is made more than 10 days in advance of its due date.

(d) Payments After Senior Mortgage Default or Bankruptcy.

(i) Immediately upon Subordinate Lender's receipt of Notice or actual knowledge of a Senior Mortgage Default, Subordinate Lender will not accept any payments of the Subordinate Indebtedness, and the provisions of this Section 3(d) will apply.

(ii) If Subordinate Lender receives any of the following, whether voluntarily or by action of law, after a Senior Mortgage Default of which Subordinate Lender has actual knowledge (or is deemed to have actual knowledge as provided in Section 4(c)) or has been given Notice, such will be received and held in trust for Senior Lender:

(A) Any payment, property, or asset of any kind or in any form in connection with the Subordinate Indebtedness.

(B) Any proceeds from any Enforcement Action.

(C) Any payment, property, or asset in or in connection with any Bankruptcy Proceeding.

(iii) Subordinate Lender will promptly remit, in kind and properly endorsed as necessary, all such payments, properties, and assets described in Section 3(d)(ii) to Senior Lender. Senior Lender will apply any payment, asset, or property so received from Subordinate Lender to the Senior Indebtedness in such order, amount (with respect to any asset or property other than immediately available funds), and manner as Senior Lender determines in its sole and absolute discretion.

(e) Bankruptcy. Without the prior written consent of Senior Lender, Subordinate Lender will not commence, or join with any other creditor in commencing, any Bankruptcy Proceeding. In the event of a Bankruptcy Proceeding, Subordinate Lender will not vote affirmatively in favor of any plan of reorganization or liquidation unless Senior Lender has also voted affirmatively in favor of such plan.

**4. Default Under Subordinate Loan Documents.**

(a) Notice of Subordinate Mortgage Default and Cure Rights.

(i) Subordinate Lender will deliver to Senior Lender a copy of each Notice delivered by Subordinate Lender pursuant to the Subordinate Loan Documents within 5 Business Days of sending such Notice to Borrower. Neither giving nor failing to give a Notice to Senior Lender pursuant to this Section 4(a) will affect the validity of any Notice given by Subordinate Lender to Borrower.

(ii) For a period of 90 days following delivery to Senior Lender of an Enforcement Action Notice, Senior Lender will have the right, but not the obligation, to cure any Subordinate Mortgage Default. However, if such Subordinate Mortgage Default is a non-monetary default and is not capable of being cured within such 90-day period and Senior Lender has commenced and is diligently pursuing such cure to completion, Senior Lender will have such additional period of time as may be required to cure such Subordinate Mortgage Default or until such time, if ever, as Senior Lender takes either of the following actions:

(A) Discontinues its pursuit of any cure.

(B) Delivers to Subordinate Lender Senior Lender's written consent to the Enforcement Action described in the Enforcement Action Notice.

(iii) Senior Lender will not be subrogated to the rights of Subordinate Lender under the Subordinate Loan Documents as a result of Senior Lender having cured any Subordinate Mortgage Default.

(iv) Subordinate Lender acknowledges that all amounts advanced or expended by Senior Lender in accordance with the Senior Loan Documents or to cure a Subordinate Mortgage Default will be added to and become a part of the Senior Indebtedness and will be secured by the lien of the Senior Mortgage.

(b) Subordinate Lender's Exercise of Remedies After Notice to Senior Lender.

(i) In the event of a Subordinate Mortgage Default, Subordinate Lender will not commence any Enforcement Action until 90 days after Subordinate Lender has delivered to Senior Lender an Enforcement Action Notice.

(ii) Subordinate Lender may not commence any other Enforcement Action, including any foreclosure action under the Subordinate Loan Documents, until the earlier of:

(A) The expiration of such 90-day period or such longer period as provided in Section 4(a).

(B) The delivery by Senior Lender to Subordinate Lender of Senior Lender's written consent to such Enforcement Action by Subordinate Lender.

(iii) Subordinate Lender acknowledges that Senior Lender may grant or refuse consent to Subordinate Lender's Enforcement Action in Senior Lender's sole and absolute discretion. At the expiration of such 90-day period or such longer period as provided in Section 4(a) and, subject to Senior Lender's right to cure set forth in Section 4(a), Subordinate Lender may commence any Enforcement Action.

(iv) Senior Lender may pursue all rights and remedies available to it under the Senior Loan Documents, at law, or in equity, regardless of any Enforcement Action Notice or Enforcement Action by Subordinate Lender. No action or failure to act on the part of Senior Lender in the event of a Subordinate Mortgage Default or commencement of an Enforcement Action will constitute a waiver on the part of Senior Lender of any provision of the Senior Loan Documents or this Agreement.

(c) Cross Default. Subordinate Lender acknowledges that a Subordinate Mortgage Default constitutes a Senior Mortgage Default. Accordingly, upon the occurrence of a Subordinate Mortgage Default, Subordinate Lender will be deemed to have actual knowledge of a Senior Mortgage Default. If Subordinate Lender notifies Senior Lender in writing that any Subordinate Mortgage Default of which Senior Lender has received Notice has been cured or waived, as determined by Subordinate Lender in its sole discretion, then provided that Senior Lender has not conducted a sale of the Mortgaged Property pursuant to its rights under the Senior Loan Documents, any Senior Mortgage Default under the Senior Loan Documents

arising solely from such Subordinate Mortgage Default will be deemed cured, and the Senior Loan will be reinstated.

**5. Default Under Senior Loan Documents.**

(a) Notice of Senior Mortgage Default and Cure Rights.

(i) Senior Lender will deliver to Subordinate Lender a copy of any Notice sent by Senior Lender to Borrower of a Senior Mortgage Default within 5 Business Days of sending such Notice to Borrower. Failure of Senior Lender to send Notice to Subordinate Lender will not prevent the exercise of Senior Lender's rights and remedies under the Senior Loan Documents.

(ii) Subordinate Lender will have the right, but not the obligation, to cure any monetary Senior Mortgage Default within 30 days following the date of such Notice. During such 30-day period Senior Lender will be entitled to continue to pursue its remedies under the Senior Loan Documents.

(iii) Subordinate Lender may, within 90 days after the date of the Notice, cure a non-monetary Senior Mortgage Default if during such 90-day period, Subordinate Lender keeps current all payments required under the Senior Loan Documents. If such a non-monetary Senior Mortgage Default creates an unacceptable level of risk relative to the Mortgaged Property, or Senior Lender's secured position relative to the Mortgaged Property, as determined by Senior Lender in its sole discretion, then during such 90-day period Senior Lender may exercise all available rights and remedies to protect and preserve the Mortgaged Property and the rents, revenues and other proceeds from the Mortgaged Property.

(iv) All amounts paid by Subordinate Lender to Senior Lender to cure a Senior Mortgage Default will be deemed to have been advanced by Subordinate Lender pursuant to, and will be secured by the lien of, the Subordinate Mortgage. Notwithstanding anything in this Section 5(a) to the contrary, Subordinate Lender's right to cure any Senior Mortgage Default will terminate immediately upon the occurrence of any Bankruptcy Proceeding.

(b) Release of Mortgaged Property.

(i) Subordinate Lender consents to and authorizes any future release by Senior Lender of all or any portion of the Mortgaged Property from the lien, operation, and effect of the Senior Loan Documents. Subordinate Lender waives to the fullest extent permitted by law, all equitable or other rights it may have in connection with the release of all or any portion of the Mortgaged Property, including any right to require Senior Lender to do any of the following:

(A) To conduct a separate sale of any portion of the Mortgaged Property.

(B) To exhaust its remedies against all or any portion of the Mortgaged Property or any combination of portions of the Mortgaged Property or any other collateral for the Senior Indebtedness.

(C) To proceed against Borrower, any other party that may be liable for any of the Senior Indebtedness (including any general partner of Borrower if Borrower is a partnership), all or any portion of the Mortgaged Property or combination of portions of the Mortgaged Property or any other collateral, before proceeding against all or such portions or combination of portions of the Mortgaged Property as Senior Lender determines.

(ii) Subordinate Lender consents to and authorizes, at the option of Senior Lender, the sale, either separately or together, of all or any portion of the Mortgaged Property. Subordinate Lender acknowledges that without Notice to Subordinate Lender and without affecting any of the provisions of this Agreement, Senior Lender may do any of the following:

(A) Extend the time for or waive any payment or performance under the Senior Loan Documents.

(B) Modify or amend in any respect any provision of the Senior Loan Documents.

(C) Modify, exchange, surrender, release, and otherwise deal with any additional collateral for the Senior Indebtedness.

(c) Termination Upon Foreclosure. The lien of the Subordinate Loan Documents will automatically terminate upon the acquisition by Senior Lender or by a third-party purchaser of title to the Mortgaged Property pursuant to a foreclosure of, deed in lieu of foreclosure, or trustee's sale or other exercise of a power of sale or similar disposition under the Senior Mortgage.

**6. Conflicts.** If there is any conflict or inconsistency between the terms of the Subordinate Loan Documents and the terms of this Agreement, then the terms of this Agreement will control. Borrower acknowledges that the terms and provisions of this Agreement will not, and will not be deemed to do any of the following:

(a) Extend Borrower's time to cure any Senior Mortgage Default or Subordinate Mortgage Default.

(b) Give Borrower the right to receive notice of any Senior Mortgage Default or Subordinate Mortgage Default, other than that, if any, provided, respectively under the Senior Loan Documents or the Subordinate Loan Documents.

(c) Create any other right or benefit for Borrower as against Senior Lender or Subordinate Lender.

**7. Rights and Obligations of Subordinate Lender Under the Subordinate Loan Documents and of Senior Lender under the Senior Loan Documents.**

(a) Insurance.

(i) All requirements pertaining to insurance under the Subordinate Loan Documents (including requirements relating to amounts and types of coverages, deductibles and special endorsements) will be deemed satisfied if Borrower complies with the insurance requirements under the Senior Loan Documents and of Senior Lender.

(ii) All original policies of insurance required pursuant to the Senior Loan Documents will be held by Senior Lender.

(iii) Nothing in this Section 7(a) will preclude Subordinate Lender from requiring that it be named as a mortgagee and loss payee, as its interest may appear, under all policies of property damage insurance maintained by Borrower with respect to the Mortgaged Property, provided such action does not affect the priority of payment of Loss Proceeds, or that Subordinate Lender be named as an additional insured under all policies of liability insurance maintained by Borrower with respect to the Mortgaged Property.

(b) Condemnation or Casualty.

In the event of a Condemnation or a Casualty, the following provisions will apply:

(i) The rights of Subordinate Lender (under the Subordinate Loan Documents or otherwise) to participate in any proceeding or action relating to a Condemnation or a Casualty, or to participate or join in any settlement of, or to adjust, any claims resulting from a Condemnation or a Casualty, will be and remain subordinate in all respects to Senior Lender's rights under the Senior Loan Documents, and Subordinate Lender will be bound by any settlement or adjustment of a claim resulting from a Condemnation or a Casualty made by Senior Lender.

(ii) All Loss Proceeds will be applied either to payment of the costs and expenses of restoring the Improvements or to payment on account of the Senior Indebtedness, as and in the manner determined by Senior Lender in its sole discretion; provided however, Senior Lender agrees to consult with Subordinate Lender in determining the application of Casualty proceeds. In the event of any disagreement between Senior Lender and Subordinate

Lender over the application of Casualty proceeds, the decision of Senior Lender, in its sole discretion, will prevail.

(iii) If Senior Lender holds Loss Proceeds, or monitors the disbursement of Loss Proceeds, Subordinate Lender will not do so. Nothing contained in this Agreement will be deemed to require Senior Lender to act for or on behalf of Subordinate Lender in connection with any restoration of the Improvements or to hold or monitor any Loss Proceeds in trust for or otherwise on behalf of Subordinate Lender, and all or any Loss Proceeds may be commingled with any funds of Senior Lender.

(iv) If Senior Lender elects to apply Loss Proceeds to payment on account of the Senior Indebtedness, and if the application of such Loss Proceeds results in the payment in full of the entire Senior Indebtedness, any remaining Loss Proceeds held by Senior Lender will be paid to Subordinate Lender unless another party has asserted a claim to the remaining Loss Proceeds.

(c) Modification of Subordinate Loan Documents. Subordinate Lender agrees that, until the principal of, interest on and all other amounts payable under the Senior Loan Documents have been paid in full, it will not, without the prior written consent of Senior Lender, increase the amount of the Subordinate Loan, increase the required payments due under the Subordinate Loan, decrease the term of the Subordinate Loan, increase the interest rate on the Subordinate Loan, or otherwise amend the Subordinate Loan terms in a manner that creates an adverse effect upon Senior Lender under the Senior Loan Documents. If Subordinate Lender either (i) amends the Subordinate Loan Documents in the manner set forth above or (ii) assigns the Subordinate Loan without Senior Lender's consent, then such amendment or assignment will be void ab initio and of no effect whatsoever.

(d) Modification of Senior Loan Documents. Senior Lender may amend, waive, postpone, extend, renew, replace, reduce or otherwise modify any provisions of the Senior Loan Documents without the necessity of obtaining the consent of or providing Notice to Subordinate Lender, and without affecting any of the provisions of this Agreement. Notwithstanding the foregoing, Senior Lender may not modify any provision of the Senior Loan Documents that increases the Senior Indebtedness, except for increases in the Senior Indebtedness that result from advances made by Senior Lender to protect the security or lien priority of Senior Lender under the Senior Loan Documents or to cure defaults under the Subordinate Loan Documents.

(e) Commercial or Retail Leases. If requested, Subordinate Lender will enter into attornment and non-disturbance agreements with all tenants under commercial or retail leases, if any, to whom Senior Lender has granted attornment and non-disturbance, on the same terms and conditions given by Senior Lender.

(f) Consent Rights. Whenever the Subordinate Loan Documents give Subordinate Lender approval or consent rights with respect to any matter, and a right of approval or consent for the same or substantially the same matter is also granted to Senior Lender pursuant to the Senior Loan Documents or otherwise, Senior Lender's approval or consent or failure to approve or consent will be binding on Subordinate Lender. None of the other provisions of Section 7 are intended to be in any way in limitation of the provisions of this Section 7(f).

(g) Escrows. Except as provided in this Section 7(g), and regardless of any contrary provision in the Subordinate Loan Documents, Subordinate Lender will not collect any escrows for any cost or expense related to the Mortgaged Property or for any portion of the Subordinate Indebtedness. However, if Senior Lender is not collecting escrow payments for one or more Impositions, Subordinate Lender may collect escrow payments for such Impositions; provided that all payments so collected by Subordinate Lender will be held in trust by Subordinate Lender to be applied only to the payment of such Impositions.

(h) Certification. Within 10 days after request by Senior Lender, Subordinate Lender will furnish Senior Lender with a statement, duly acknowledged and certified setting forth the then-current amount and terms of the Subordinate Indebtedness, confirming that there exists no default under the Subordinate Loan Documents (or describing any default that does exist), and certifying to such other information with respect to the Subordinate Indebtedness as Senior Lender may request.

**8. Refinancing.** Subordinate Lender agrees that its agreement to subordinate under this Agreement will extend to any new mortgage debt which is for the purpose of refinancing all or any part of the Senior Indebtedness (including reasonable and necessary costs associated with the closing and/or the refinancing, and any reasonable increase in proceeds for rehabilitation in the context of a preservation transaction). All terms and covenants of this Agreement will inure to the benefit of any holder of any such refinanced debt, and all references to the Senior Loan Documents and Senior Lender will mean, respectively, the refinance loan documents and the holder of such refinanced debt.

**9. Governmental Powers.** Nothing in this Agreement is intended, nor will it be construed, to in any way limit the exercise by Subordinate Lender of its governmental powers (including police, regulatory and taxing powers) with respect to Borrower or the Mortgaged Property to the same extent as if it were not a party to this Agreement or the transactions contemplated by this Agreement.

**10. Notices.**

(a) Any Notice required or permitted to be given pursuant to this Agreement will be in writing and will be deemed to have been duly and sufficiently given if (i) personally delivered with proof of delivery (any Notice so delivered will be deemed to have been received at the time so delivered), or (ii) sent by a national overnight courier service (such as FedEx) designating earliest available delivery (any Notice so

delivered will be deemed to have been received on the next Business Day following receipt by the courier), or (iii) sent by United States registered or certified mail, return receipt requested, postage prepaid, at a post office regularly maintained by the United States Postal Service (any Notice so sent will be deemed to have been received on the date of delivery as confirmed by the return receipt), addressed to the respective parties as follows:

Notices intended for Senior Lender will be addressed to:

U.S. Bank Trust Company, National Association
111 Fillmore Ave East
EP-MN-WS3C
St. Paul, MN 55107
Attention: Global Corporate Trust

Notices intended for Subordinate Lender will be addressed to:

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

(b) Any party, by Notice given pursuant to this Section 10, may change the person or persons and/or address or addresses, or designate an additional person or persons or an additional address or addresses, for its Notices, but Notice of a change of address will only be effective upon receipt. Neither party will refuse or reject delivery of any Notice given in accordance with this Section 10.

**11. Reserved.**

**12. Miscellaneous Provisions.**

(a) Assignments/Successors. This Agreement will be binding upon and will inure to the benefit of the respective legal successors and permitted assigns of the parties to this Agreement. Without prior notice to or the consent of the Subordinate Lender or the Borrower, the Senior Lender may freely transfer or assign the Senior Loan and the Senior Loan Documents, including this Agreement, in whole or in part, and the Subordinate Lender acknowledges and agrees that any future legal holder of the Senior Lender's interest under the Senior Loan Documents will automatically be a legal successor and permitted assignee of Senior Lender hereunder, without the

necessity of any further action or instrument. No other party will be entitled to any benefits under this Agreement, whether as a third-party beneficiary or otherwise.

(b) No Partnership or Joint Venture. Nothing in this Agreement or in any of the Senior Loan Documents or Subordinate Loan Documents will be deemed to constitute Senior Lender as a joint venturer or partner of Subordinate Lender.

(c) Further Assurances. Upon Notice from Senior Lender, Subordinate Lender will execute and deliver such additional instruments and documents, and will take such actions, as are required by Senior Lender to further evidence or implement the provisions and intent of this Agreement.

(d) Amendment. This Agreement may be amended, changed, modified, altered or terminated only by a written instrument signed by the parties to this Agreement or their successors or assigns.

(e) Governing Law. This Agreement will be governed by the laws of the State in which the Land is located.

(f) Severable Provisions. If any one or more of the provisions contained in this Agreement, or any application of any such provisions, is invalid, illegal, or unenforceable in any respect, the validity, legality, enforceability, and application of the remaining provisions contained in this Agreement will not in any way be affected or impaired.

(g) Term. The term of this Agreement will commence on the date of this Agreement and will continue until the earliest to occur of the following events:

(i) The payment of all the Senior Indebtedness; provided that this Agreement will be reinstated in the event any payment on account of the Senior Indebtedness is avoided, set aside, rescinded or repaid by Senior Lender.

(ii) The payment of all the Subordinate Indebtedness other than by reason of payments which Subordinate Lender is obligated to remit to Senior Lender pursuant to this Agreement.

(iii) The acquisition by Senior Lender or by a third-party purchaser of title to the Mortgaged Property pursuant to a foreclosure of, deed in lieu of foreclosure, or trustee's sale or other exercise of a power of sale or similar disposition under the Senior Mortgage.

(iv) With the prior written consent of Senior Lender, without limiting the provisions of Section 4(b)(iv), the acquisition by Subordinate Lender of title to the Mortgaged Property subject to the Senior Mortgage pursuant to a foreclosure, or a deed in lieu of foreclosure, of (or the exercise of a power of sale under) the Subordinate Mortgage.

(h) Counterparts. This Agreement may be executed in two or more counterparts, each of which will be deemed an original but all of which together will constitute one and the same instrument.

(i) Entire Agreement. This Agreement represents the entire understanding and agreement between the parties regarding the matters addressed in this Agreement, and will supersede and cancel any prior agreements regarding such matters.

(j) Authority. Each person executing this Agreement on behalf of a party to this Agreement represents and warrants that such person is duly and validly authorized to do so on behalf of such party with full right and authority to execute this Agreement and to bind such party with respect to all of its obligations under this Agreement.

(k) No Waiver. No failure or delay on the part of any party to this Agreement in exercising any right, power, or remedy under this Agreement will operate as a waiver of such right, power, or remedy, nor will any single or partial exercise of any such right, power or remedy preclude any other or further exercise of such right, power, or remedy or the exercise of any other right, power or remedy under this Agreement.

(l) Remedies. Each party to this Agreement acknowledges that if any party fails to comply with its obligations under this Agreement, the other parties will have all rights available at law and in equity, including the right to obtain specific performance of the obligations of such defaulting party and injunctive relief.

**13. Reserved.**

**14. Attached Exhibits.** The following Exhibits, if marked with an "X" in the space provided, are attached to this Agreement:

|X| Exhibit A Description of the Land (required)
|__| Exhibit B Ground Lease Description (if applicable)

**[SIGNATURE AND ACKNOWLEDGMENT PAGES FOLLOW]**

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the day and year first above written.

**SENIOR LENDER:**

**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, a national banking association

By: _____
Name: Martha Earley
Title: Vice President

STATE OF MINNESOTA )
) ss.
COUNTY OF _____ )

The foregoing instrument was executed before me this _____ day of _____, 2026, by Martha Earley, as Vice President of U.S. Bank Trust Company, National Association, a national banking association, on behalf of said entity.

_____
Notary Public

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the day and year first above written.

**SUBORDINATE LENDER:**

**CITY OF COTTAGE GROVE,** a statutory city, municipal corporation, and political subdivision organized and existing under the laws of the State of Minnesota

By:_____
Myron Bailey, Mayor

By:_____
Jennifer Levitt, City Administrator

STATE OF MINNESOTA )
) ss.
COUNTY OF _____ )

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Myron Bailey, the Mayor of the City of Cottage Grove, a municipal corporation under the laws of Minnesota, on behalf of the City.

_____
Notary Public

STATE OF MINNESOTA )
) ss.
COUNTY OF _____ )

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Jennifer Levitt, the City Administrator of the City of Cottage Grove, a municipal corporation under the laws of Minnesota, on behalf of the City.

_____
Notary Public

## CONSENT OF BORROWER

Borrower acknowledges receipt of a copy of this Subordination Agreement, dated [_____], 2026, by and between U.S. Bank Trust Company, National Association and City of Cottage Grove and consents to the agreement of the parties set forth in this Agreement.

**COTTAGE GROVE AH I, LLLP**,
a Minnesota limited liability limited partnership

By: Cottage Grove AH GP I, LLC,
a Minnesota limited liability company
Its: General Partner

By: _____
Name: Michael Lavin
Title: President

STATE OF MINNESOTA )
) ss.
COUNTY OF _____ )

The foregoing instrument was executed before me this _____ day of _____, 2026, by Michael Lavin, the President of Cottage Grove AH GP I, LLC, a Minnesota limited liability company, the General Partner of Cottage Grove AH I, LLLP, a Minnesota limited liability limited partnership, on behalf of the limited liability limited partnership.

_____
Notary Public

**EXHIBIT A**

LEGAL DESCRIPTION

Lot 1, Block 1, Preserve at Prairie Dunes, Washington County, Minnesota.

42201194v2

THIS DOCUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

[_____]

# SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT ("**Agreement**") is entered into this [___] day of [_____], 2026, by and between (i) U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, a national banking association ("**Senior Lender**"), and (ii) CITY OF COTTAGE GROVE, a statutory city, municipal corporation, and political subdivision organized and existing under the laws of the State of Minnesota ("**Subordinate Lender**").

## RECITALS

A. Cottage Grove AH I, LLLP, a limited liability limited partnership organized under the laws of the State of Minnesota (**"Borrower"**) is the owner of certain land located in Washington County, Minnesota, described in Exhibit A ("**Land**"). The Land is being improved with a multifamily rental housing project ("**Improvements**").

B. Subordinate Lender, in its capacity as issuer (the "**Issuer**"), made a loan to the Borrower (the "**Senior Loan**") upon the terms of that certain Loan Agreement dated as of December 1, 2025 between Issuer and Borrower (the "**Senior Loan Agreement**") using the proceeds of certain bonds designated (i) Multifamily Housing Revenue Bonds (Hadley Ridge Apartments Project) Series 2025A, and issued in the original aggregate principal amount of $32,255,000, (ii) Multifamily Housing Revenue Bonds (Hadley Ridge Apartments Project) Series 2025B, and issued in the original aggregate principal amount of $1,300,000, (iii) Taxable Multifamily Housing Revenue Bonds (Hadley Ridge Apartments Project) Series 2025C, and issued in the original aggregate principal amount of $9,725,000, and (iv) Multifamily Housing Revenue Bonds (Hadley Ridge Apartments Project) Subordinate Series 2025D, and issued in the original aggregate principal amount of $2,000,000. The Senior Loan was assigned by Issuer to Senior Lender, as trustee, pursuant to the terms of that certain Trust Indenture, dated as of December 1, 2025 between Issuer and Senior Lender. The Senior Loan is secured by that certain Mortgage, Assignment of Leases and Rents, Security Agreement, Fixture Filing, and Environmental Indemnity by Borrower in favor of Issuer, as assigned by Issuer to Senior Lender (as assigned, the "**Senior Mortgage**"), dated as of December 1, 2025, encumbering the Land, the Improvements and related personal and other property described and defined in the Senior Mortgage as the "**Mortgaged Property**."

C. Pursuant to a Loan Agreement dated [_____], 2026 between Subordinate Lender and Borrower ("**Subordinate Loan Agreement**"), Subordinate Lender has made or is making a loan to Borrower in the original principal amount of $785,000 ("**Subordinate Loan**"). The Subordinate Loan is or will be secured by a **Combination Mortgage and Security Agreement** dated [_____], 2026 ("**Subordinate Mortgage**") encumbering all or a portion of the Mortgaged Property.

D. The Senior Mortgage is recorded in the Office of the County Recorder of Washington County, Minnesota ("**Recording Office**") as Instrument Number 4493079, as assigned by Issuer to Senior Lender pursuant to that certain Assignment of Mortgage recorded in the Recording Office as Instrument Number 4493080. The Subordinate Mortgage will be recorded in the Recording Office on or about the date hereof.

E. The execution and delivery of this Agreement is a condition of Senior Lender's consent to Subordinate Lender's making of the Subordinate Loan and Borrower's granting of the Subordinate Mortgage.

**AGREEMENT**

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

**1. Definitions.** The following terms, when used in this Agreement (including, as appropriate, when used in the above recitals), will have the following meanings:

"**Bankruptcy Proceeding**" means any bankruptcy, reorganization, insolvency, composition, restructuring, dissolution, liquidation, receivership, assignment for the benefit of creditors, or custodianship action or proceeding under any federal or state law with respect to Borrower, any guarantor of any of the Senior Indebtedness, any of their respective properties, or any of their respective partners, members, officers, directors, or shareholders.

"**Borrower**" means all persons or entities identified as "Borrower" in the first Recital of this Agreement, together with their successors and assigns, and any other person or entity who acquires title to the Mortgaged Property after the date of this Agreement; provided that the term "Borrower" will not include Senior Lender if Senior Lender acquires title to the Mortgaged Property.

"**Casualty**" means the occurrence of damage to or loss of all or any portion of the Mortgaged Property by fire or other casualty.

"**Condemnation**" means any proposed or actual condemnation or other taking, whether direct or indirect, or any conveyance in lieu thereof, of all or any part of the Mortgaged Property.

"**Enforcement Action**" means any of the following actions taken by or at the direction of Subordinate Lender: the acceleration of all or any part of the Subordinate Indebtedness, the advertising of or commencement of any foreclosure or trustee's sale proceedings, the exercise of any power of sale, the acceptance of a deed or assignment in lieu of foreclosure or sale, the collecting of rents from the Mortgaged Property, the obtaining of or seeking of the appointment of a receiver, the seeking of default interest, the taking of possession or control of any of the Mortgaged Property, the commencement of any suit or other legal, administrative, or arbitration proceeding based upon the Subordinate Note or any other of the Subordinate Loan Documents, the exercising of any banker's lien or rights of set-off or recoupment, or the exercise of any other remedial action against Borrower, any other party liable for any of the Subordinate Indebtedness or obligated under any of the Subordinate Loan Documents, or the Mortgaged Property.

"**Enforcement Action Notice**" means a Notice given from Subordinate Lender to Senior Lender following one or more Subordinate Mortgage Default(s) and the expiration of any applicable notice or cure periods, setting forth in reasonable detail the Subordinate Mortgage Default(s) and the Enforcement Actions proposed to be taken by Subordinate Lender.

"**Impositions**" means all taxes, assessments, charges, fees, insurance premiums, and other amounts payable with respect to the ownership, use, or operation of the Mortgaged Property or the Improvements that may become a Lien if not paid when due.

"**Lien**" means any lien, encumbrance, estate or other interest, recorded against or secured by the Mortgaged Property.

"**Loss Proceeds**" means all monies received or to be received under any insurance policy, from any condemning authority, or from any other source, as a result of any Condemnation or Casualty.

"**Notice**" means all notices, requests, demands, consents, approvals or other communication pursuant to this Agreement provided in accordance with the provisions of Section 10.

"**Senior Indebtedness**" means the "Indebtedness" as defined in the Senior Loan Agreement.

"**Senior Lender**" means the "Senior Lender" as defined in this Agreement. When any other person or entity becomes the legal holder of the Senior Indebtedness, such other person or entity will automatically become Senior Lender.

"**Senior Loan Documents**" means the "Loan Documents" as defined in the Senior Loan Agreement, as such documents may be amended.

"**Senior Mortgage Default**" means any act, failure to act, event, condition, or occurrence which constitutes, or which with the giving of Notice or the passage of time, or both, would constitute, an "Event of Default" as defined in the Senior Loan Agreement.

"**Subordinate Indebtedness**" means all sums evidenced or secured or guaranteed by, or otherwise due and payable to Subordinate Lender pursuant to, the Subordinate Loan Documents.

"**Subordinate Lender**" means the person or entity named as such in the first paragraph of this Agreement and any other person or entity who becomes the legal holder of the Subordinate Note after the date of this Agreement.

"**Subordinate Loan Documents**" means the Subordinate Mortgage, the Subordinate Note, the Subordinate Loan Agreement and all other documents at any time evidencing, securing, guaranteeing, or otherwise delivered in connection with the Subordinate Indebtedness, as such documents may be amended.

"**Subordinate Mortgage Default**" means any act, failure to act, event, condition, or occurrence which allows (but for any contrary provision of this Agreement), Subordinate Lender to take an Enforcement Action.

"**Subordinate Note**" means the promissory note or other evidence of the Subordinate Indebtedness and any replacement of the Subordinate Note.

**2. Subordinate Lender's Representations and Warranties.**

(a) Subordinate Lender represents and warrants that each of the following is true as of the date of this Agreement:

(i) Subordinate Lender is now the owner and holder of the Subordinate Loan Documents.

(ii) No Subordinate Mortgage Default has occurred and is continuing.

(iii) The current unpaid principal balance of the Subordinate Indebtedness is $785,000.

(iv) No scheduled payments under the Subordinate Note have been prepaid.

(b) Without the prior written consent of Senior Lender, Subordinate Lender will not do any of the following:

(i) Pledge, assign, transfer, convey, or sell any interest in the Subordinate Indebtedness or any of the Subordinate Loan Documents.

(ii) Take any action which has the effect of increasing the Subordinate Indebtedness, except to cure a Senior Mortgage Default as contemplated under Section 5(a) of this Agreement.

(iii) Accept any prepayment of the Subordinate Indebtedness.

**3. Terms of Subordination.**

(a) Agreement to Subordinate. The Subordinate Indebtedness is and will at all times continue to be subject and subordinate in right of payment to the prior payment in full of the Senior Indebtedness. Each of the Subordinate Loan Documents is, and will at all times remain, subject and subordinate in all respects to the liens, terms, covenants, conditions, operations, and effects of each of the Senior Loan Documents.

(b) Subordination of Subrogation Rights. If Subordinate Lender, by indemnification, subrogation or otherwise, acquires any Lien on any of the Mortgaged Property, then that Lien will be fully subject and subordinate to the receipt by Senior Lender of payment in full of the Senior Indebtedness, and to the Senior Loan Documents, to the same extent as the Subordinate Indebtedness and the Subordinate Loan Documents are subordinate pursuant to this Agreement.

(c) Payments Before Senior Mortgage Default. Until the occurrence of a Senior Mortgage Default, Subordinate Lender will be entitled to retain for its own account all payments of the principal of and interest on the Subordinate Indebtedness pursuant to the Subordinate Loan Documents; provided that Subordinate Lender expressly agrees that it will not accept any such payment that is made more than 10 days in advance of its due date.

(d) Payments After Senior Mortgage Default or Bankruptcy.

(i) Immediately upon Subordinate Lender's receipt of Notice or actual knowledge of a Senior Mortgage Default, Subordinate Lender will not accept any payments of the Subordinate Indebtedness, and the provisions of this Section 3(d) will apply.

(ii) If Subordinate Lender receives any of the following, whether voluntarily or by action of law, after a Senior Mortgage Default of which Subordinate Lender has actual knowledge (or is deemed to have actual knowledge as provided in Section 4(c)) or has been given Notice, such will be received and held in trust for Senior Lender:

(A) Any payment, property, or asset of any kind or in any form in connection with the Subordinate Indebtedness.

(B) Any proceeds from any Enforcement Action.

(C) Any payment, property, or asset in or in connection with any Bankruptcy Proceeding.

(iii) Subordinate Lender will promptly remit, in kind and properly endorsed as necessary, all such payments, properties, and assets described in Section 3(d)(ii) to Senior Lender. Senior Lender will apply any payment, asset, or property so received from Subordinate Lender to the Senior Indebtedness in such order, amount (with respect to any asset or property other than immediately available funds), and manner as Senior Lender determines in its sole and absolute discretion.

(e) Bankruptcy. Without the prior written consent of Senior Lender, Subordinate Lender will not commence, or join with any other creditor in commencing, any Bankruptcy Proceeding. In the event of a Bankruptcy Proceeding, Subordinate Lender will not vote affirmatively in favor of any plan of reorganization or liquidation unless Senior Lender has also voted affirmatively in favor of such plan.

**4. Default Under Subordinate Loan Documents.**

(a) Notice of Subordinate Mortgage Default and Cure Rights.

(i) Subordinate Lender will deliver to Senior Lender a copy of each Notice delivered by Subordinate Lender pursuant to the Subordinate Loan Documents within 5 Business Days of sending such Notice to Borrower. Neither giving nor failing to give a Notice to Senior Lender pursuant to this Section 4(a) will affect the validity of any Notice given by Subordinate Lender to Borrower.

(ii) For a period of 90 days following delivery to Senior Lender of an Enforcement Action Notice, Senior Lender will have the right, but not the obligation, to cure any Subordinate Mortgage Default. However, if such Subordinate Mortgage Default is a non-monetary default and is not capable of being cured within such 90-day period and Senior Lender has commenced and is diligently pursuing such cure to completion, Senior Lender will have such additional period of time as may be required to cure such Subordinate Mortgage Default or until such time, if ever, as Senior Lender takes either of the following actions:

(A) Discontinues its pursuit of any cure.

(B) Delivers to Subordinate Lender Senior Lender's written consent to the Enforcement Action described in the Enforcement Action Notice.

(iii) Senior Lender will not be subrogated to the rights of Subordinate Lender under the Subordinate Loan Documents as a result of Senior Lender having cured any Subordinate Mortgage Default.

(iv) Subordinate Lender acknowledges that all amounts advanced or expended by Senior Lender in accordance with the Senior Loan Documents or to cure a Subordinate Mortgage Default will be added to and become a part of the Senior Indebtedness and will be secured by the lien of the Senior Mortgage.

(b) Subordinate Lender's Exercise of Remedies After Notice to Senior Lender.

(i) In the event of a Subordinate Mortgage Default, Subordinate Lender will not commence any Enforcement Action until 90 days after Subordinate Lender has delivered to Senior Lender an Enforcement Action Notice.

(ii) Subordinate Lender may not commence any other Enforcement Action, including any foreclosure action under the Subordinate Loan Documents, until the earlier of:

(A) The expiration of such 90-day period or such longer period as provided in Section 4(a).

(B) The delivery by Senior Lender to Subordinate Lender of Senior Lender's written consent to such Enforcement Action by Subordinate Lender.

(iii) Subordinate Lender acknowledges that Senior Lender may grant or refuse consent to Subordinate Lender's Enforcement Action in Senior Lender's sole and absolute discretion. At the expiration of such 90-day period or such longer period as provided in Section 4(a) and, subject to Senior Lender's right to cure set forth in Section 4(a), Subordinate Lender may commence any Enforcement Action.

(iv) Senior Lender may pursue all rights and remedies available to it under the Senior Loan Documents, at law, or in equity, regardless of any Enforcement Action Notice or Enforcement Action by Subordinate Lender. No action or failure to act on the part of Senior Lender in the event of a Subordinate Mortgage Default or commencement of an Enforcement Action will constitute a waiver on the part of Senior Lender of any provision of the Senior Loan Documents or this Agreement.

(c) Cross Default. Subordinate Lender acknowledges that a Subordinate Mortgage Default constitutes a Senior Mortgage Default. Accordingly, upon the occurrence of a Subordinate Mortgage Default, Subordinate Lender will be deemed to have actual knowledge of a Senior Mortgage Default. If Subordinate Lender notifies Senior Lender in writing that any Subordinate Mortgage Default of which Senior

Lender has received Notice has been cured or waived, as determined by Subordinate Lender in its sole discretion, then provided that Senior Lender has not conducted a sale of the Mortgaged Property pursuant to its rights under the Senior Loan Documents, any Senior Mortgage Default under the Senior Loan Documents arising solely from such Subordinate Mortgage Default will be deemed cured, and the Senior Loan will be reinstated.

**5. Default Under Senior Loan Documents.**

(a) Notice of Senior Mortgage Default and Cure Rights.

(i) Senior Lender will deliver to Subordinate Lender a copy of any Notice sent by Senior Lender to Borrower of a Senior Mortgage Default within 5 Business Days of sending such Notice to Borrower. Failure of Senior Lender to send Notice to Subordinate Lender will not prevent the exercise of Senior Lender's rights and remedies under the Senior Loan Documents.

(ii) Subordinate Lender will have the right, but not the obligation, to cure any monetary Senior Mortgage Default within 30 days following the date of such Notice. During such 30-day period Senior Lender will be entitled to continue to pursue its remedies under the Senior Loan Documents.

(iii) Subordinate Lender may, within 90 days after the date of the Notice, cure a non-monetary Senior Mortgage Default if during such 90-day period, Subordinate Lender keeps current all payments required under the Senior Loan Documents. If such a non-monetary Senior Mortgage Default creates an unacceptable level of risk relative to the Mortgaged Property, or Senior Lender's secured position relative to the Mortgaged Property, as determined by Senior Lender in its sole discretion, then during such 90-day period Senior Lender may exercise all available rights and remedies to protect and preserve the Mortgaged Property and the rents, revenues and other proceeds from the Mortgaged Property.

(iv) All amounts paid by Subordinate Lender to Senior Lender to cure a Senior Mortgage Default will be deemed to have been advanced by Subordinate Lender pursuant to, and will be secured by the lien of, the Subordinate Mortgage. Notwithstanding anything in this Section 5(a) to the contrary, Subordinate Lender's right to cure any Senior Mortgage Default will terminate immediately upon the occurrence of any Bankruptcy Proceeding.

(b) Release of Mortgaged Property.

(i) Subordinate Lender consents to and authorizes any future release by Senior Lender of all or any portion of the Mortgaged Property from the lien, operation, and effect of the Senior Loan Documents. Subordinate Lender waives to the fullest extent permitted by law, all equitable or other rights it

may have in connection with the release of all or any portion of the Mortgaged Property, including any right to require Senior Lender to do any of the following:

(A) To conduct a separate sale of any portion of the Mortgaged Property.

(B) To exhaust its remedies against all or any portion of the Mortgaged Property or any combination of portions of the Mortgaged Property or any other collateral for the Senior Indebtedness.

(C) To proceed against Borrower, any other party that may be liable for any of the Senior Indebtedness (including any general partner of Borrower if Borrower is a partnership), all or any portion of the Mortgaged Property or combination of portions of the Mortgaged Property or any other collateral, before proceeding against all or such portions or combination of portions of the Mortgaged Property as Senior Lender determines.

(ii) Subordinate Lender consents to and authorizes, at the option of Senior Lender, the sale, either separately or together, of all or any portion of the Mortgaged Property. Subordinate Lender acknowledges that without Notice to Subordinate Lender and without affecting any of the provisions of this Agreement, Senior Lender may do any of the following:

(A) Extend the time for or waive any payment or performance under the Senior Loan Documents.

(B) Modify or amend in any respect any provision of the Senior Loan Documents.

(C) Modify, exchange, surrender, release, and otherwise deal with any additional collateral for the Senior Indebtedness.

(c) Termination Upon Foreclosure. The lien of the Subordinate Loan Documents will automatically terminate upon the acquisition by Senior Lender or by a third-party purchaser of title to the Mortgaged Property pursuant to a foreclosure of, deed in lieu of foreclosure, or trustee's sale or other exercise of a power of sale or similar disposition under the Senior Mortgage.

**6. Conflicts.** If there is any conflict or inconsistency between the terms of the Subordinate Loan Documents and the terms of this Agreement, then the terms of this Agreement will control. Borrower acknowledges that the terms and provisions of this Agreement will not, and will not be deemed to do any of the following:

(a) Extend Borrower's time to cure any Senior Mortgage Default or Subordinate Mortgage Default.

(b) Give Borrower the right to receive notice of any Senior Mortgage Default or Subordinate Mortgage Default, other than that, if any, provided, respectively under the Senior Loan Documents or the Subordinate Loan Documents.

(c) Create any other right or benefit for Borrower as against Senior Lender or Subordinate Lender.

**7. Rights and Obligations of Subordinate Lender Under the Subordinate Loan Documents and of Senior Lender under the Senior Loan Documents.**

(a) Insurance.

(i) All requirements pertaining to insurance under the Subordinate Loan Documents (including requirements relating to amounts and types of coverages, deductibles and special endorsements) will be deemed satisfied if Borrower complies with the insurance requirements under the Senior Loan Documents and of Senior Lender.

(ii) All original policies of insurance required pursuant to the Senior Loan Documents will be held by Senior Lender.

(iii) Nothing in this Section 7(a) will preclude Subordinate Lender from requiring that it be named as a mortgagee and loss payee, as its interest may appear, under all policies of property damage insurance maintained by Borrower with respect to the Mortgaged Property, provided such action does not affect the priority of payment of Loss Proceeds, or that Subordinate Lender be named as an additional insured under all policies of liability insurance maintained by Borrower with respect to the Mortgaged Property.

(b) Condemnation or Casualty.

In the event of a Condemnation or a Casualty, the following provisions will apply:

(i) The rights of Subordinate Lender (under the Subordinate Loan Documents or otherwise) to participate in any proceeding or action relating to a Condemnation or a Casualty, or to participate or join in any settlement of, or to adjust, any claims resulting from a Condemnation or a Casualty, will be and remain subordinate in all respects to Senior Lender's rights under the Senior Loan Documents, and Subordinate Lender will be bound by any settlement or adjustment of a claim resulting from a Condemnation or a Casualty made by Senior Lender.

(ii) All Loss Proceeds will be applied either to payment of the costs and expenses of restoring the Improvements or to payment on account of the Senior Indebtedness, as and in the manner determined by Senior Lender in

its sole discretion; provided however, Senior Lender agrees to consult with Subordinate Lender in determining the application of Casualty proceeds. In the event of any disagreement between Senior Lender and Subordinate Lender over the application of Casualty proceeds, the decision of Senior Lender, in its sole discretion, will prevail.

(iii) If Senior Lender holds Loss Proceeds, or monitors the disbursement of Loss Proceeds, Subordinate Lender will not do so. Nothing contained in this Agreement will be deemed to require Senior Lender to act for or on behalf of Subordinate Lender in connection with any restoration of the Improvements or to hold or monitor any Loss Proceeds in trust for or otherwise on behalf of Subordinate Lender, and all or any Loss Proceeds may be commingled with any funds of Senior Lender.

(iv) If Senior Lender elects to apply Loss Proceeds to payment on account of the Senior Indebtedness, and if the application of such Loss Proceeds results in the payment in full of the entire Senior Indebtedness, any remaining Loss Proceeds held by Senior Lender will be paid to Subordinate Lender unless another party has asserted a claim to the remaining Loss Proceeds.

(c) Modification of Subordinate Loan Documents. Subordinate Lender agrees that, until the principal of, interest on and all other amounts payable under the Senior Loan Documents have been paid in full, it will not, without the prior written consent of Senior Lender, increase the amount of the Subordinate Loan, increase the required payments due under the Subordinate Loan, decrease the term of the Subordinate Loan, increase the interest rate on the Subordinate Loan, or otherwise amend the Subordinate Loan terms in a manner that creates an adverse effect upon Senior Lender under the Senior Loan Documents. If Subordinate Lender either (i) amends the Subordinate Loan Documents in the manner set forth above or (ii) assigns the Subordinate Loan without Senior Lender's consent, then such amendment or assignment will be void ab initio and of no effect whatsoever.

(d) Modification of Senior Loan Documents. Senior Lender may amend, waive, postpone, extend, renew, replace, reduce or otherwise modify any provisions of the Senior Loan Documents without the necessity of obtaining the consent of or providing Notice to Subordinate Lender, and without affecting any of the provisions of this Agreement. Notwithstanding the foregoing, Senior Lender may not modify any provision of the Senior Loan Documents that increases the Senior Indebtedness, except for increases in the Senior Indebtedness that result from advances made by Senior Lender to protect the security or lien priority of Senior Lender under the Senior Loan Documents or to cure defaults under the Subordinate Loan Documents.

(e) Commercial or Retail Leases. If requested, Subordinate Lender will enter into attornment and non-disturbance agreements with all tenants under commercial or

retail leases, if any, to whom Senior Lender has granted attornment and non-disturbance, on the same terms and conditions given by Senior Lender.

(f) Consent Rights. Whenever the Subordinate Loan Documents give Subordinate Lender approval or consent rights with respect to any matter, and a right of approval or consent for the same or substantially the same matter is also granted to Senior Lender pursuant to the Senior Loan Documents or otherwise, Senior Lender's approval or consent or failure to approve or consent will be binding on Subordinate Lender. None of the other provisions of Section 7 are intended to be in any way in limitation of the provisions of this Section 7(f).

(g) Escrows. Except as provided in this Section 7(g), and regardless of any contrary provision in the Subordinate Loan Documents, Subordinate Lender will not collect any escrows for any cost or expense related to the Mortgaged Property or for any portion of the Subordinate Indebtedness. However, if Senior Lender is not collecting escrow payments for one or more Impositions, Subordinate Lender may collect escrow payments for such Impositions; provided that all payments so collected by Subordinate Lender will be held in trust by Subordinate Lender to be applied only to the payment of such Impositions.

(h) Certification. Within 10 days after request by Senior Lender, Subordinate Lender will furnish Senior Lender with a statement, duly acknowledged and certified setting forth the then-current amount and terms of the Subordinate Indebtedness, confirming that there exists no default under the Subordinate Loan Documents (or describing any default that does exist), and certifying to such other information with respect to the Subordinate Indebtedness as Senior Lender may request.

**8. Refinancing.** Subordinate Lender agrees that its agreement to subordinate under this Agreement will extend to any new mortgage debt which is for the purpose of refinancing all or any part of the Senior Indebtedness (including reasonable and necessary costs associated with the closing and/or the refinancing, and any reasonable increase in proceeds for rehabilitation in the context of a preservation transaction). All terms and covenants of this Agreement will inure to the benefit of any holder of any such refinanced debt, and all references to the Senior Loan Documents and Senior Lender will mean, respectively, the refinance loan documents and the holder of such refinanced debt.

**9. Governmental Powers.** Nothing in this Agreement is intended, nor will it be construed, to in any way limit the exercise by Subordinate Lender of its governmental powers (including police, regulatory and taxing powers) with respect to Borrower or the Mortgaged Property to the same extent as if it were not a party to this Agreement or the transactions contemplated by this Agreement.

**10. Notices.**

(a) Any Notice required or permitted to be given pursuant to this Agreement will be in writing and will be deemed to have been duly and sufficiently given if (i) personally

delivered with proof of delivery (any Notice so delivered will be deemed to have been received at the time so delivered), or (ii) sent by a national overnight courier service (such as FedEx) designating earliest available delivery (any Notice so delivered will be deemed to have been received on the next Business Day following receipt by the courier), or (iii) sent by United States registered or certified mail, return receipt requested, postage prepaid, at a post office regularly maintained by the United States Postal Service (any Notice so sent will be deemed to have been received on the date of delivery as confirmed by the return receipt), addressed to the respective parties as follows:

Notices intended for Senior Lender will be addressed to:

U.S. Bank Trust Company, National Association
111 Fillmore Ave East
EP-MN-WS3C
St. Paul, MN 55107
Attention: Global Corporate Trust

Notices intended for Subordinate Lender will be addressed to:

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

(b) Any party, by Notice given pursuant to this Section 10, may change the person or persons and/or address or addresses, or designate an additional person or persons or an additional address or addresses, for its Notices, but Notice of a change of address will only be effective upon receipt. Neither party will refuse or reject delivery of any Notice given in accordance with this Section 10.

**11. Reserved.**

**12. Miscellaneous Provisions.**

(a) Assignments/Successors. This Agreement will be binding upon and will inure to the benefit of the respective legal successors and permitted assigns of the parties to this Agreement. Without prior notice to or the consent of the Subordinate Lender or the Borrower, the Senior Lender may freely transfer or assign the Senior Loan and the Senior Loan Documents, including this Agreement, in whole or in part, and the Subordinate Lender acknowledges and agrees that any future legal holder of the Senior Lender's interest under the Senior Loan Documents will automatically be a legal successor and permitted assignee of Senior Lender hereunder, without the

necessity of any further action or instrument. No other party will be entitled to any benefits under this Agreement, whether as a third-party beneficiary or otherwise.

(b) No Partnership or Joint Venture. Nothing in this Agreement or in any of the Senior Loan Documents or Subordinate Loan Documents will be deemed to constitute Senior Lender as a joint venturer or partner of Subordinate Lender.

(c) Further Assurances. Upon Notice from Senior Lender, Subordinate Lender will execute and deliver such additional instruments and documents, and will take such actions, as are required by Senior Lender to further evidence or implement the provisions and intent of this Agreement.

(d) Amendment. This Agreement may be amended, changed, modified, altered or terminated only by a written instrument signed by the parties to this Agreement or their successors or assigns.

(e) Governing Law. This Agreement will be governed by the laws of the State in which the Land is located.

(f) Severable Provisions. If any one or more of the provisions contained in this Agreement, or any application of any such provisions, is invalid, illegal, or unenforceable in any respect, the validity, legality, enforceability, and application of the remaining provisions contained in this Agreement will not in any way be affected or impaired.

(g) Term. The term of this Agreement will commence on the date of this Agreement and will continue until the earliest to occur of the following events:

(i) The payment of all the Senior Indebtedness; provided that this Agreement will be reinstated in the event any payment on account of the Senior Indebtedness is avoided, set aside, rescinded or repaid by Senior Lender.

(ii) The payment of all the Subordinate Indebtedness other than by reason of payments which Subordinate Lender is obligated to remit to Senior Lender pursuant to this Agreement.

(iii) The acquisition by Senior Lender or by a third-party purchaser of title to the Mortgaged Property pursuant to a foreclosure of, deed in lieu of foreclosure, or trustee's sale or other exercise of a power of sale or similar disposition under the Senior Mortgage.

(iv) With the prior written consent of Senior Lender, without limiting the provisions of Section 4(b)(iv), the acquisition by Subordinate Lender of title to the Mortgaged Property subject to the Senior Mortgage pursuant to a foreclosure, or a deed in lieu of foreclosure, of (or the exercise of a power of sale under) the Subordinate Mortgage.

(h) Counterparts. This Agreement may be executed in two or more counterparts, each of which will be deemed an original but all of which together will constitute one and the same instrument.

(i) Entire Agreement. This Agreement represents the entire understanding and agreement between the parties regarding the matters addressed in this Agreement, and will supersede and cancel any prior agreements regarding such matters.

(j) Authority. Each person executing this Agreement on behalf of a party to this Agreement represents and warrants that such person is duly and validly authorized to do so on behalf of such party with full right and authority to execute this Agreement and to bind such party with respect to all of its obligations under this Agreement.

(k) No Waiver. No failure or delay on the part of any party to this Agreement in exercising any right, power, or remedy under this Agreement will operate as a waiver of such right, power, or remedy, nor will any single or partial exercise of any such right, power or remedy preclude any other or further exercise of such right, power, or remedy or the exercise of any other right, power or remedy under this Agreement.

(l) Remedies. Each party to this Agreement acknowledges that if any party fails to comply with its obligations under this Agreement, the other parties will have all rights available at law and in equity, including the right to obtain specific performance of the obligations of such defaulting party and injunctive relief.

**13. Reserved.**

**14. Attached Exhibits.** The following Exhibits, if marked with an "X" in the space provided, are attached to this Agreement:

|X| Exhibit A Description of the Land (required)
|__| Exhibit B Ground Lease Description (if applicable)

**[SIGNATURE AND ACKNOWLEDGMENT PAGES FOLLOW]**

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the day and year first above written.

**SENIOR LENDER:**

**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, a national banking association

By: _____
Name: Martha Earley
Title: Vice President

STATE OF MINNESOTA )
) ss.
COUNTY OF _____ )

The foregoing instrument was executed before me this _____ day of _____, 2026, by Martha Earley, as Vice President of U.S. Bank Trust Company, National Association, a national banking association, on behalf of said entity.

_____
Notary Public

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the day and year first above written.

**SUBORDINATE LENDER:**

**CITY OF COTTAGE GROVE,** a statutory city, municipal corporation, and political subdivision organized and existing under the laws of the State of Minnesota

By:_____
Myron Bailey, Mayor

By:_____
Jennifer Levitt, City Administrator

STATE OF MINNESOTA )
) ss.
COUNTY OF _____ )

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Myron Bailey, the Mayor of the City of Cottage Grove, a municipal corporation under the laws of Minnesota, on behalf of the City.

_____
Notary Public

STATE OF MINNESOTA )
) ss.
COUNTY OF _____ )

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Jennifer Levitt, the City Administrator of the City of Cottage Grove, a municipal corporation under the laws of Minnesota, on behalf of the City.

_____
Notary Public

## CONSENT OF BORROWER

Borrower acknowledges receipt of a copy of this Subordination Agreement, dated [_____], 2026, by and between U.S. Bank Trust Company, National Association and City of Cottage Grove and consents to the agreement of the parties set forth in this Agreement.

**COTTAGE GROVE AH I, LLLP**,
a Minnesota limited liability limited partnership

By: Cottage Grove AH GP I, LLC,
a Minnesota limited liability company
Its: General Partner

By: _____
Name: Michael Lavin
Title: President

STATE OF MINNESOTA )
) ss.
COUNTY OF _____ )

The foregoing instrument was executed before me this _____ day of _____, 2026, by Michael Lavin, the President of Cottage Grove AH GP I, LLC, a Minnesota limited liability company, the General Partner of Cottage Grove AH I, LLLP, a Minnesota limited liability limited partnership, on behalf of the limited liability limited partnership.

_____
Notary Public

**EXHIBIT A**

LEGAL DESCRIPTION

Lot 1, Block 1, Preserve at Prairie Dunes, Washington County, Minnesota.

42158279v2

# City Council Action Request

# 8.A.

| | |
|---|---|
| **Meeting Date** | 5/20/2026 |
| **Department** | Finance |
| **Agenda Category** | Action Item |
| **Title** | Approve Disbursements |
| **Staff Recommendation** | Approve disbursements from 05-01-2026 through 05-14-2026 in the amount of $1,984,816.54. |
| **Budget Implication** | N/A |

**Attachments**

| | |
|---|---|
| 1. | Expense Approval Report 5-20-2026 Council Meeting |
| 2. | Payroll Check Register 5-20-2026 Council Meeting |

# City Council Action Request

# 9.A.

| | |
|---|---|
| **Meeting Date** | 5/20/2026 |
| **Department** | Finance |
| **Agenda Category** | Resolution |
| **Title** | Public Hearing for Conduit Debt Host Approvals |
| **Staff Recommendation** | 1) Open the public hearing for public comment on the issuance of revenue bonds by the City of St. Paul Park for a project located within the City of Cottage Grove. 2) Adopt Resolution #2026-076 approving the issuance of the Series 2026 Bonds by the City of St. Paul Park. |
| **Budget Implication** | N/A |

**Attachments**

| | |
|---|---|
| 1. | Memo - Host Approval - Public Hearing and Approval_5-20-26 |
| 2. | Resolution 2026-076 |

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

**From:** Brenda Malinowski, Finance Director
Nate Carlson, Economic Development Manager

**Date:** May 20, 2026

**Subject:** Public Hearing: Presbyterian Homes Refunding Revenue Bonds Host Approval

## INTRODUCTION & DISCUSSION

The City of Cottage Grove has received a request from Presbyterian Homes to grant host approval to the City of Saint Paul Park regarding the refinancing of 2017 conduit debt that is also hosted by the City of Saint Paul Park.

In order to refinance the senior housing facility (the "Project") located at 8200 Hadley Avenue South (the "Project") in the City of Cottage Grove (the "City"), PHS/Cottage Grove, Inc., a Minnesota nonprofit corporation, and CG Care Center, LLC, a Minnesota limited liability company (together, known as "Presbyterian Homes"), have requested that the City of St. Paul Park (the "Issuer") sell not more than $52,000,000 in revenue obligations (the "Series 2026 Bonds") under Minnesota Statutes, Chapter 462C (the "Housing Act") and Section 471.656 (the "Joint Powers Act"). The Series 2026 Bonds would refund certain revenue bonds (the "Original Bonds") issued by the Issuer in 2017 to finance and refinance the Project.

The Joint Powers Act allows such obligations to be issued by one municipality for the improvement of property located outside of its corporate boundaries if the obligations are issued under a joint powers agreement between the municipality issuing the obligations (St. Paul Park) and the municipality in which the property to be acquired or improved is located (Cottage Grove). Although the Project is located in the City, when the Original Bonds were issued, the City was not the original conduit issuer. Accordingly, at Presbyterian Homes' request, the Issuer issued the Original Bonds pursuant to a cooperative agreement between the City and the Issuer (the "Joint Powers Agreement").

Presbyterian Homes has now requested that the Issuer issue the Series 2026 Bonds to refund the Original Bonds. Because the Project to be refinanced is located in the City, the Series 2026 Bonds may only be issued if the City Council approves the issuance of the Series 2026 Bonds after a public hearing. On May 6, 2026, by Resolution 2026-068, the City Council called for the May 20, 2026 public hearing.

The City will have no financial obligation with respect to the proposed Series 2026 Bonds, and the Series 2026 Bonds will not be treated as a debt of the City or count against any of

the City's debt limitations. The issuance of the Series 2026 Bonds will not affect the City's credit rating on bonds it issues for municipal purposes.

This public hearing is scheduled to be held on May 20th at the City Council meeting. The costs of all required advertising and professional services related to this bond issue are the responsibility of Presbyterian Homes. Documents will be prepared by Presbyterian Homes' legal counsel.

**ACTION REQUESTED**

1. Open the public hearing for public comment on the issuance of revenue bonds by the City of St. Paul Park for a project located within the City of Cottage Grove.

2. Consider adopting the attached resolution approving the issuance of the Series 2026 Bonds by the City of St. Paul Park.

**CITY OF COTTAGE GROVE, MINNESOTA**

**RESOLUTION NO. 2026-076**

**RESOLUTION APPROVING THE ISSUANCE BY THE CITY OF ST. PAUL PARK OF ITS REVENUE OBLIGATIONS AND TAKING OTHER ACTIONS WITH RESPECT THERETO**

BE IT RESOLVED by the City Council of the City of Cottage Grove, Minnesota (the "City Council") as follows:

WHEREAS, the City is a statutory city and political subdivision duly organized and existing under the laws of the State of Minnesota; and

WHEREAS, pursuant to the Constitution and laws of the State of Minnesota, particularly Minnesota Statutes, Chapters 462A and 462C, as amended (the "Act"), a municipality is authorized to issue revenue bonds to finance or refinance developments consisting of multifamily housing and new or existing health care facilities (including nursing and assisted living facilities); and

WHEREAS, Minnesota Statutes, Section 471.656, as amended, authorizes a municipality to issue obligations to finance or refinance the acquisition or improvement of property located outside of the corporate boundaries of such municipality if the obligations are issued under a joint powers agreement between the municipality issuing the obligations and the municipality in which the property to be acquired or improved is located; and

WHEREAS, pursuant to Minnesota Statutes, Section 471.59, as amended, by the terms of a joint powers agreement entered into through action of their governing bodies, two municipalities may jointly or cooperatively exercise any power common to the contracting parties or any similar powers, including those which are the same except for the territorial limits within which they may be exercised and the joint powers agreement may provide for the exercise of such powers by one or more of the participating governmental units on behalf of the other participating units; and

WHEREAS, the City entered into a Cooperative Agreement dated as of August 1, 2017 (the "Cooperative Agreement"), with the City of St. Paul Park, Minnesota ("Issuer City"), whereby the City approved and consented to the issuance of obligations by the Issuer City in an aggregate principal amount of not to exceed $70,000,000 (as further described below, the "2017 Obligations") for the purpose of financing the acquisition, construction, and equipping of an addition to Phase I (as defined below) consisting of independent living units, a skilled nursing wing, common space, and underground parking stalls located at 8200 Hadley Avenue South, Cottage Grove, Minnesota (collectively, "Phase II") and to refund the City's Senior Housing Revenue Bonds (PHS/Cottage Grove, Inc. Project), Series 2006A issued in the original aggregate principal amount of $21,105,000 (the "2006A Bonds") and the City's Subordinate Senior Housing Revenue Bonds (PHS/Cottage Grove, Inc. Project), Series 2006B issued in the original aggregate principal amount of $8,075,000 (the "2006B Bonds," and together with the Series 2006A Bonds, the "2006 Bonds"); and

WHEREAS, the proceeds of the City's 2006 Bonds were used for the acquisition, construction and equipping of a senior housing facility located at 8200 Hadley Avenue South, Cottage Grove, Minnesota, consisting of independent living units, assisted living units, enhanced assisted living units, and memory care units (collectively, "Phase I," and together with Phase II, the "Project"). The Project is owned by PHS/Cottage Grove, Inc., a Minnesota nonprofit corporation, and the skilled nursing facility portion of the Project is operated by CG Care Center, LLC, a Minnesota nonprofit limited liability company (collectively, the "Borrower") and constitutes a multifamily housing development authorized under the terms of the Act; and

WHEREAS, on August 17, 2017, the Issuer City issued the 2017 Obligations consisting of its (i) Senior Housing Revenue Bonds (Presbyterian Homes and Services – Norris Square Project) Series 2017 (the "2017 Bonds") issued in the original aggregate principal amount of $6,325,000, (ii) Senior Housing Revenue Refunding Note (Norris Square Project) Series 2017A (the "2017A Note") issued in the original aggregate principal amount of $25,428,193.83, and (iii) Senior Housing Revenue Note (Norris Square Project) Series 2017B (the "2017B Note," and together with the 2017 Bonds and the 2017A Note, the "2017 Obligations") issued in the original aggregate principal amount of $21,571,806.17; and

WHEREAS, the Borrower has proposed that the Issuer City approve and issue bonds (the "2026 Bonds"), in one or more series, in the aggregate principal amount of not to exceed $52,000,000. The Borrower intends to apply the proceeds of the 2026 Bonds to (i) refund all or a portion of the 2017 Obligations; (ii) fund any required reserves; and (iii) pay costs of issuance of the Bonds; and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and regulations promulgated thereunder, require that prior to the issuance of the Series 2026 Bonds, the City Council approve the issuance of the Series 2026 Bonds by the Issuer City after conducting a public hearing thereon preceded by publication of a notice of public hearing (in the form required by Section 147(f) of the Code and applicable regulations) in a newspaper of general circulation within the City at least seven (7) days prior to the public hearing date; and

WHEREAS, a notice of public hearing (the "Public Notice") was published at least seven (7) days before the regularly scheduled meeting of the City Council of the City on the date hereof in the *Pioneer Press*, the official newspaper of and a newspaper of general circulation in the City, with respect to the required public hearing under Section 147(f) of the Code and the Act; and

WHEREAS, on the date hereof, the City Council conducted a public hearing at which a reasonable opportunity was provided for interested individuals to express their views, both orally and in writing, on the following: (i) consent to the issuance of the Series 2026 Bonds by the City of St. Paul Park pursuant to the requirements of Section 147(f) of the Code and the regulations promulgated thereunder; and (ii) approval of financing the Project pursuant to the requirements of the Act.

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

1. The City Council finds that it is in the best interest of the City to approve the issuance of the Series 2026 Bonds by the Issuer City to refinance the Project and redeem and

prepay the outstanding Series 2017 Bonds and hereby approves to the issuance of the Series 2026 Bonds by the Issuer City for the purposes set forth above in an amount not to exceed $52,000,000.

2. For avoidance of doubt, the City affirms the Cooperative Agreement and authorizes its application to the refunding of the 2017 Obligations issued thereunder by the 2026 Bonds.

3. The Mayor and City Administrator and other officers, employees, and agents of the City are hereby authorized and directed to prepare and furnish to bond counsel and the original purchaser of the Series 2026 Bonds certified copies of all proceedings and records of the City relating to the approval of the issuance of the Series 2026 Bonds, including a certification of this resolution.

4. The Borrower will, upon demand, reimburse the City for costs paid or incurred by the City in connection with its approval of the issuance of the 2026 Bonds, whether or not the Project is carried to completion, and whether or not the 2026 Bonds are issued.

5. This resolution shall be in full force and effect from and after its passage.

Approved by the City Council of the City of Cottage Grove, Minnesota this 20th day of May, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

# City Council Action Request

# 10.A.

| | |
|---|---|
| **Meeting Date** | 5/20/2026 |
| **Department** | Engineering |
| **Agenda Category** | Action Item |
| **Title** | 2026 Denzer Park Project – Bid Award |
| **Staff Recommendation** | Adopt Resolution 2026-084 awarding the 2026 Denzer Park Project to Benson Excavating, LLC in the amount of $283,882.15. |
| **Budget Implication** | $283,882.15 Park Trust Fund |

**Attachments**

| | |
|---|---|
| 1. | 01 - 2026-05-20 Bid Award Memo - Denzer Park Prime |
| 2. | 03 - 2026-05-20 Bid Award Resolution - Denzer Park Prime |
| 3. | Denzer Park Development Budget - Completed v Future 2026-05-14 |
| 4. | 02 - Bid Abstract |

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

**From:** Genevieve Tester, EIT, Graduate Engineer

**Date:** May 20, 2026

**Re:** 2026 Denzer Park Project – Bid Award

---

## Background

On April 1, 2026, Council approved the plans and specifications and authorized bidding for the 2026 Denzer Park Project. The project includes final grading and excavation, installation of a stormwater culvert, bituminous trail paving, concrete sidewalk construction, sport court construction, and the installation of concrete pads for park amenities such as grills, benches, and trash cans.

## Discussion

Bids were opened on Monday, May 11, 2026; nine bids were received. The bid abstract has been included for reference; the bid results are tabulated below.

| | **Total Base Bid** |
|---|---|
| Engineer's Estimate | $300,000.00 |
| Benson Excavating, LLC (Low Bid) | $283,882.15 |
| Pember Companies, Inc. | $311,598.40 |
| Parkstone Contracting, LLC | $314,085.00 |
| Vada Contracting, LLC | $321,448.80 |
| New Look Contracting, Inc. | $328,897.50 |
| Dreamland Contracting, LLC | $349,927.84 |
| Urban Companies | $362,713.64 |
| Bituminous Roadways, Inc. | $395,447.00 |
| Swan Companies | $397,715.01 |

The low bidder, Benson Excavating, LLC, is a responsible contractor as defined by state statutes and is capable of performing the work.

For the overall development of Denzer Park, approximately 23% of the total budget has been spent to date on preliminary grading, erosion control, power extension, the playground equipment, the picnic shelter, and the rock retaining wall. The remaining items include the items in the contract with Benson Excavating, LLC, site electrical connection work, landscaping features such as trees, turf, and irrigation, and the remaining recreational amenities such as picnic tables and benches. Attached is the Denzer Park Development Budget, which outlines the items already completed as well as the items still to come.

## Recommendation

Staff recommends that the City Council adopt Resolution 2026-084 awarding the 2026 Denzer Park Project to Benson Excavating, LLC in the amount of $283,882.15.

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-084

**RESOLUTION AWARDING THE BID FOR THE 2026 DENZER PARK PROJECT TO BENSON EXCAVATING, LLC IN THE TOTAL AMOUNT OF $283,882.15**

WHEREAS, plans and specifications for the 2026 Denzer Park Project were completed according to City standards; and

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

WHEREAS, nine firms submitted bids; and

WHEREAS, it appears that Benson Excavating, LLC is the lowest responsible bid; and

WHEREAS, it is the recommendation of the City Engineer that the bid be awarded to Benson Excavating, LLC in the total amount of $283,882.15

NOW THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, the bid for the 2026 Denzer Park Project is awarded to Benson Excavating, LLC in the total amount of $283,882.15.

Passed this 20th day of May, 2026.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

## Denzer Park Development Budget

| | Vendor | Description | Budget | Amount Paid | Difference |
|---|---|---|---|---|---|
| COMPLETED ITEMS AS OF 2026-05-14 | Miller Excavating | 2024 Fall Grading | $ 20,000.00 | $ 18,545.00 | $ 1,455.00 |
| | Miller Excavating | 2025 Erosion Control | $ 5,000.00 | $ 3,681.60 | $ 1,318.40 |
| | Xcel Energy | 2025 Power Extension | $ 10,000.00 | $ 7,311.43 | $ 2,688.57 |
| | Webber Recreational Design, Inc | Playground Equipment | $ 42,500.00 | $ 47,710.85 | $ (5,210.85) |
| | Todd Montreuil | Boulder Retaining Wall | $ 50,000.00 | $ 52,660.00 | $ (2,660.00) |
| | St. Croix Recreation Fun Playgrounds, Inc | Picnic Shelter | $ 18,500.00 | $ 19,763.00 | $ (1,263.00) |
| | Stantec | Engineering Indirect | $ 66,000.00 | $ 66,416.31 | $ (416.31) |
| | | **COMPLETED** ITEMS TOTAL | **$ 212,000.00** | **$ 216,088.19** | **$ (4,088.19)** |
| FUTURE ITEMS AS OF 2026-05-14 | Benson Excavating | Spring 2026 Engineering Bid | $ 300,000.00 | | $ 300,000.00 |
| | Killmer Electric | Spring 2026 Site Electrical | $ 25,000.00 | | $ 25,000.00 |
| | Webber Recreational Design, Inc | Playground Installation | $ 42,500.00 | | $ 42,500.00 |
| | St. Croix Recreation Fun Playgrounds, Inc | Installation of Picnic Shelter Incl. Footings and Slab | $ 18,500.00 | | $ 18,500.00 |
| | | Basketball Court Surfacing and Painting | $ 5,000.00 | | $ 5,000.00 |
| | | Basketball Standard | $ 6,000.00 | | $ 6,000.00 |
| | | Entrance Rock Sign | $ 5,000.00 | | $ 5,000.00 |
| | | Landscaping Planters | $ 5,000.00 | | $ 5,000.00 |
| | | Landscaping Steel Edging (LF) | $ 2,000.00 | | $ 2,000.00 |
| | | Landscaping Shredded Bark Mulch (yd) | $ 1,000.00 | | $ 1,000.00 |
| | | Landscaping River Rock (Ton - 1.5") | $ 4,000.00 | | $ 4,000.00 |
| | | Deciduous Shrubs (5 Gallon) | $ 5,000.00 | | $ 5,000.00 |
| | | Deciduous Shade Trees (2.5"+) | $ 5,000.00 | | $ 5,000.00 |
| | | Deciduous Ornamental Trees (2"+) | $ 5,000.00 | | $ 5,000.00 |
| | | Evergreen Trees (6+) | $ 5,000.00 | | $ 5,000.00 |
| | | Irrigation | $ 40,000.00 | | $ 40,000.00 |
| | | Seed (SY) | $ 10,000.00 | | $ 10,000.00 |
| | | Benches (7) | $ 15,000.00 | | $ 15,000.00 |
| | | Trash Cans (3) | $ 3,000.00 | | $ 3,000.00 |
| | | Picnic Tables (3) | $ 6,000.00 | | $ 6,000.00 |
| | | Grill | $ 800.00 | | $ 800.00 |
| | Stantec | Engineering Indirect | $ 25,000.00 | | $ 25,000.00 |
| | | **FUTURE** ITEMS TOTAL | **$ 533,800.00** | **$ -** | **$ 533,800.00** |
| | | **TOTAL** | **$ 745,800.00** | **$ 216,088.19** | **$ 529,711.81** |

Stantec

Project Name: 2026 DENZER PARK PROJECT

Stantec Project No.: 193807622

Bid Opening: Monday, May 11, 2026 at 2:00 PM CDT

Owner: **Cottage Grove, Minnesota**

*I hereby certify that this is an exact reproduction of bids received.*

*Dave Sanocki, PE*
*License No. 20910*

**BID TABULATION**

| Item Num | Item | Units | Qty | Bidder No. 1 Benson Excavating, LLC | | Bidder No. 2 Pember Companies, Inc. | | Bidder No. 3 Parkstone Contracting, LLC | | Bidder No. 4 Vada Contracting, LLC | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Unit Price | Total | Unit Price | Total | Unit Price | Total | Unit Price | Total |
| | **GENERAL** | | | | | | | | | | |
| 1 | MOBILIZATION | LS | 1 | $20,000.00 | $20,000.00 | $16,425.00 | $16,425.00 | $25,000.00 | $25,000.00 | $15,000.00 | $15,000.00 |
| 2 | STREET SWEEPER WITH OPERATOR | HR | 5 | $350.00 | $1,750.00 | $190.00 | $950.00 | $200.00 | $1,000.00 | $125.00 | $625.00 |
| 3 | SKIDSTEER (BOBCAT) WITH OPERATOR | HR | 5 | $188.50 | $942.50 | $145.00 | $725.00 | $200.00 | $1,000.00 | $150.00 | $750.00 |
| | **TOTAL GENERAL** | | | | $22,692.50 | | $18,100.00 | | $27,000.00 | | $16,375.00 |
| | **STORMWATER - CULVERT UNDER TRAIL** | | | | | | | | | | |
| 4 | 12" RCP PIPE | LF | 40 | $155.00 | $6,200.00 | $87.00 | $3,480.00 | $110.00 | $4,400.00 | $95.55 | $3,822.00 |
| 5 | 12" FES WITH TRASH GUARD | EA | 2 | $902.00 | $1,804.00 | $1,975.00 | $3,950.00 | $2,300.00 | $4,600.00 | $2,671.00 | $5,342.00 |
| | **TOTAL STORMWATER - CULVERT UNDER TRAIL** | | | | $8,004.00 | | $7,430.00 | | $9,000.00 | | $9,164.00 |
| | **PARK IMPROVEMENTS** | | | | | | | | | | |
| 6 | 6 INCH CONCRETE | SY | 150 | $110.00 | $16,500.00 | $82.50 | $12,375.00 | $100.00 | $15,000.00 | $95.00 | $14,250.00 |
| 7 | 8 INCH CONCRETE MONUMENT SLAB | SY | 4 | $175.00 | $700.00 | $118.50 | $474.00 | $145.00 | $580.00 | $95.00 | $380.00 |
| 8 | EXCAVATION - COMMON (EV) | CY | 350 | $9.55 | $3,342.50 | $30.85 | $10,797.50 | $15.00 | $5,250.00 | $34.00 | $11,900.00 |
| 9 | AGGREGATE BASE, VIRGIN CLASS 5 | TN | 120 | $23.32 | $2,798.40 | $40.65 | $4,878.00 | $36.00 | $4,320.00 | $26.50 | $3,180.00 |
| 10 | 24" AGGREGATE BACKFILL | TN | 310 | $26.75 | $8,292.50 | $19.20 | $5,952.00 | $33.00 | $10,230.00 | $28.71 | $8,900.10 |
| 11 | 1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) [SPWEA240C] | TN | 20 | $175.00 | $3,500.00 | $243.35 | $4,867.00 | $253.00 | $5,060.00 | $167.31 | $3,346.20 |
| 12 | 1.5" TYPE SP 9.5 WEARING COURSE MIXTURE - SPECIAL (2,C) [SPWEA240C] | TN | 20 | $165.00 | $3,300.00 | $151.65 | $3,033.00 | $253.00 | $5,060.00 | $157.30 | $3,146.00 |
| 13 | TACK | GAL | 10 | $50.00 | $500.00 | $53.00 | $530.00 | $12.00 | $120.00 | $25.00 | $250.00 |
| 14 | GARED GLAVA PERMANENT INGROUND TETHERBALL SYSTEM 6809 | LS | 1 | $5,000.00 | $5,000.00 | $1,675.00 | $1,675.00 | $2,300.00 | $2,300.00 | $7,610.00 | $7,610.00 |
| | **TOTAL PARK IMPROVEMENTS** | | | | $43,933.40 | | $44,581.50 | | $47,920.00 | | $52,962.30 |
| | **CONCRETE SIDEWALK** | | | | | | | | | | |
| 15 | 6 INCH CONCRETE SIDEWALK | SY | 530 | $105.00 | $55,650.00 | $97.33 | $51,584.90 | $100.00 | $53,000.00 | $95.00 | $50,350.00 |
| 16 | EXCAVATION - COMMON (EV) - SIDEWALK | CY | 165 | $15.00 | $2,475.00 | $31.40 | $5,181.00 | $15.00 | $2,475.00 | $34.00 | $5,610.00 |
| 17 | AGGREGATE BASE, VIRGIN CLASS 5 - SIDEWALK | TN | 145 | $25.99 | $3,768.55 | $45.35 | $6,575.75 | $36.00 | $5,220.00 | $26.50 | $3,842.50 |
| | **TOTAL CONCRETE SIDEWALK** | | | | $61,893.55 | | $63,341.65 | | $60,695.00 | | $59,802.50 |

| | BID TABULATION | | | Bidder No. 1<br>Benson Excavating, LLC | | Bidder No. 2<br>Pember Companies, Inc. | | Bidder No. 3<br>Parkstone Contracting, LLC | | Bidder No. 4<br>Vada Contracting, LLC | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Item Num | Item | Units | Qty | Unit Price | Total | Unit Price | Total | Unit Price | Total | Unit Price | Total |
| | **BITUMINOUS TRAIL** | | | | | | | | | | |
| 18 | TYPE SP 9.5 BITUMINOUS TRAIL WEARING COURSE MIXTURE (2,C) | TN | 310 | $159.00 | $49,290.00 | $170.50 | $52,855.00 | $142.00 | $44,020.00 | $142.00 | $44,020.00 |
| 19 | EXCAVATION - COMMON (EV) - BITUMINOUS TRAIL | CY | 455 | $15.55 | $7,075.25 | $29.65 | $13,490.75 | $15.00 | $6,825.00 | $34.00 | $15,470.00 |
| 20 | AGGREGATE BASE, VIRGIN CLASS 5 - BITUMINOUS TRAIL | TN | 655 | $25.99 | $17,023.45 | $44.50 | $29,147.50 | $36.00 | $23,580.00 | $26.50 | $17,357.50 |
| | **TOTAL BITUMINOUS TRAIL** | | | | $73,388.70 | | $95,493.25 | | $74,425.00 | | $76,847.50 |
| | **EROSION CONTROL AND FINISH GRADING** | | | | | | | | | | |
| 21 | HYDRAULIC MATRIX TYPE MULCH | SY | 22550 | $1.05 | $23,677.50 | $0.80 | $18,040.00 | $0.90 | $20,295.00 | $0.85 | $19,167.50 |
| 22 | EMBANKMENT - COMMON (CV) | CY | 100 | $12.55 | $1,255.00 | $32.15 | $3,215.00 | $33.00 | $3,300.00 | $44.60 | $4,460.00 |
| 23 | PREMIUM TOPSOIL BORROW (CV) MODIFIED - INCL. SHAPING AND GRADING | CY | 1250 | $33.55 | $41,937.50 | $44.50 | $55,625.00 | $50.00 | $62,500.00 | $60.50 | $75,625.00 |
| 24 | ADJUST MANHOLE STRUCTURE CASTINGS FLUSH WITH FINAL GRADE | EA | 3 | $750.00 | $2,250.00 | $570.00 | $1,710.00 | $650.00 | $1,950.00 | $615.00 | $1,845.00 |
| 25 | STORM DRAIN INLET PROTECTION & MAINTENANCE - ERO9 | EA | 2 | $150.00 | $300.00 | $135.00 | $270.00 | $250.00 | $500.00 | $200.00 | $400.00 |
| 26 | STORM DRAIN INLET PROTECTION & MAINTENANCE - ERO10 | EA | 1 | $150.00 | $150.00 | $130.00 | $130.00 | $300.00 | $300.00 | $200.00 | $200.00 |
| 27 | MAINTENANCE OF EXISTING BIOLOGS AND SILT FENCE | LS | 1 | $1,550.00 | $1,550.00 | $1,200.00 | $1,200.00 | $1,000.00 | $1,000.00 | $1,500.00 | $1,500.00 |
| 28 | FURNISH AND INSTALL 8" BIOROLLS | LF | 20 | $25.00 | $500.00 | $10.60 | $212.00 | $10.00 | $200.00 | $15.00 | $300.00 |
| 29 | CONSTRUCTION ENTRANCE - ERO12 | CY | 50 | $47.00 | $2,350.00 | $45.00 | $2,250.00 | $100.00 | $5,000.00 | $56.00 | $2,800.00 |
| | **TOTAL EROSION CONTROL AND FINISH GRADING** | | | | $73,970.00 | | $82,652.00 | | $95,045.00 | | $106,297.50 |
| | TOTAL GENERAL | | | | $22,692.50 | | $18,100.00 | | $27,000.00 | | $16,375.00 |
| | TOTAL STORMWATER - CULVERT UNDER TRAIL | | | | $8,004.00 | | $7,430.00 | | $9,000.00 | | $9,164.00 |
| | TOTAL PARK IMPROVEMENTS | | | | $43,933.40 | | $44,581.50 | | $47,920.00 | | $52,962.30 |
| | TOTAL CONCRETE SIDEWALK | | | | $61,893.55 | | $63,341.65 | | $60,695.00 | | $59,802.50 |
| | TOTAL BITUMINOUS TRAIL | | | | $73,388.70 | | $95,493.25 | | $74,425.00 | | $76,847.50 |
| | TOTAL EROSION CONTROL AND FINISH GRADING | | | | $73,970.00 | | $82,652.00 | | $95,045.00 | | $106,297.50 |
| | **TOTAL BASE BID** | | | | **$283,882.15** | | **$311,598.40** | | **$314,085.00** | | **$321,448.80** |
| | Contractor Name and Address: | | | Benson Excavating, LLC | | Pember Companies, Inc. | | Parkstone Contracting, LLC | | Vada Contracting, LLC | |
| | | | | W10186 57th Ave.<br>River Falls, WI 54072 | | N4449 469th St.<br>Menomonie, WI 54751 | | 8270 Foothill Rd. S.<br>Cottage Grove, MN 55016 | | 175 1st St SW<br>Cokato, MN 55321 | |
| | Phone: | | | (651) 245-3183 | | (715) 235-0316 | | (651) 346-9376 | | (763) 443-7276 | |
| | Email: | | | info@bensonexcavating.com | | estimating@pembercompanies.c | | brooks@parkstonecontracting.co | | info@vadacontracting.net | |
| | Signed By: | | | Drew Benson | | Brent Pember | | Brooks Duesterhoeft | | Aaron Halm | |
| | Title: | | | Owner | | President | | President | | Principal | |
| | Bid Security: | | | Yes | | Yes | | Yes | | Yes | |
| | Responsible Contractor Form: | | | Yes | | Yes | | Yes | | Yes | |
| | Addenda Acknowledged: | | | NONE | | NONE | | NONE | | NONE | |

Stantec

| Item Num | BID TABULATION Item | Units | Qty | Bidder No. 5 New Look Contracting, Inc. Unit Price | Total | Bidder No. 6 Dreamland Contracting, LLC Unit Price | Total | Bidder No. 7 Urban Companies Unit Price | Total | Bidder No. 8 Bituminous Roadways, Inc. Unit Price | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | **GENERAL** | | | | | | | | | | |
| 1 | MOBILIZATION | LS | 1 | $25,000.00 | $25,000.00 | $11,232.00 | $11,232.00 | $36,319.00 | $36,319.00 | $16,550.00 | $16,550.00 |
| 2 | STREET SWEEPER WITH OPERATOR | HR | 5 | $1.00 | $5.00 | $124.80 | $624.00 | $200.00 | $1,000.00 | $264.00 | $1,320.00 |
| 3 | SKIDSTEER (BOBCAT) WITH OPERATOR | HR | 5 | $1.00 | $5.00 | $124.80 | $624.00 | $200.00 | $1,000.00 | $211.00 | $1,055.00 |
| | **TOTAL GENERAL** | | | | $25,010.00 | | $12,480.00 | | $38,319.00 | | $18,925.00 |
| | **STORMWATER - CULVERT UNDER TRAIL** | | | | | | | | | | |
| 4 | 12" RCP PIPE | LF | 40 | $100.00 | $4,000.00 | $130.00 | $5,200.00 | $100.00 | $4,000.00 | $130.00 | $5,200.00 |
| 5 | 12" FES WITH TRASH GUARD | EA | 2 | $1,950.00 | $3,900.00 | $1,594.84 | $3,189.68 | $2,000.00 | $4,000.00 | $3,315.00 | $6,630.00 |
| | **TOTAL STORMWATER - CULVERT UNDER TRAIL** | | | | $7,900.00 | | $8,389.68 | | $8,000.00 | | $11,830.00 |
| | **PARK IMPROVEMENTS** | | | | | | | | | | |
| 6 | 6 INCH CONCRETE | SY | 150 | $96.75 | $14,512.50 | $90.79 | $13,618.50 | $94.77 | $14,215.50 | $110.00 | $16,500.00 |
| 7 | 8 INCH CONCRETE MONUMENT SLAB | SY | 4 | $145.00 | $580.00 | $131.04 | $524.16 | $143.11 | $572.44 | $173.00 | $692.00 |
| 8 | EXCAVATION - COMMON (EV) | CY | 350 | $32.00 | $11,200.00 | $26.97 | $9,439.50 | $32.00 | $11,200.00 | $47.50 | $16,625.00 |
| 9 | AGGREGATE BASE, VIRGIN CLASS 5 | TN | 120 | $30.00 | $3,600.00 | $28.16 | $3,379.20 | $42.00 | $5,040.00 | $44.00 | $5,280.00 |
| 10 | 24" AGGREGATE BACKFILL | TN | 310 | $26.00 | $8,060.00 | $23.60 | $7,316.00 | $40.00 | $12,400.00 | $32.50 | $10,075.00 |
| 11 | 1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) [SPWEA240C] | TN | 20 | $168.00 | $3,360.00 | $158.18 | $3,163.60 | $167.31 | $3,346.20 | $191.00 | $3,820.00 |
| 12 | 1.5" TYPE SP 9.5 WEARING COURSE MIXTURE - SPECIAL (2,C) [SPWEA240C] | TN | 20 | $158.00 | $3,160.00 | $148.71 | $2,974.20 | $157.29 | $3,145.80 | $215.00 | $4,300.00 |
| 13 | TACK | GAL | 10 | $38.00 | $380.00 | $42.64 | $426.40 | $1.10 | $11.00 | $41.00 | $410.00 |
| 14 | GARED GLAVA PERMANENT INGROUND TETHERBALL SYSTEM 6809 | LS | 1 | $1,950.00 | $1,950.00 | $3,640.00 | $3,640.00 | $2,500.00 | $2,500.00 | $1,730.00 | $1,730.00 |
| | **TOTAL PARK IMPROVEMENTS** | | | | $46,802.50 | | $44,481.56 | | $52,430.94 | | $59,432.00 |
| | **CONCRETE SIDEWALK** | | | | | | | | | | |
| 15 | 6 INCH CONCRETE SIDEWALK | SY | 530 | $96.75 | $51,277.50 | $90.79 | $48,118.70 | $94.77 | $50,228.10 | $105.00 | $55,650.00 |
| 16 | EXCAVATION - COMMON (EV) - SIDEWALK | CY | 165 | $32.00 | $5,280.00 | $30.09 | $4,964.85 | $32.00 | $5,280.00 | $44.00 | $7,260.00 |
| 17 | AGGREGATE BASE, VIRGIN CLASS 5 - SIDEWALK | TN | 145 | $30.00 | $4,350.00 | $28.16 | $4,083.20 | $42.00 | $6,090.00 | $32.50 | $4,712.50 |
| | **TOTAL CONCRETE SIDEWALK** | | | | $60,907.50 | | $57,166.75 | | $61,598.10 | | $67,622.50 |

| | BID TABULATION | | | Bidder No. 5<br>New Look Contracting, Inc. | | Bidder No. 6<br>Dreamland Contracting, LLC | | Bidder No. 7<br>Urban Companies | | Bidder No. 8<br>Bituminous Roadways, Inc. | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Item Num | Item | Units | Qty | Unit Price | Total | Unit Price | Total | Unit Price | Total | Unit Price | Total |
| | **BITUMINOUS TRAIL** | | | | | | | | | | |
| 18 | TYPE SP 9.5 BITUMINOUS TRAIL WEARING COURSE MIXTURE (2,C) | TN | 310 | $142.00 | $44,020.00 | $134.21 | $41,605.10 | $141.96 | $44,007.60 | $148.00 | $45,880.00 |
| 19 | EXCAVATION - COMMON (EV) - BITUMINOUS TRAIL | CY | 455 | $32.00 | $14,560.00 | $30.09 | $13,690.95 | $32.00 | $14,560.00 | $51.00 | $23,205.00 |
| 20 | AGGREGATE BASE, VIRGIN CLASS 5 - BITUMINOUS TRAIL | TN | 655 | $30.00 | $19,650.00 | $28.16 | $18,444.80 | $42.00 | $27,510.00 | $33.50 | $21,942.50 |
| | **TOTAL BITUMINOUS TRAIL** | | | | $78,230.00 | | $73,740.85 | | $86,077.60 | | $91,027.50 |
| | **EROSION CONTROL AND FINISH GRADING** | | | | | | | | | | |
| 21 | HYDRAULIC MATRIX TYPE MULCH | SY | 22550 | $0.95 | $21,422.50 | $2.00 | $45,100.00 | $1.25 | $28,187.50 | $2.35 | $52,992.50 |
| 22 | EMBANKMENT - COMMON (CV) | CY | 100 | $32.00 | $3,200.00 | $42.11 | $4,211.00 | $20.00 | $2,000.00 | $64.50 | $6,450.00 |
| 23 | PREMIUM TOPSOIL BORROW (CV) MODIFIED - INCL. SHAPING AND GRADING | CY | 1250 | $64.00 | $80,000.00 | $73.96 | $92,450.00 | $60.00 | $75,000.00 | $63.25 | $79,062.50 |
| 24 | ADJUST MANHOLE STRUCTURE CASTINGS FLUSH WITH FINAL GRADE | EA | 3 | $1,350.00 | $4,050.00 | $780.00 | $2,340.00 | $1,500.00 | $4,500.00 | $505.00 | $1,515.00 |
| 25 | STORM DRAIN INLET PROTECTION & MAINTENANCE - ERO9 | EA | 2 | $175.00 | $350.00 | $208.00 | $416.00 | $400.00 | $800.00 | $205.00 | $410.00 |
| 26 | STORM DRAIN INLET PROTECTION & MAINTENANCE - ERO10 | EA | 1 | $175.00 | $175.00 | $208.00 | $208.00 | $400.00 | $400.00 | $205.00 | $205.00 |
| 27 | MAINTENANCE OF EXISTING BIOLOGS AND SILT FENCE | LS | 1 | $500.00 | $500.00 | $3,640.00 | $3,640.00 | $5,000.00 | $5,000.00 | $735.00 | $735.00 |
| 28 | FURNISH AND INSTALL 8" BIOROLLS | LF | 20 | $15.00 | $300.00 | $31.20 | $624.00 | $20.00 | $400.00 | $12.00 | $240.00 |
| 29 | CONSTRUCTION ENTRANCE - ERO12 | CY | 50 | $1.00 | $50.00 | $93.60 | $4,680.00 | $0.01 | $0.50 | $100.00 | $5,000.00 |
| | **TOTAL EROSION CONTROL AND FINISH GRADING** | | | | $110,047.50 | | $153,669.00 | | $116,288.00 | | $146,610.00 |
| | TOTAL GENERAL | | | | $25,010.00 | | $12,480.00 | | $38,319.00 | | $18,925.00 |
| | TOTAL STORMWATER - CULVERT UNDER TRAIL | | | | $7,900.00 | | $8,389.68 | | $8,000.00 | | $11,830.00 |
| | TOTAL PARK IMPROVEMENTS | | | | $46,802.50 | | $44,481.56 | | $52,430.94 | | $59,432.00 |
| | TOTAL CONCRETE SIDEWALK | | | | $60,907.50 | | $57,166.75 | | $61,598.10 | | $67,622.50 |
| | TOTAL BITUMINOUS TRAIL | | | | $78,230.00 | | $73,740.85 | | $86,077.60 | | $91,027.50 |
| | TOTAL EROSION CONTROL AND FINISH GRADING | | | | $110,047.50 | | $153,669.00 | | $116,288.00 | | $146,610.00 |
| | **TOTAL BASE BID** | | | | **$328,897.50** | | **$349,927.84** | | **$362,713.64** | | **$395,447.00** |
| | Contractor Name and Address: | | | New Look Contracting, Inc. | | Dreamland Contracting, LLC | | Urban Companies, LLC | | Bituminous Roadways, Inc. | |
| | | | | 14045 Northdale Blvd.<br>Rogers, MN 55374 | | 736 Chisago St.<br>Taylors Falls, MN 55084 | | 3781 Labore Rd.<br>St. Paul, MN 55110 | | 1520 Commerce Dr.<br>Mendota Heights, MN 55120 | |
| | Phone: | | | (763) 241-1596 | | (715) 222-9862 | | (651) 245-9830 | | (651) 686-7001 | |
| | Email: | | | estimating@newlookcontracting.( | | tyler@dreamlandci.com | | gurban@urbancompaniesusa.co | | info@bitroads.com | |
| | Signed By: | | | Joel Landkammer | | Tyler Bethke | | Greg Urban | | Pam Hague | |
| | Title: | | | Estimator | | COO | | Owner | | Secretary | |
| | Bid Security: | | | Yes | | Yes | | Yes | | Yes | |
| | Responsible Contractor Form: | | | Yes | | Yes | | Yes | | Yes | |
| | Addenda Acknowledged: | | | NONE | | NONE | | NONE | | NONE | |

Stantec

**Bidder No. 9**

**BID TABULATION**

**Swan Companies**

| Item Num | Item | Units | Qty | Unit Price | Total |
|---|---|---|---|---|---|
| | **GENERAL** | | | | |
| 1 | MOBILIZATION | LS | 1 | $28,200.00 | $28,200.00 |
| 2 | STREET SWEEPER WITH OPERATOR | HR | 5 | $280.00 | $1,400.00 |
| 3 | SKIDSTEER (BOBCAT) WITH OPERATOR | HR | 5 | $156.00 | $780.00 |
| | **TOTAL GENERAL** | | | | $30,380.00 |
| | **STORMWATER - CULVERT UNDER TRAIL** | | | | |
| 4 | 12" RCP PIPE | LF | 40 | $100.65 | $4,026.00 |
| 5 | 12" FES WITH TRASH GUARD | EA | 2 | $2,120.45 | $4,240.90 |
| | **TOTAL STORMWATER - CULVERT UNDER TRAIL** | | | | $8,266.90 |
| | **PARK IMPROVEMENTS** | | | | |
| 6 | 6 INCH CONCRETE | SY | 150 | $104.45 | $15,667.50 |
| 7 | 8 INCH CONCRETE MONUMENT SLAB | SY | 4 | $330.00 | $1,320.00 |
| 8 | EXCAVATION - COMMON (EV) | CY | 350 | $24.60 | $8,610.00 |
| 9 | AGGREGATE BASE, VIRGIN CLASS 5 | TN | 120 | $52.27 | $6,272.40 |
| 10 | 24" AGGREGATE BACKFILL | TN | 310 | $38.28 | $11,866.80 |
| 11 | 1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (2,C) [SPWEA240C] | TN | 20 | $167.31 | $3,346.20 |
| 12 | 1.5" TYPE SP 9.5 WEARING COURSE MIXTURE - SPECIAL (2,C) [SPWEA240C] | TN | 20 | $157.30 | $3,146.00 |
| 13 | TACK | GAL | 10 | $18.50 | $185.00 |
| 14 | GARED GLAVA PERMANENT INGROUND TETHERBALL SYSTEM 6809 | LS | 1 | $11,150.00 | $11,150.00 |
| | **TOTAL PARK IMPROVEMENTS** | | | | $61,563.90 |
| | **CONCRETE SIDEWALK** | | | | |
| 15 | 6 INCH CONCRETE SIDEWALK | SY | 530 | $104.45 | $55,358.50 |
| 16 | EXCAVATION - COMMON (EV) - SIDEWALK | CY | 165 | $30.81 | $5,083.65 |
| 17 | AGGREGATE BASE, VIRGIN CLASS 5 - SIDEWALK | TN | 145 | $59.31 | $8,599.95 |
| | **TOTAL CONCRETE SIDEWALK** | | | | $69,042.10 |

**Bidder No. 9**

**BID TABULATION** | **Swan Companies**

| Item Num | Item | Units | Qty | Unit Price | Total |
|---|---|---|---|---|---|
| | **BITUMINOUS TRAIL** | | | | |
| 18 | TYPE SP 9.5 BITUMINOUS TRAIL WEARING COURSE MIXTURE (2,C) | TN | 310 | $141.96 | $44,007.60 |
| 19 | EXCAVATION - COMMON (EV) - BITUMINOUS TRAIL | CY | 455 | $32.68 | $14,869.40 |
| 20 | AGGREGATE BASE, VIRGIN CLASS 5 - BITUMINOUS TRAIL | TN | 655 | $49.82 | $32,632.10 |
| | **TOTAL BITUMINOUS TRAIL** | | | | $91,509.10 |
| | **EROSION CONTROL AND FINISH GRADING** | | | | |
| 21 | HYDRAULIC MATRIX TYPE MULCH | SY | 22550 | $0.83 | $18,716.50 |
| 22 | EMBANKMENT - COMMON (CV) | CY | 100 | $56.53 | $5,653.00 |
| 23 | PREMIUM TOPSOIL BORROW (CV) MODIFIED - INCL. SHAPING AND GRADING | CY | 1250 | $80.63 | $100,787.50 |
| 24 | ADJUST MANHOLE STRUCTURE CASTINGS FLUSH WITH FINAL GRADE | EA | 3 | $358.67 | $1,076.01 |
| 25 | STORM DRAIN INLET PROTECTION & MAINTENANCE - ERO9 | EA | 2 | $250.00 | $500.00 |
| 26 | STORM DRAIN INLET PROTECTION & MAINTENANCE - ERO10 | EA | 1 | $450.00 | $450.00 |
| 27 | MAINTENANCE OF EXISTING BIOLOGS AND SILT FENCE | LS | 1 | $6,120.00 | $6,120.00 |
| 28 | FURNISH AND INSTALL 8" BIOROLLS | LF | 20 | $7.50 | $150.00 |
| 29 | CONSTRUCTION ENTRANCE - ERO12 | CY | 50 | $70.00 | $3,500.00 |
| | **TOTAL EROSION CONTROL AND FINISH GRADING** | | | | $136,953.01 |
| | TOTAL GENERAL | | | | $30,380.00 |
| | TOTAL STORMWATER - CULVERT UNDER TRAIL | | | | $8,266.90 |
| | TOTAL PARK IMPROVEMENTS | | | | $61,563.90 |
| | TOTAL CONCRETE SIDEWALK | | | | $69,042.10 |
| | TOTAL BITUMINOUS TRAIL | | | | $91,509.10 |
| | TOTAL EROSION CONTROL AND FINISH GRADING | | | | $136,953.01 |
| | **TOTAL BASE BID** | | | | **$397,715.01** |

| | |
|---|---|
| Contractor Name and Address: | Swan Companies |
| | 7217 128th St. W. |
| | Savage, MN 55421 |
| Phone: | (612) 203-6322 |
| Email: | estimating@swancompanies.net |
| Signed By: | Austin Swan |
| Title: | Project Manager |
| Bid Security: | Yes |
| Responsible Contractor Form: | Yes |
| Addenda Acknowledged: | NONE |

# City Council Action Request

# 11.A.

**Meeting Date** 5/20/2026

**Department** Community Development

**Agenda Category** Action Item

**Title** Kwik Trip Highway 61 - Preliminary Plat, Final Plat, Conditional Use Permit, Site Plan Review

**Staff Recommendation** 1) Adopt Resolution 2026-080 approving the Preliminary and Final Plats for Kwik Trip 1789; 2) Adopt Resolution 2026-081 to approve the Conditional Use Permit for a Kwik Trip convenience store to be located on Manning Avenue; 3) Adopt Resolution 2026-082 to approve the Site Plan Review for a Kwik Trip convenience store and fuel canopies to be located on Manning Avenue.

**Budget Implication** N/A

**Attachments**

| | |
|---|---|
| 1. | Staff Report CUP, SP, PP, FP Kwik Trip |
| 2. | Kwik Trip FP Resolution |
| 3. | Resolution_2026-081 CUP Resolution KwikTrip |
| 4. | Resolution 2026-082 - Site Plan |
| 5. | 1789 Planning Application |
| 6. | 1789 Submittal Cover Letter |
| 7. | Civil Plans |
| 8. | Eng Plan Review Memo 2026-04-13 |
| 9. | Elevations |
| 10. | Sign Package |
| 11. | Preliminary Plat |
| 12. | Final Plat |

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

FROM: Samantha Pierret, AICP, Senior Planner

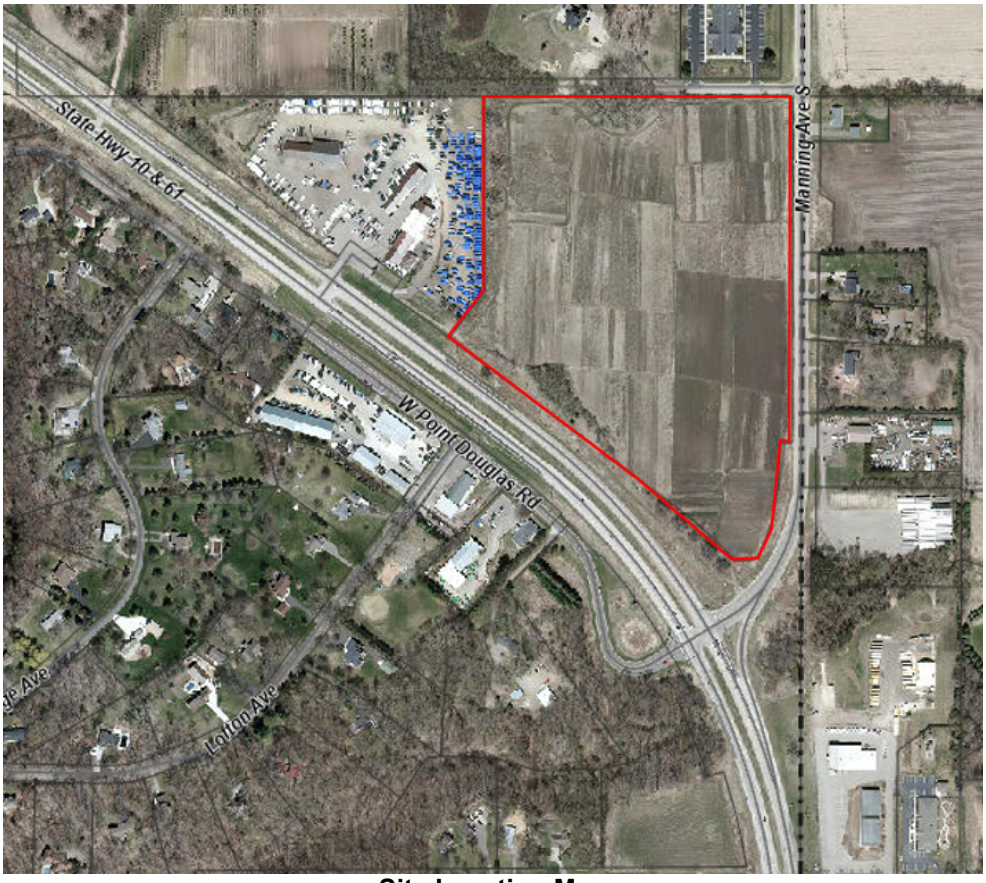
DATE: May 8, 2026

RE: Kwik Trip – Preliminary Plat, Final Plat, Conditional Use Permit, Site Plan Review

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## Proposal

Kwik Trip Inc. (Applicant) has submitted an application for a Preliminary Plat, Site Plan Review, and Conditional Use Permit (CUP) to construct a 9,176 square foot convenience store with a 4,800 square foot 10-dispenser island fueling canopy and a 1,200 square foot commercial diesel 3-lane canopy at the corner of Manning Avenue and Highway 61. The proposed project would be located on approximately 9.8 acres of the 30.25-acre parcel of land. The Applicant has also had a Preliminary and Final Plat prepared to dedicate right-of-way for Manning Avenue to the east and 114th Street to the north.




**Site Location Map**

***Review Schedule***
Application Received: March 26, 2026

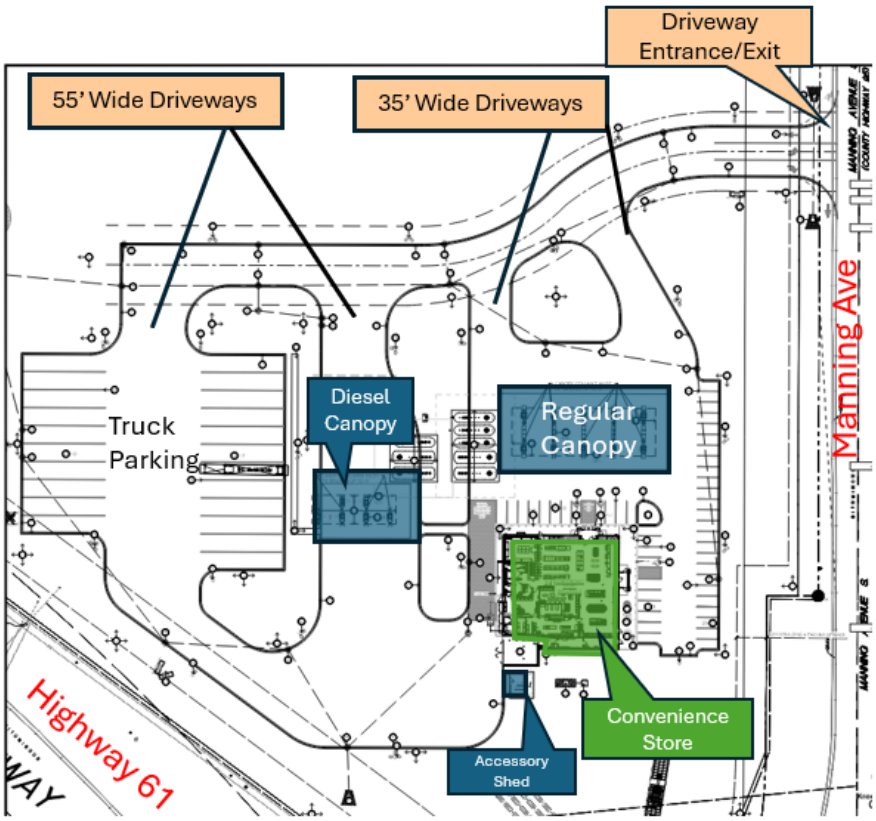
Application Accepted: April 14, 2026
Planning Commission Meeting: April 27, 2026
City Council Meeting: May 20, 2026
60-Day Review Deadline: June 13, 2026

## Background

The subject site is currently a vacant lot, previously used for crop farming, owned by Kwik Trip Inc. Current surrounding uses include recreational vehicle sales, service, and storage at 61 Marine to the west, religious and residential uses to the north across 114th Street, residential and industrial uses to the east across Manning Avenue in Denmark Township, and commercial uses to the south across Highway 61 along West Point Douglas Road.

### *Proposed Use*

The Applicant is proposing to construct a 9,176 square foot convenience store with a 4,800 square foot dispenser island canopy, a 1,200 square foot commercial diesel dispenser canopy, and a 440 square foot accessory shed. The proposed building is a single-story structure that would be operated and owned by Kwik Trip Inc., which operates in 6 states and is based out of LaCrosse, WI. Along with traditional fuel dispensing, hot and cold food and beverages, ice, tobacco, alcohol, lotto and propane sales, Kwik Trip also sells fresh produce and grocery items, bakery, dairy, and fresh meat products. The applicant anticipates hiring 25 to 30 new employees to operate the store 24 hours a day, 7 days a week.



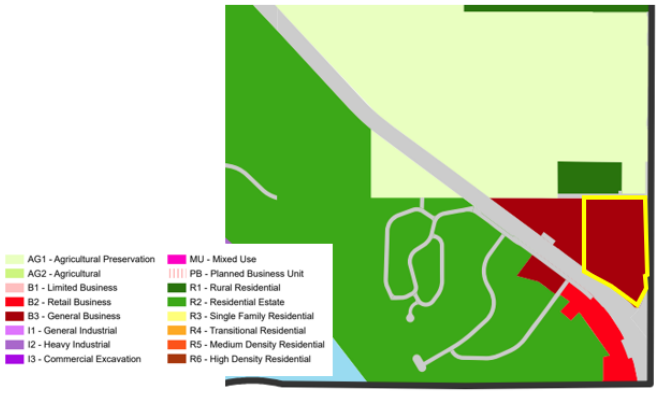

**Proposed Site Plan**

Given the Applicant plans to use approximately 10 acres of the existing 30-acre property, there will be space for future commercial development on the remaining acreage. The Applicant owns the entire property, and any future development proposals must meet all City Codes and obtain all required approvals.

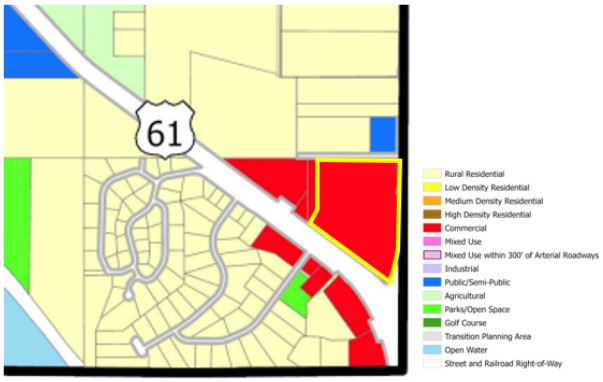
## Planning Considerations

### *Zoning and Comprehensive Plan*

The subject site is zoned B-3, General Business District, and is guided as Commercial in the 2040 Comprehensive Plan. The proposed use is consistent with the City's zoning ordinance and land use plan as gas stations are permitted with a CUP within the General Business District.




Current Zoning




2040 Future Land Use

### *Conditional Use Permit*

The purpose of a Conditional Use Permit is to authorize and regulate uses that may be beneficial in a specific instance to the general welfare of the community yet ensure that such uses are not detrimental to surrounding property and are consistent with the stated purpose of the zoning district.

The permit shall be approved solely for the proposed use of a particular site, not for a particular person or firm. When granting a Conditional Use Permit, the City may impose conditions as it deems necessary to serve and protect the health, safety, convenience, and general welfare of the community.

When evaluating any proposed conditional use permit, the City Council shall consider the following findings:

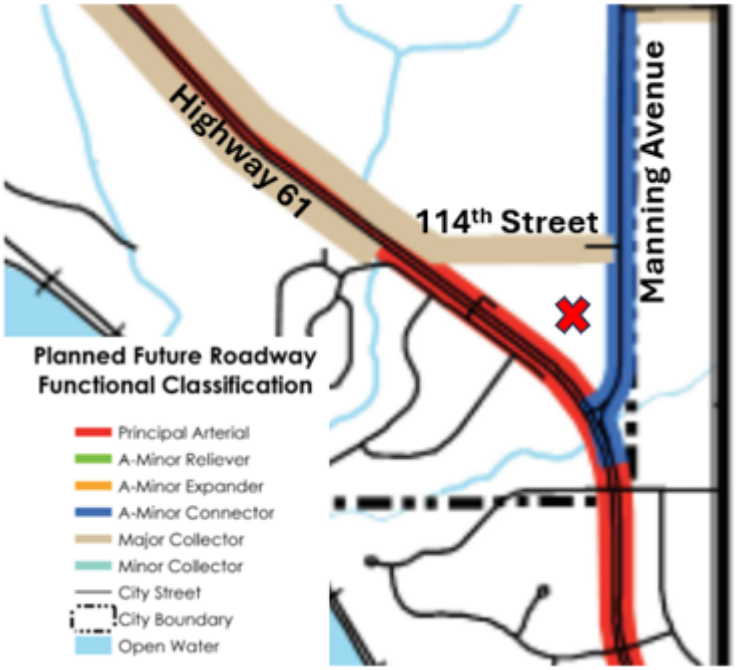
1. *Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.*
2. *The establishment, maintenance or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort.*

3. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*
4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
5. *Adequate public facilities and services are available or can be reasonably provided to accommodate the use which is proposed.*
6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*
7. *The conditional use complies with the general and specific performance standards as specified by the Zoning Code.*

The proposed use of a gas station-major use on the subject property is consistent with the findings above as described in the following report.

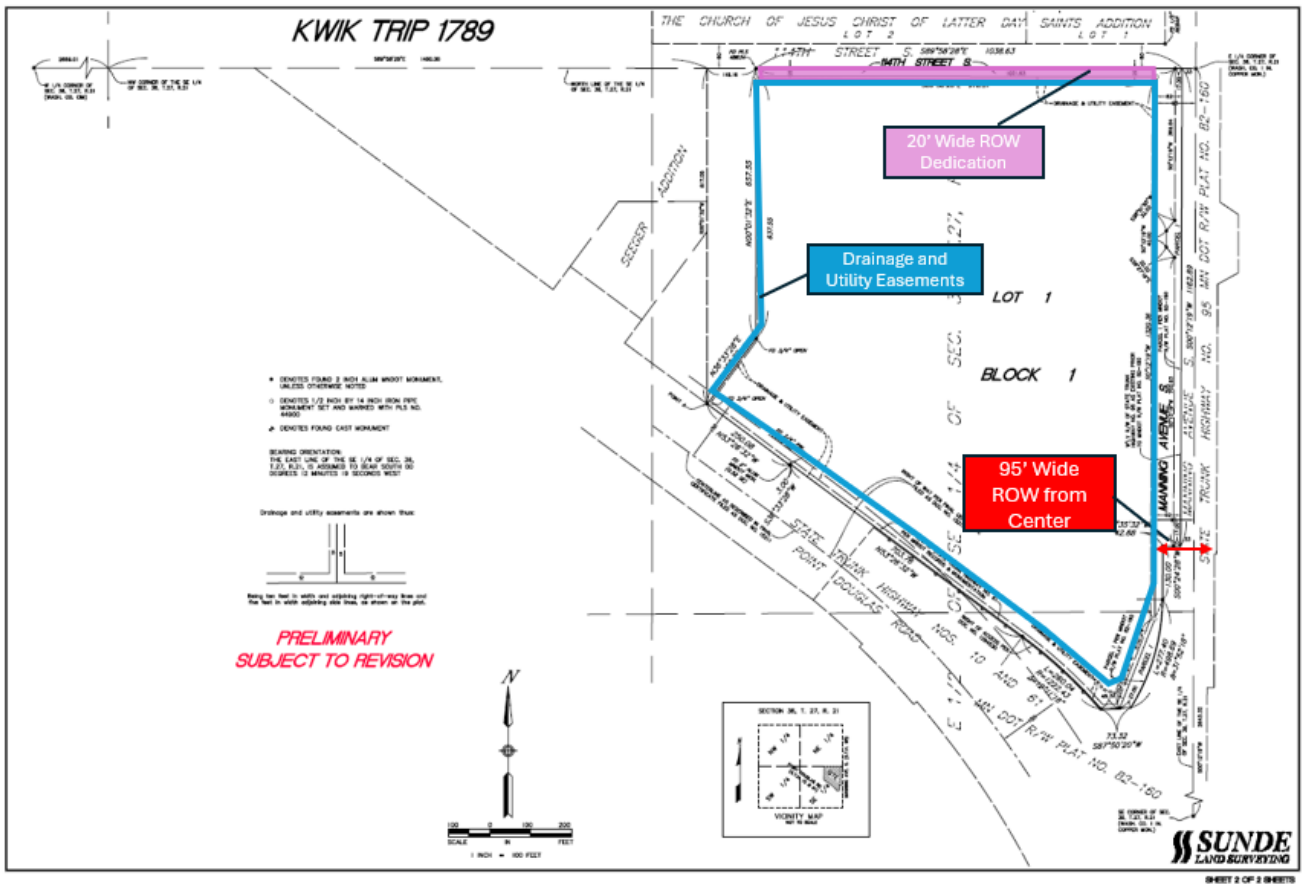
***Plat***

The Applicant is required to plat the property to dedicate right-of-way for Manning Avenue and 114th Street. The Manning Avenue right-of-way must be 95 feet wide from the center of the road per MnDOT to accommodate future improvements to Manning Avenue and a future trail corridor. The Manning Avenue right-of-way currently varies in width, but generally, the Applicant will be dedicating an additional 60 feet along the east property line to meet these width requirements. The property is bordered by 114th Street to the north. 114th Street is designated as a major collector roadway in the City's 2040 Comprehensive Plan; therefore, an additional 20 feet of right-of-way shall be dedicated on the south side of 114th Street.




**Future Roadway Classification – 2040 Comprehensive Plan**

Sixty feet of 114th Street right-of-way was dedicated during the development of the church and residence to the north with the understanding that additional right-of-way would be dedicated by the southerly parcel at the time of development.




***Site Access***

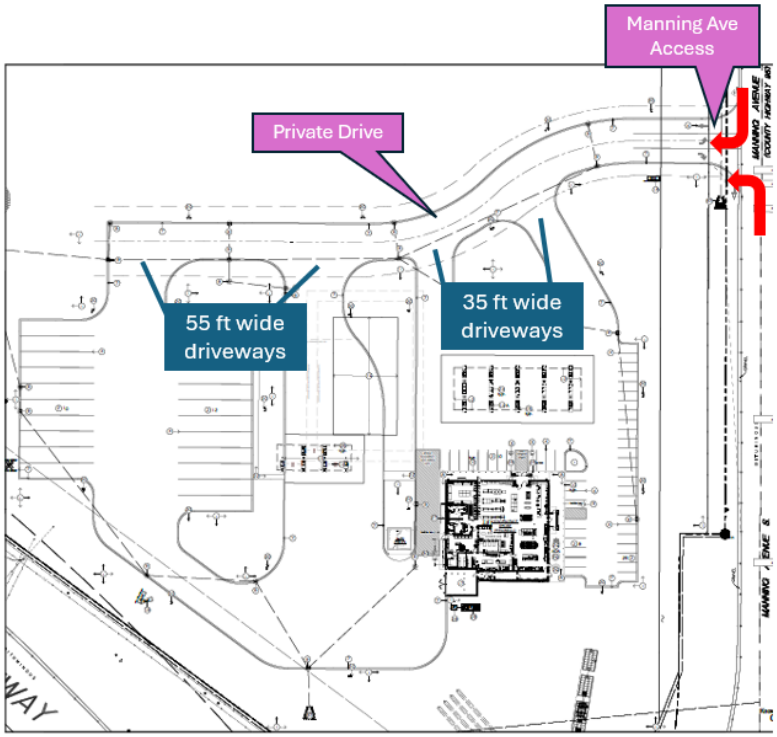
The site's primary access will be located off Manning Avenue, which is a MnDOT road, via one 42-foot-wide driveway entrance. This proposed driveway location was reviewed by MnDOT based on guidance from the AASHTO Green Book and the MnDOT Access Management Manual for distance from the Highway 61 intersection, 114th Street intersection, and for sight lines. The proposed driveway location is an acceptable location to MnDOT given these distance and sight line requirements.

Turn lanes will be added on Manning Avenue for southbound right turns into the property and northbound left turns into the property. The Applicant has been working with MnDOT on a preliminary layout; however, per MnDOT requirements, the final design, approvals, and construction must be a City-led project that is publicly bid and inspected to MnDOT requirements. The City will implement the final design, approvals and construction at the cost of the Applicant. The City does not guarantee approvals from MnDOT, and if not approved, the Applicant will need to work with MnDOT for alternate access to the site.

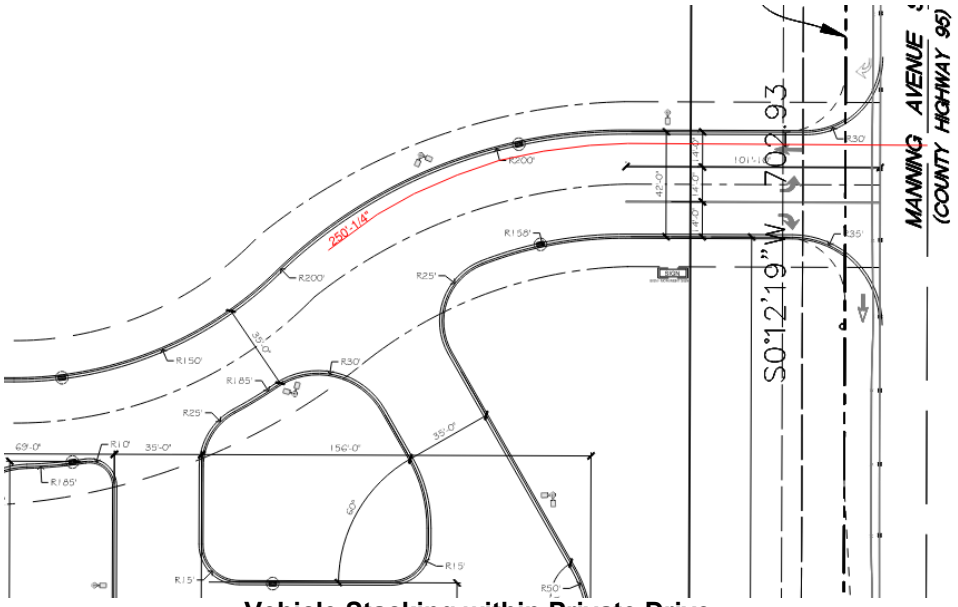
There will be four driveways of varying widths on the south side of the proposed access drive to accommodate various vehicle turning movements and access to diesel pumps and truck parking.

The first two driveways are proposed to be 35 feet wide for access to the regular fuel island and convenience store. The third driveway is proposed to be 55 feet wide and will function as a truck access to the diesel canopy. The fourth driveway is proposed to be 55 feet wide and will access a truck parking area.

The proposed access will be a private driveway; therefore, the number and width of access points is acceptable because this is not proposed to be a public street. The Applicant will be responsible for all maintenance of the entire driveway area from Manning Avenue throughout the site. Future development of the remaining acres to the north will access from the private drive, which will likely connect to 114th Street at time of future development. A private maintenance agreement between future users should be recorded against all properties at time of future development.



The distance from Manning Avenue to the first internal driveway is approximately 250 feet (approximately 10 vehicles). Given this distance, it is not anticipated that backups will occur on Manning Avenue. There is also vehicle stacking space within the turn lanes proposed on Manning Avenue that provides additional room for vehicles waiting to turn into Kwik Trip.




**Vehicle Stacking within Private Drive**

The Comprehensive Plan depicts future Transportation Trails along Highway 61 and along Manning Avenue. Additional planning efforts and collaboration with the County and State are needed before these trails can be constructed; therefore, the Applicant is not proposing to construct any trail segments at this time. The Applicant is aware of the trail plans that will be constructed within the MnDOT right-of-way.

***Parking***

City Code Title 11-3-4 requires 4 parking spaces plus 2 spaces for each service stall. Additional required parking was calculated using the Retail requirements of one space for each 200 square feet of floor area. With a 9,176 square foot building, the total number of parking spaces required is 50. The Applicant is proposing 47 surface parking stalls, 22 truck parking stalls, and 23 spaces at fuel service pumps for a total of 92 spaces.

Surface parking, drive aisles, and truck staging must be located 20 feet from public ROWs and 10 feet from interior side and rear lot lines. Submitted plans show at least 20 feet between the ROWs and parking areas.

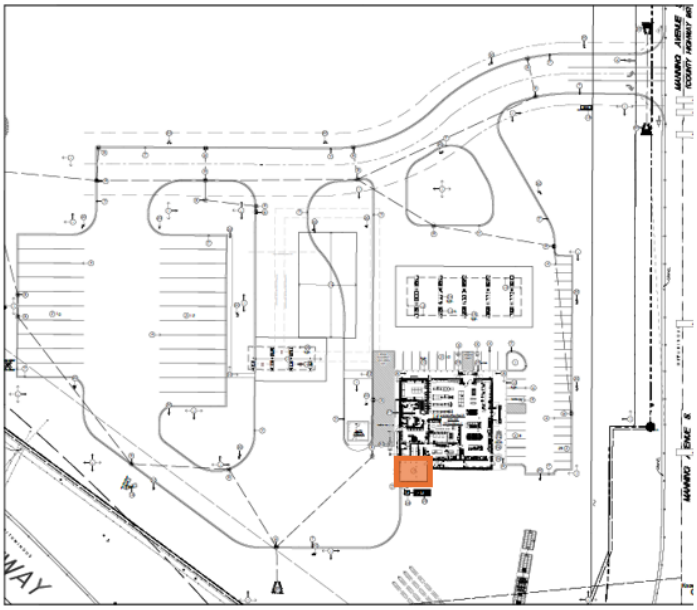
***Building Setbacks***

The proposed fuel island canopies exceed all setback requirements in Title 11-4-5, Motor Fuel Stations. The canopies will be over 10 feet from all right-of-way lines and over 20 feet from all adjacent property lines and all pumps will be over 25 feet from all property lines. The convenience store and accessory shed are proposed to meet all required setbacks in the B-3 District. The convenience store will be over 25 feet from front yard property line (Manning Avenue), over 25 feet from the side yard adjacent to a street (Highway 61 and 114th Street) and over 35 feet from the rear yard property line. The accessory shed will be located behind the front plane of the convenience store and will be over 35 feet from the rear property line as required.

***Trash Enclosure***

The proposed trash enclosure will be located on the southwest corner of the convenience store. The Applicant has proposed the structure to be constructed with utility brick materials consistent with the materials used on the principal structure and will be eight feet tall.

City Code Title 11-3-8 states that trash enclosures must be setback a minimum of 10 feet from the adjacent property lines. The proposed trash enclosure is located over 166 feet from the nearest property line (east).



**Proposed Trash Enclosure Location**

***Architecture***

City Code Title 11-3-11 requires structures in the Business Districts to be comprised of a minimum of three different Class 1 or Class 2 materials and be composed of at least 65 percent Class 1 materials and use no more than 10 percent Class 4 materials.

The Applicant is proposing 92.8 percent Class 1 and 2 materials, 5.2 percent Class 3 materials, and 2 percent Class 4 materials. The proposed building will be comprised of three different Class 1 materials (modular brick veneer (red brick), brick soldier course (tan brick), and glass; one Class 3 material (EIFS); and one Class 4 material (hollow metal doors), which are listed below.

Class 1 Materials
- Brick (two types) 77.1%
- Glass Windows and Doors: 16.5%

Class 3 Materials
- EIFS: 5.2%

Class 4 Materials
- Hollow Metal Doors 2%







FRONT ELEVATION




FRONT RIGHT VIEW



REAR RIGHT VIEW



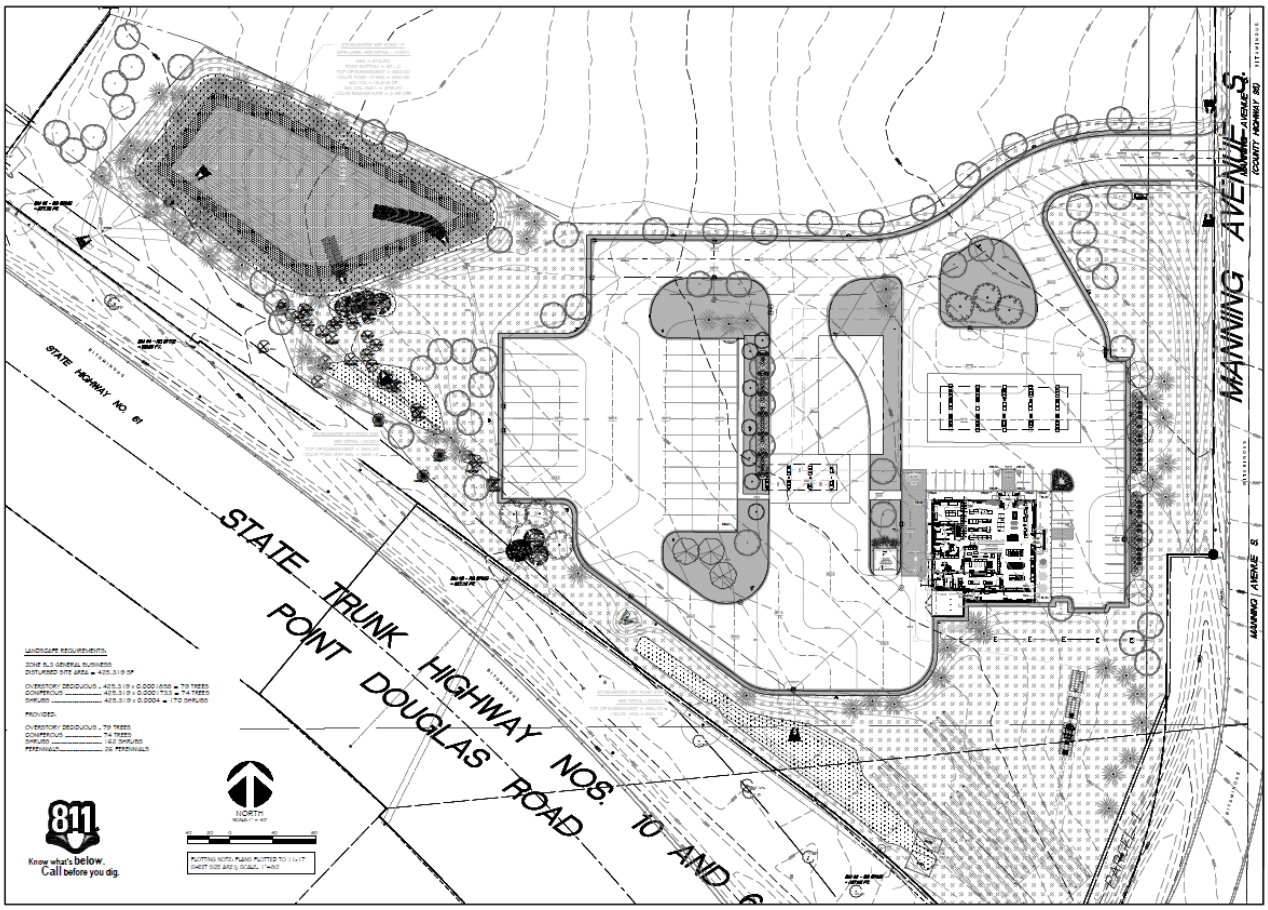

REAR LEFT VIEW

***Landscaping/Tree Mitigation***

The Applicant has submitted a detailed landscape plan. City Code Title 11-3-12 requires that a minimum number of trees and shrubs be provided based on the site area of the subject property. Landscaping requirements are calculated by multiplying the disturbed area of the site by coefficients found in the City's Zoning Code. The disturbed area is 425,319 square feet. City Code allows the subtraction of stormwater basin areas from the total area which results in 387,421.80 square feet of impacted area. Staff calculated required landscaping based on 387,421.80 square feet, resulting in the required plantings below.

| Landscape Plantings | General Industrial District Standards | Proposed |
|---|---|---|
| Overstory Trees | 72 | 78 |
| Coniferous Trees | 67 | 74 |
| Shrubs | 155 | 170 |

A mixture of overstory and coniferous trees are proposed to be installed around the site. Parking lot islands will be landscaped with sod, shrubs, and trees, and landscape beds will be installed on the east side of the parking lot. The parking lot will have over eight percent of the parking lot area comprised of landscaped islands in compliance with City Code. Title 11-4-5 requires a twenty-foot-wide landscaped yard to be planted and maintained behind all property lines adjacent to public streets. The parking lot along Manning Avenue will be twenty feet from the property line and the entire area between the right of way and parking lot shall be sodded. A fifteen-foot-wide sod strip shall be planted around the entire parking lot/private drive. On properties over five acres, staff may approve native plantings in front yards or side/rear yards adjacent to public roadways. The Applicant has proposed seed mixture around the site; this is reasonable given the size and location of the site. Seed will be planted around the detention basin and stormwater pond, in the ditch along Manning Avenue, and over the septic system. All re-vegetation within MnDOT rights-of-way shall be approved by MnDOT. The site will meet City Code standards requiring 20 percent open space in the B-3 District by providing over 50 percent open space in the proposed development area (461,765 square feet of development with 236,673 square feet of green space equals 51 percent open space).




**Landscape Plan**

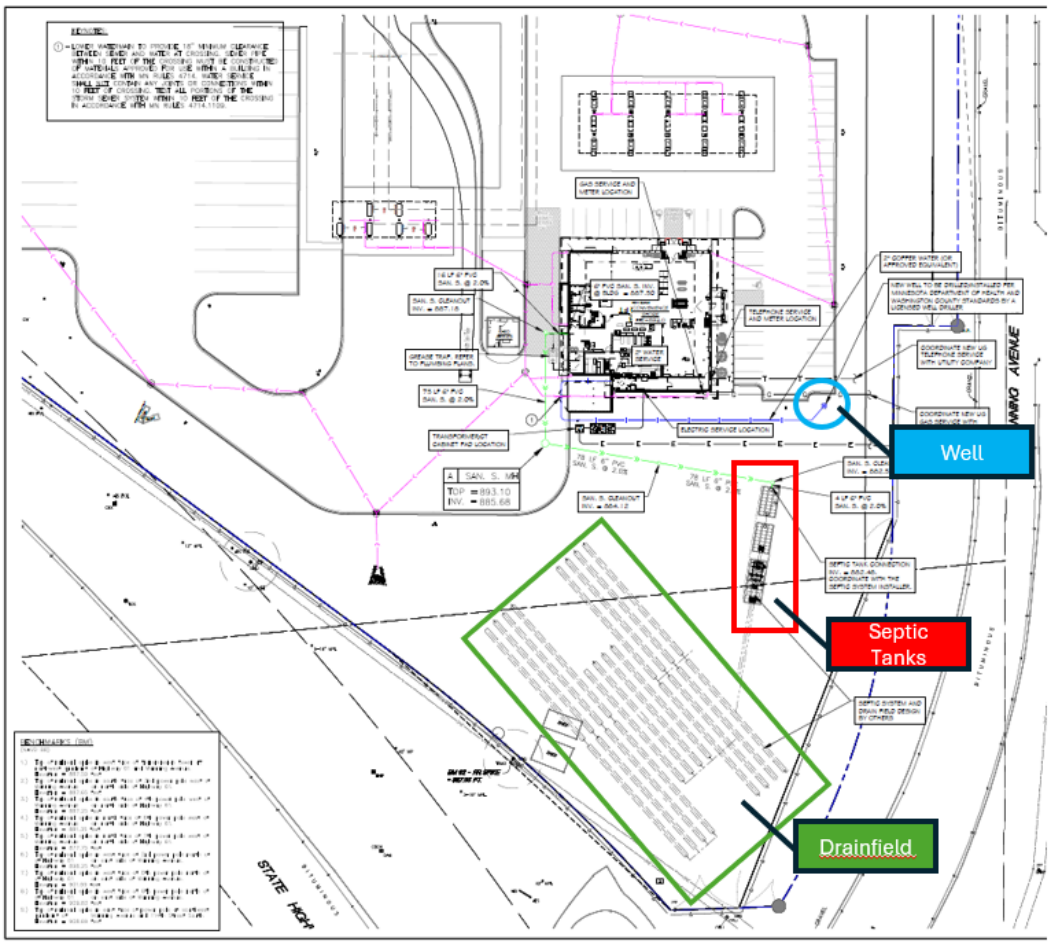
A tree inventory has been completed for the site. The Applicant may remove up to 40 percent of qualifying tree inches on site before mitigation is required by City Code. The Applicant has identified 112 qualifying inches on site and proposes to remove 39 inches or 35 percent of existing inches; therefore, mitigation is not required.

***Outdoor Lighting***

Outdoor light fixtures will consist of 22 parking lot light poles. Five poles will be 16 feet in height, and 17 poles will be 27 feet in height. There will be 15 single head poles and 7 double head poles all with downward directed lights. In addition, the Applicant has proposed 32 LED lights mounted under the fuel canopies. Twelve LED lights will be under the diesel fuel canopy and 20 will be under the standard fuel canopy. These lights will also be downward directed under the canopies. There will be 37 recessed LED downlights along the exterior of the convenience store. The north and east sides of the convenience store will also have LED stripes mounted in the gables of the roof. City Code Title 11-3-10 limits the amount of light that can be emitted from commercial property to 0.5 foot-candles at the property line abutting residential parcels and 1.0 foot-candle at the property line when abutting business or industrial parcels. The Applicant has submitted a photometric plan that is consistent with the City Code given the proposed foot candles do not exceed more than 0.5 at the east property line abutting residential uses.

***Utilities***

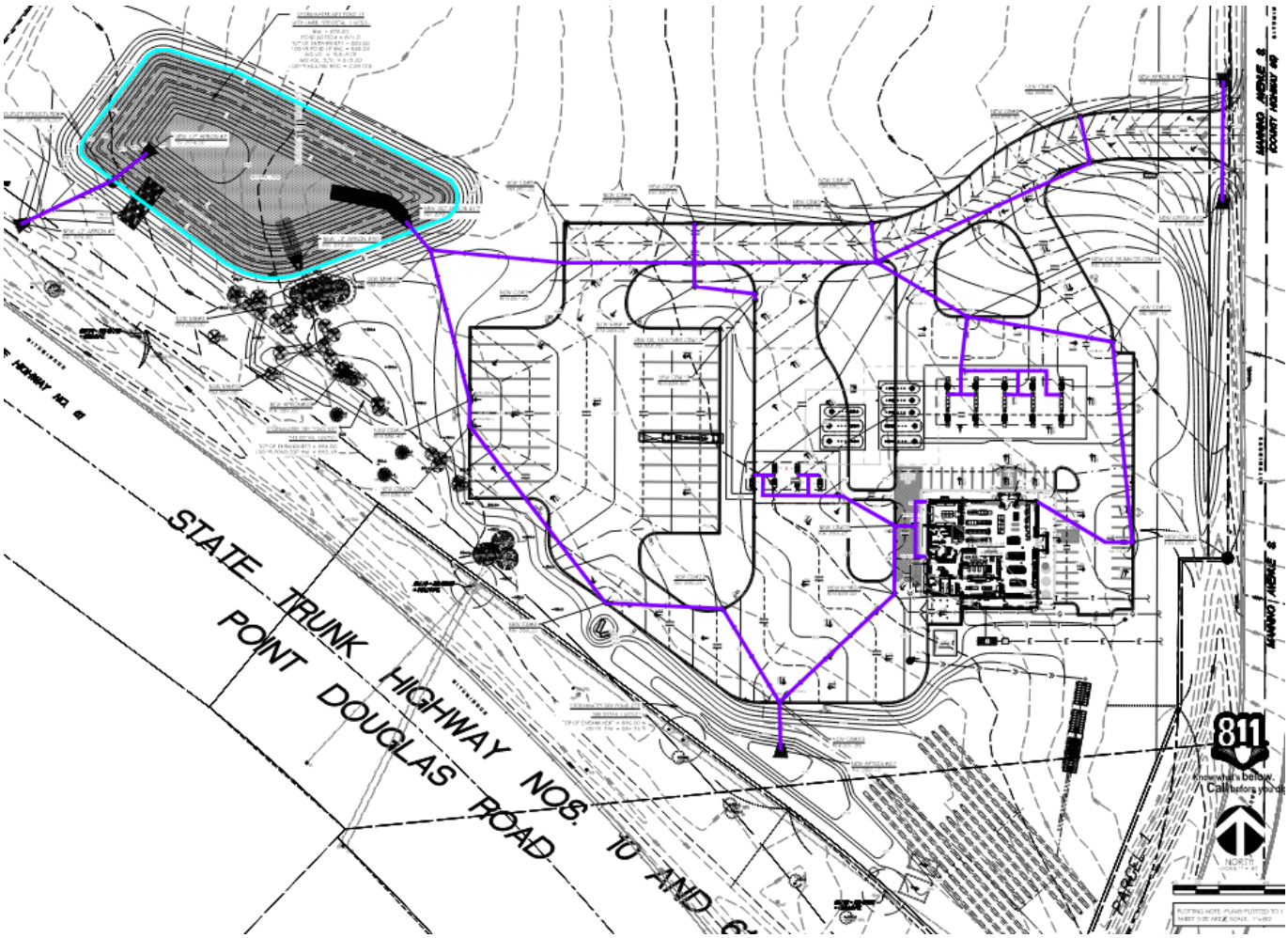
The subject property is located outside the Metropolitan Urban Service Area (MUSA). The Applicant has proposed to install a private septic system and well to serve the use. The septic tanks and drainfield will be located in the southeast corner of the site. The well will be located in the southeast corner of the parking area along Manning Avenue. The septic and well must be permitted by Washington County and the Minnesota Department of Health respectively.




**Private Utility Locations**

***Surface Water Management/Grading***

The site grading for the project is proposed to meet the surface water management requirements established by the State, Watershed District, and the City's Surface Water Management Plan. Below are the proposed site stormwater improvements. Site stormwater will be collected and treated in a new stormwater basin southwest of the proposed convenience store and parking/drive lanes and ultimately discharged into the Highway 61 right-of-way. The proposed pond serves the new developed area and some adjacent natural areas. If additional development is proposed on the remainder of the property, additional stormwater infrastructure will be needed to accommodate the associated drainage. Drainage along Manning Avenue will remain within the ditches currently along Manning Avenue, and drainage along Highway 61 will remain within the ditches currently along Highway 61.



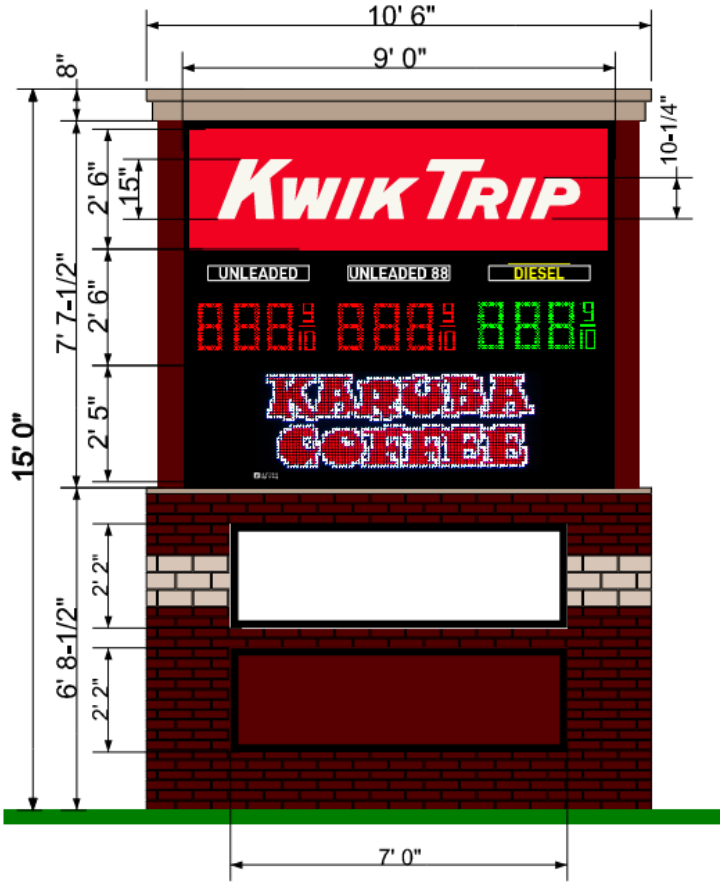

**Proposed Stormwater Improvements**

Design of the stormwater management facilities will need to meet the requirements as set forth in the engineering memo dated April 13, 2026. A stormwater maintenance agreement is required for the maintenance of the private stormwater pond.

***Signage***

The Applicant has submitted a sign plan for review. One double-faced monument sign with three gasoline pricers, illuminated product names, and space for future tenant signage has been proposed on the south side of the property along Highway 61. A second monument sign with illuminated product names and four gasoline pricers is proposed at the entrance on Manning Avenue. A second, joint monument sign may be approved for properties or businesses in a commercial building complex with approval of an Administrative Conditional Use Permit. Since the remaining acreage of the site may be developed with commercial uses in the future and the property fronts two major road rights-of-way, a second, joint monument sign may be installed on site. The ACUP for the second monument sign will be reviewed during the building permit process.

The maximum square footage of copy on monument signs is based on the size of the principal structure. For Kwik Trip, the maximum size is 70 total square feet of copy for all users and 15 feet in height. The Highway 61 monument sign is proposed to be 15 feet tall and have 68.6 square feet of copy for Kwik Trip and 15.17 square feet for each future tenant. The Manning Avenue shared monument sign is proposed to be 15 feet tall and have 69.75 square feet of copy for Kwik Trip. Dynamic display areas are limited to 24 square feet per side. The monument sign proposed along Highway 61 is proposed to have 21.75 square feet of dynamic display per side. The dynamic display area on the monument sign along Manning Avenue is proposed to be 18.7 square feet on each side. A revised sign plan must be submitted meeting City Code standards of 70 total square feet of copy for all users on joint monument signs prior to issuance of a building permit.

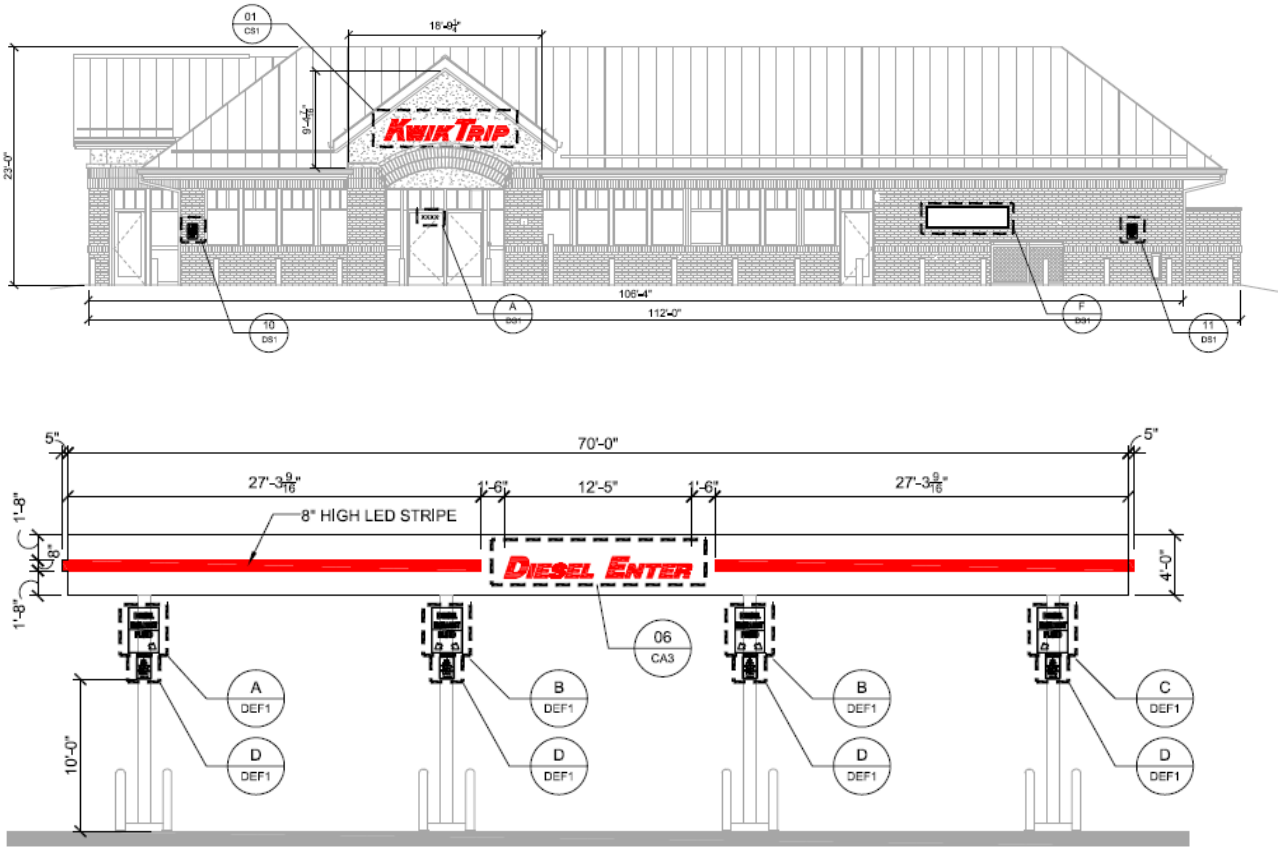



**Joint Monument Sign (Hwy 61)**

The base of all monument signs must be constructed of Class 1 materials similar to those on the building.

Additional allowed signage includes 100 square feet of wall signage per exterior wall on a maximum of three sides of the principal structure. Signs on canopies are considered wall signs and must be considered as part of the individual wall area calculation.

The Applicant has proposed the Kwik Trip red logo 24 inches high and 12 feet in length (24 square feet) on three sides of the convenience store (east, south, and north sides). A red Kwik Trip logo of the same size (24 square feet) will be on the north side of the regular fuel canopy. A 'Diesel Enter' and 'Diesel Exit' logo 18.61 square feet and 16.25 square feet) respectively are proposed on the north and south sides of the diesel canopy. A 24 square foot Kwik Trip red logo is proposed on the west side of the diesel canopy. The canopies will have six-inch-high red vinyl striping on all four sides. Wall signs meet code requirements for size and location.




**North View**

### *11-4-5: Motor Fuel Stations*

Title 11-4-5 contains specific requirements for Motor Fuel Stations.

A. All gas pumps must be set back no less than 25 feet from all property lines.
*The Applicant has provided a site plan where all gas pumps exceed the 25-foot setback requirement (83 feet proposed for regular fuel and 296 feet minimum proposed for diesel pumps).*

B. Regulates the canopies.

1. Overhead canopies shall be not less than 10 feet from the street right of way line.
*The submitted site plan shows the regular fuel canopy 62.5 feet from the proposed Manning Avenue right-of-way and 420 feet from the Highway 61 right-of-way. The diesel canopy is proposed to be 279 feet from the proposed Manning Avenue right-of-way and 240 feet from the Highway 61 right-of-way.*

2. Total height of the canopy shall not exceed 20 feet.
*Both canopies are proposed to be 20 feet tall.*

3. No light banding is allowed around the exterior of the canopy.
   *An updated sign package that does not show light banding shall be submitted prior to building permit approval.*

4. Canopy columns shall be constructed of a primary material that matches and complements the principal building.
   *The canopy columns will be constructed in a manner and color that complements the proposed convenience store.*

C. Each motor fuel station shall be designed to be as compatible as possible with the general architectural intent of the area in which it is located.
   *The convenience store will be constructed of mostly brick with glass windows and doors. The surrounding area is primarily commercial uses mostly focused on recreational vehicle and boat sales, storage and service with some industrial uses, residential uses, and a church. The architectural style will be complementary to other structures in the industrial area.*

D. A minimum 20-foot landscaped yard shall be planted and maintained behind all property lines adjacent to public streets, except at driveway entrances.
   *The area between the front property line along Manning Avenue and the parking lot shall be sodded and will contain a variety of plantings. A 15-foot strip of sod will be installed around the parking lot. Areas outside the 15-foot sod boundary may be seeded including stormwater ponds and detention basins. Ditches within the MnDOT right of way shall be re-established with vegetation approved by MnDOT.*

E. Whenever a motor fuel station abuts a residential district screening is required. A fence is not required within fifteen feet of a street right-of-way line.
   *There are residences to the east across Manning Avenue in Denmark Township. Screening vegetation will be planted along the parking lot on the east side of the parcel. The existing dwellings have existing mature tree cover in front yards and/or are separated from the site by the road and distance.*

***Future Site Development***

The Applicant proposes to develop approximately 10 acres of the existing 30.25-acre parcel. The Applicant owns the entire parcel. Future development may utilize 114th Street for access or the proposed private driveway onto Manning Avenue for access. If extended, the private driveway must remain a private drive maintained by the Applicant and any future property owners. If the property is split in the future to accommodate future development, another plat will be required. All future development must comply with City Codes and obtain all appropriate permits. Any connection to 114th Street will trigger improvements at the intersection with Manning Avenue including but not limited to turn lanes and lowering of the hill crest to improve sight lines. The 114th Street improvements will be at the expense of the future developer. Costs associated with adding turn lanes on Manning Avenue at 114th Street will be at the future developer's expense. Costs associated with improvements to Manning Avenue sight lines will be shared between the City and MnDOT.




***Development Fees***
The Applicant will be required to pay park dedication and stormwater area charges prior to the issuance of a building permit. Park dedication fees and stormwater fees will be calculated using the disturbed area. Other area charges such as sanitary sewer and water will be charged in the future when infrastructure is available and the property makes connection to those systems.

***Public Hearing Notices***
The public hearing notice for the April 27, 2026, Planning Commission meeting was published in the *Saint Paul Pioneer Press* and mailed on April 15, 2026, to 21 property owners that are within 500 feet of the proposed project. City Staff has not received any comments at the time of writing the report

***Planning Commission Meeting***
At their April 27, 2026, meeting, the Planning Commission reviewed this request and held a public hearing. No one from the public spoke during the public hearing. The Applicant was present and provided testimony to the Commission. No questions were asked of the Applicant or staff.

The Planning Commission voted unanimously (7-0) to recommend the City Council approve the requests.

## Recommendation

The City Council is recommended to take the following actions:

1. Adopt Resolution 2026-080 approving the Preliminary and Final Plats for Kwik Trip 1789

2. Adopt Resolution 2026-081 to approve the Conditional Use Permit for a Kwik Trip convenience store to be located on Manning Avenue.

3. Adopt Resolution 2026-082 to approve the Site Plan Review for a Kwik Trip convenience store and fuel canopies to be located on Manning Avenue.

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-080

**RESOLUTION APPROVING THE PRELIMINARY PLAT AND FINAL PLAT NAMED KWIK TRIP 1789**

WHEREAS, Kwik Trip Inc. has applied for a Preliminary Plat and Final Plat to dedicate public right of way for Manning Avenue and 114th Street on a plat to be called Kwik Trip 1789, on property legally described as:

> That part of the Southeast Quarter of Section 36, Township 27 North, Range 21 West, Washington County, Minnesota, lying west of the westerly right of way line of State Trunk Highway No. 95, as it existed prior to the recording of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-160, according to the recorded plat thereof and lying northerly of the northerly right of way line of State Trunk Highway No. 61 and lying east of the following described line:
>
> Commencing at the northwest corner of said Southeast Quarter; thence South 89 degrees 58 minutes 28 seconds East, assumed bearing, along the north line of said Southeast Quarter, a distance of 1460.00 feet; thence South 00 degrees 01 minute 32 seconds West, a distance of 817.05 feet to the northerly right of way line of State Trunk Highway No. 61, to a point hereinafter referred to as point A; thence North 00 degrees 01 minutes 32 seconds East, a distance of 817.05 feet to the north line of said Southeast Quarter, thence South 89 degrees 58 minutes 28 seconds East, along said north line, a distance of 118.16 feet to the point of beginning of the line to be described; thence South 00 degrees 01 minutes 32 seconds West, a distance of 657.55 feet to the intersection with a line that bears North 36 degrees 33 minutes 28 seconds East from said Point A; thence South 36 degrees 33 minutes 28 seconds West, a distance of 198.50 feet to said Point A, and there terminating.
>
> This property is Torrens, the Torrens Certificate No. is 80426.

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

WHEREAS, the Planning Commission held the public hearing for the Preliminary Plat on April 27, 2026; and

WHEREAS, the public hearing was open for public testimony, and testimony from the applicant was received and entered into the public record; and

WHEREAS, the Planning Commission, by a 7-to-0 vote, recommended approval of the Preliminary Plat to be called Kwik Trip 1789, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby approves the Preliminary Plat and Final Plat to dedicate public right of way for Manning Avenue and 114th Street on a plat to be called Kwik Trip 1789. The approval of the Preliminary Plat and Final Plat are subject to the following conditions:

1. The Preliminary Plat approval shall expire one (1) year from the date of City Council approval.

Passed this 20th day of May 2026.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-081

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A GAS STATION LOCATED ON MANNING AVENUE AND HIGHWAY 61**

WHEREAS, Kwik Trip Inc. applied for a conditional use permit for the construction of a gas station, for the property legally described below:

That part of the Southeast Quarter of Section 36, Township 27 North, Range 21 West, Washington County, Minnesota, lying west of the westerly right of way line of State Trunk Highway No. 95, as it existed prior to the recording of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-160, according to the recorded plat thereof and lying northerly of the northerly right of way line of State Trunk Highway No. 61 and lying east of the following described line:

Commencing at the northwest corner of said Southeast Quarter; thence South 89 degrees 58 minutes 28 seconds East, assumed bearing, along the north line of said Southeast Quarter, a distance of 1460.00 feet; thence South 00 degrees 01 minute 32 seconds West, a distance of 817.05 feet to the northerly right of way line of State Trunk Highway No. 61, to a point hereinafter referred to as point A; thence North 00 degrees 01 minutes 32 seconds East, a distance of 817.05 feet to the north line of said Southeast Quarter, thence South 89 degrees 58 minutes 28 seconds East, along said north line, a distance of 118.16 feet to the point of beginning of the line to be described; thence South 00 degrees 01 minutes 32 seconds West, a distance of 657.55 feet to the intersection with a line that bears North 36 degrees 33 minutes 28 seconds East from said Point A; thence South 36 degrees 33 minutes 28 seconds West, a distance of 198.50 feet to said Point A, and there terminating.

This property is Torrens, the Torrens Certificate No. is 80426.

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 provided testimony on the application; and

WHEREAS, the Planning Commission unanimously (7-to-0 vote) recommended that the City Council approve the Conditional Use Permit at their April 27, 2026, meeting.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby approves the Conditional Use Permit for the construction of a gas station on the parcel legally described above.

BE IT FURTHER RESOLVED, approval of the Conditional Use Permit is subject to the conditions below:

1. The Conditional Use Permit approval shall expire one (1) year from the date of City Council approval unless a building permit has been requested or a time extension has been granted by the City Council. The City Council may extend the expiration date of such approval upon written application by the person to whom the approval was granted.

2. Prior to the issuance of a building permit, the Applicant shall enter into a Development Agreement with the City for proposed road improvements. The signed Development Agreement shall be recorded with the Washington County Recorder's Office.

3. Rubbish, waste, and recycling containers shall be stored compliant with City ordinance screening requirements and shall always be maintained so as not to cause odors or other public nuisances.

4. Noise from gas pump videos or media shall not be audible at the property lines of the site.

5. The access driveway shall be a private driveway maintained by the Applicant and their successors.

6. Future site development shall be required to apply for appropriate City permits prior to development.

7. If the private driveway is extended to serve future users or any parcel not owned by the Applicant or their successors, a driveway maintenance agreement shall be submitted to planning staff prior to issuance of grading and building permits.

8. No additional access points onto Manning Avenue shall be permitted.

9. Future development utilizing 114th Street shall be responsible for the costs of improving 114th Street to meet City standards and shall share in the costs of improving the intersection of 114th Street with Manning Avenue including, but not limited to, turn lanes and improvements necessary to meet sight distances along Manning Avenue. 114th Street improvement is required upon future platting or splitting of the parcel or future development that is not associated with the proposed motor fuel station on site.

Passed this 20th day of May 2026.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-082

**A RESOLUTION APPROVING A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A GAS STATION LOCATED ON MANNING AVENUE AND HIGHWAY 61**

WHEREAS, Kwik Trip Inc. applied for a Site Plan Review for the construction of a 9,176 square foot convenience store with a 4,800 square foot dispenser island canopy and a 1,200 square foot commercial diesel dispenser canopy on property legally described below:

> That part of the Southeast Quarter of Section 36, Township 27 North, Range 21 West, Washington County, Minnesota, lying west of the westerly right of way line of State Trunk Highway No. 95, as it existed prior to the recording of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-160, according to the recorded plat thereof and lying northerly of the northerly right of way line of State Trunk Highway No. 61 and lying east of the following described line:
>
> Commencing at the northwest corner of said Southeast Quarter; thence South 89 degrees 58 minutes 28 seconds East, assumed bearing, along the north line of said Southeast Quarter, a distance of 1460.00 feet; thence South 00 degrees 01 minute 32 seconds West, a distance of 817.05 feet to the northerly right of way line of State Trunk Highway No. 61, to a point hereinafter referred to as point A; thence North 00 degrees 01 minutes 32 seconds East, a distance of 817.05 feet to the north line of said Southeast Quarter, thence South 89 degrees 58 minutes 28 seconds East, along said north line, a distance of 118.16 feet to the point of beginning of the line to be described; thence South 00 degrees 01 minutes 32 seconds West, a distance of 657.55 feet to the intersection with a line that bears North 36 degrees 33 minutes 28 seconds East from said Point A; thence South 36 degrees 33 minutes 28 seconds West, a distance of 198.50 feet to said Point A, and there terminating.
>
> This property is Torrens, the Torrens Certificate No. is 80426.

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, a Conditional Use Permit is required to operate a gas station; and

WHEREAS, the public hearing was open for public testimony. No public testimony was received. The applicant attended the public hearing and provided testimony on the proposal.; and

WHEREAS, the Planning Commission unanimously (7-to-0 vote) recommended that the City Council approve the Site Plan Review for the construction of a 9,176 square foot convenience store with a 4,800 square foot dispenser island canopy and a 1,200 square foot commercial diesel dispenser canopy to be located on Manning Avenue, at their April 27, 2026, meeting.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby approves the Site Plan Review for the construction of a 9,176 square foot convenience store with a 4,800 square foot dispenser island canopy and a 1,200 square foot commercial diesel dispenser canopy, legally described above, subject to the conditions below:

1. The project shall be completed in accordance with the plans submitted as amended by the conditions of approval. Any significant changes to the plans, as determined by planning staff, shall require review and approval by the Planning Commission and City Council.

2. The Site Plan approval shall expire one (1) year from the date of City Council approval unless a building permit has been requested, or a time extension has been granted by the City Council. The City Council may extend the expiration date of such approval upon written application by the person to whom the approval was granted.

3. Prior to the issuance of a building permit, the Applicant shall enter into a Development Agreement with the City for proposed road improvements. The signed Development Agreement shall be recorded with the Washington County Recorder's Office.

4. All applicable permits (i.e. building, electrical, grading, right-of-way, and mechanical) and a commercial plan review packet must be completed, submitted, and approved by the City prior to the commencement of any construction activities. Detailed construction plans must be reviewed and approved by the Building Official and Fire Marshal.

5. All applicable well and septic permits shall be approved by the appropriate permitting authority prior to approval of a building permit. Verification of approval shall be submitted to planning staff. Secondary septic locations approved by the permitting authority shall be provided to planning staff.

6. The design for the septic drainfield shall be provided to the City with the building permit application package. The drainfield shall not negatively impact the proposed drainage ditch along Highway 61 south of the proposed convenience store.

7. The Applicant shall provide the City with the preliminary turn lane layouts as reviewed by MnDOT. The City will then prepare the final design and submit it to MnDOT for approval. If approved, the City will publicly bid the project and oversee the inspection of the turn lanes within the Manning Avenue right-of-way at the cost of the Applicant. If MnDOT does not approve the turn lanes, the Applicant will need to revise their site plan to reflect another access.

8. Installation of landscaping shall occur in a timely fashion and be consistent with an approved plan. A letter of credit in the amount of 150 percent of the landscape estimate shall be submitted to the City as required by City ordinance prior to the issuance of a building permit. The financial guarantee shall be held until all required plantings are installed. At such time of installation, the Planning Department shall conduct an inspection to verify compliance with the landscape plan. If the inspection is approved, 50 percent of the finan-

cial guarantee shall be released. One year from the date of initial inspection a follow-up inspection shall be conducted to verify survivability. If the follow-up inspection is approved, the remainder of the financial guarantee shall be released.

9. All light poles shall be a maximum of 27 feet in height, including base, and shall be downward directed, with LED lamps unless approved in writing by Planning staff. Recessed lighting on the convenience store structure shall be downward directed.

10. Applicant must apply for and obtain a grading permit from the City prior to beginning any work on the subject site. Grading, drainage, and erosion control plans must be approved by the City Engineer, other necessary permits (i.e. NPDES permit) must be obtained, and a preconstruction meeting must be held prior to issuance of a grading permit. The Applicant shall be responsible for the costs for the City to inspect the site in relation to erosion control conformance.

11. A Stormwater Management Agreement shall be recorded prior to issuance of a building permit.

12. The Applicant must provide the City with an as-built survey of all utilities and grading plans prior to issuance of the certificate of occupancy.

13. Proposed trash enclosure shall be constructed using the same materials and patterns used on the building and shall be a minimum of 6 feet in height.

14. The Applicant is responsible for removing debris from all adjacent public and private roadways during their grading and construction process. The adjacent streets shall be swept clean daily or as needed.

15. The site shall be sodded between the front property line along Manning Avenue and the parking lot. A fifteen-foot-wide sod strip shall be installed around the parking lot and driveway perimeter on all other sides.

16. Prior to the issuance of a building permit, the Developer shall incorporate the recommendations, requirements, and evaluations noted in the Bolton & Menk memorandum dated April 13, 2026, and subject to modifications that are agreed to by the developer and City Engineer. All comments shall be adopted herein by reference.

17. Prior to the issuance of a grading permit, the final grading, drainage, and erosion control plans shall be approved by the City Engineer.

18. Irrigation shall be provided for all landscaped areas. The irrigation system shall consist of an underground sprinkling system that is designed by a professional irrigation installer to meet the water requirements of the site’s specific vegetation. The system shall be detailed on the final landscaping plan.

19. An updated sign package shall be submitted prior to issuance of a building permit that depicts a joint monument sign meeting maximum area of 70 total square feet.

20. A building permit is required to be submitted prior to the installation of any signage on the site.

21. Light banding shall not be allowed on canopies.

22. No signage or landscape plantings shall be installed or planted within public rights-of-way or drainage and utility easements. Updated sign plans and landscaping plans shall be submitted prior to building permit approval.

Passed this 20th day of May 2026.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

Cottage Grove
Where Pride and Prosperity Meet

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

Planning Division
Telephone: 651-458-2827
E-Mail: cgsubmittals@cottagegrovemn.gov
Website: www.cottagegrovemn.gov

# PLANNING APPLICATION

| Applicant | Contact Name (if different) |
|---|---|
| KWIK TRIP | SCOTT ZIETLOW |
| **Mailing Address** (Street, City, State ZIP) | |
| 1813 KRAMER ST LACROSSE WI 54603 | |
| **Preferred Telephone Number** | **Email Address** |
| 608-793-5933 | SJZIETLOW@KWIKTRIP.COM |

| Property Owner | Contact Name (if different) |
|---|---|
| KWIK TRIP | LISA WADSEN |
| **Mailing Address** (Street, City, State ZIP) | |
| 1626 OAK ST LaCrosse WI 54603 | |
| **Preferred Telephone Number** | **Email Address** |
| 608-791-5413 | LWADSEN@KWIKTRIP.COM |

| Property Address/Location | Property Identification Number |
|---|---|
| | 3602721410010 |
| **Legal Description** | |
| SE 1/4 of Sec. 36, Twn 27 N, Range 21 W, Washington County | |

**Type of Application:** (check all that apply to your proposal)

| | | | | | |
|---|---|---|---|---|---|
| | Minor Subdivision | $500 + $2,000 escrow | | Conditional Use Permit | $565 + $5,000 escrow |
| | Preliminary Plat # of Lots: | $565 + $50 per lot/unit + $15,000 escrow | | Interim Conditional Use Permit | $565 (annually) + $5,000 escrow |
| | Final Plat # of Acres: | $360 + $100 per acre + $5,000 escrow | | Variance (pre-construction) | $300 |
| ✓ | Site Plan Review | $500 + $5,000 escrow | | Variance (post-construction) | $925 |
| | Comprehensive Plan Amendment | $670 + $55 GIS fee + $2,500 escrow | | Administrative Conditional Use Permit | $565 + $5,000 escrow |
| | Zoning Amendment | $665 + $2,000 escrow | | Administrative Site Plan Review | $500 + $5,000 escrow |
| | Planned Unit Development (PUD) | $900 + $2,000 escrow | | Easement & Public Right-of-Way Vacation | $360.00 |
| | Sketch Plan Review # of Acres: | $205 + $5,000 escrow | | Other Applications | See Fee Table |

Description of Proposal (If more space is needed, please attach a letter describing your request):

Development of a Kwik Trip Convenience store with gas & diesel Canopies.

**Acknowledgment and Signature:** By submitting this signed application, the applicant and property owner agree to provide the City with all necessary information including plans, surveys, drawings, and other materials necessary to process and examine this request. The applicant and property owner also agree to pay all fees and escrows at the time of application and again whenever accounts are deficient. The applicant and property owner also agree to allow City staff, City Council, and Planning Commission members access to the property where the planning consideration is being requested.

| **Signature of Applicant:** | **Signature of Property Owner:** |
|---|---|
| **Date:** 2/19/26 | **Date:** |

KWIK TRIP INC.

Store Engineering

PHONE 608-793-5555
FAX 608-781-8960

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

February 18, 2026

City of Cottage Grove
Jennifer Levitt – City Administrator
12800 Ravine Parkway South
Cottage Grove, MN 55016

**RE: Kwik Star 1789 – Site Plan Application**

Dear Ms. Levitt,

This letter is intended to accompany the submittal for our application to the City of Cottage Grove for Site Plan Review. Please accept this letter as our request to be considered for the Planning Commission Meeting Agenda as well as the City Council Meeting Agenda.

Kwik Trip, Inc. is proposing the construction of a convenience store with a 10-dispenser fueling canopy and a 3-lane diesel canopy. Included in the submittal are the Civil plans, Stormwater Calculations, Building/ Canopy Elevations, and the Sign plan.

Operations

The requested hours of operation will be 24 hours for all uses. The type of products sold will be similar to our existing stores throughout the Midwest: fresh produce, bakery and dairy, hot and cold food and beverages, fresh meat and groceries, tobacco products, lotto, convenience store merchandise, alcohol, gasoline, diesel, E-85, ice and propane. The outside merchandising of products is being requested next to the store (two ice chests and one propane cage) and underneath the proposed main canopy. To ensure the freshest products are sold in our stores, we request daily deliveries be allowed.

Buildings, Architecture and Site Design

The architectural elements in this state-of-the-art building consist of a full brick cladding, standing seam metal roof, store front aluminum openings and stucco accents. Extensive

landscaping, storm water facilities, monument and wall signage, customer and employee parking, concrete paving with curb and gutter are also included in the overall site design.

Investment in the City

This project will be a multi-million-dollar investment in the City of Cottage Grove. Not only in the physical improvements and development of a vacant parcel, but also an investment of approximately 25 to 30 new permanent jobs with-in the City of Cottage Grove.

Community Partner

We pride ourselves in being an asset in the communities where we are located. Families can walk or ride their bikes to our stores. Retirees on fixed income can access fresh groceries like milk, eggs, bread and fruit just steps from their car. We take pride in giving back to the communities we serve with charitable donations and by partnering with local non-profits. Kwik Trip would be happy to provide any additional information or answer any questions or concerns the City of Cottage Grove may have with our submittal. Please feel free to call or email with any questions you may have.

Sincerely,

Scott Zietlow
Development / Construction Manager
SJZietlow@KwikTrip.com
608-793-5933

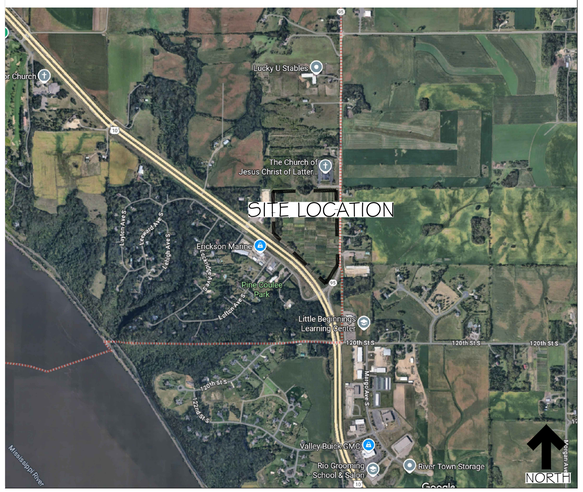
# SITE IMPROVEMENT PLANS FOR:

## KWIK TRIP #1789
## COTTAGE GROVE, MN

### SITE LOCATION MAP:




### SITE AERIAL MAP:




DRAWING INDEX


| | |
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| C010 | ALTA SURVEY |
| C180 | SITE CIRCULATION PLAN |
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| C100 | SITE KEYNOTE PLAN |
| C200 | GRADE PLAN |
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| C203 | GRADE PLAN |
| C300 | STORM SEWER PLAN EAST |
| C301 | STORM SEWER PLAN WEST |
| C302 | STORM NOTES & DETAILS |
| C400 | UTILITY PLAN |
| C401 | UTILITY NOTES & DETAILS |
| C402 | UTILITY DETAILS |
| C500 | SITE PLAN DETAILS |
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| C600 | EROSION CONTROL PLAN |
| C601 | EROSION CONTROL NOTES |
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| C603 | EROSION CONTROL DETAILS |
| C700 | LANDSCAPE PLAN |
| C701 | LANDSCAPE PLAN ENLARGED |
| C702 | TREE INVENTORY & REMOVE |
| C703 | TREE INVENTORY & REMOVAL ENLARGED |
| C800 | PHOTOMETRIC SITE PLAN |
| C801 | PHOTOMETRIC RENDER PLAN |



OWNER:
KWIK TRIP INC.
1626 OAK STREET
LA CROSSE, WI 54602
CONTACT LEAH BERLIN
608-793-6461

SITE PLANNER:
INSITES SITE PLANNING
3131 FERNBROOK LN N, SUITE 260
PLYMOUTH, MN 55447
BOB MUELLER
763-383-8400
Bob@InsitesInc.net

CIVIL ENGINEER:
SUNDE ENGINEERING
10830 NESBITT AVE SOUTH
BLOOMINGTON, MN 55437
952-881-3344

ARCHITECT:
VANTAGE ARCHITECTS
750 3RD ST N, SUITE F
LA CROSSE, WI 54601
608-784-2729

SURVEYOR:
SUNDE LAND SURVEYING
9001 EAST BLOOMINGTON
FREEWAY BLOOMINGTON, MN
55420
952-881-2455


KWIK TRIP

KWIK STAR


KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960


TITLE SHEET

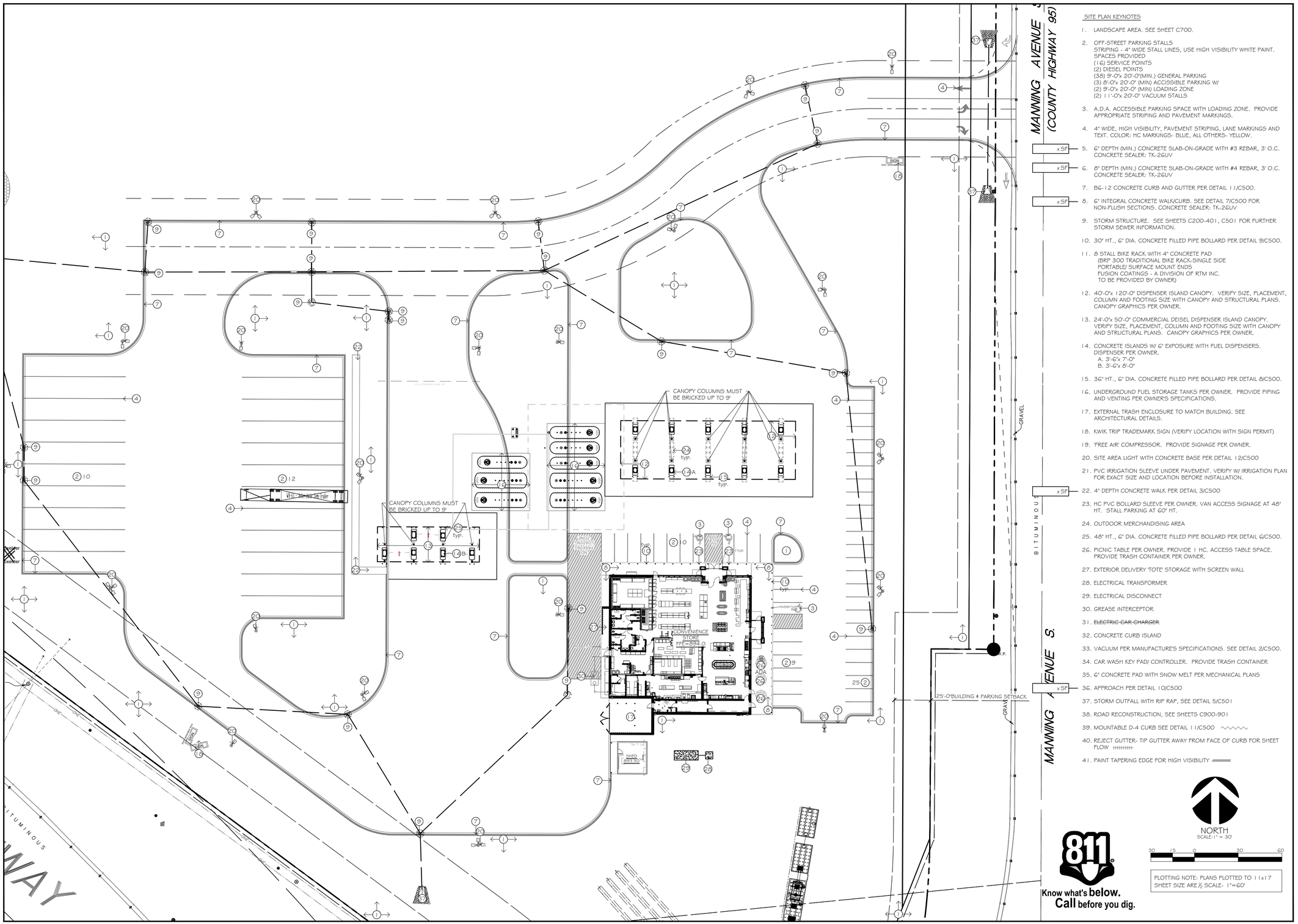
CONVENIENCE STORE 1789

-- COTTAGE GROVE, MINNESOTA

| NO. | DATE | DESCRIPTION |
|---|---|---|
| - | 22MAY25 | INTERNAL REVIEW 1 |
| - | 06AUG25 | INTERNAL REVIEW 2 |
| | 19SEP25 | SUBMITTAL |
| | 28JAN26 | CITY COMMENTS |
| | 27FEB26 | DR3 |

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 25-1789
DATE 02/27/2026
SHEET C001

INSITES 25-010 PM LB




SITE PLAN KEYNOTES

1. LANDSCAPE AREA. SEE SHEET C700.
2. OFF-STREET PARKING STALLS
   STRIPING - 4" WIDE STALL LINES, USE HIGH VISIBILITY WHITE PAINT.
   SPACES PROVIDED
   (16) SERVICE POINTS
   (2) DIESEL POINTS
   (38) 9'-0"x 20'-0"(MIN.) GENERAL PARKING
   (3) 8'-0"x 20'-0" (MIN) ACCISSIBLE PARKING W/
   (2) 9'-0"x 20'-0" (MIN) LOADING ZONE
   (2) 11'-0"x 20'-0" VACUUM STALLS
3. A.D.A. ACCESSIBLE PARKING SPACE WITH LOADING ZONE. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS.
4. 4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT. COLOR: HC MARKINGS- BLUE, ALL OTHERS- YELLOW.
5. x SF — 6" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR, 3' O.C. CONCRETE SEALER: TK-2GUV
6. x SF — 8" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #4 REBAR, 3' O.C. CONCRETE SEALER: TK-2GUV
7. BG-12 CONCRETE CURB AND GUTTER PER DETAIL 11/C500.
8. x SF — 6" INTEGRAL CONCRETE WALK/CURB. SEE DETAIL 7/C500 FOR NON-FLUSH SECTIONS. CONCRETE SEALER: TK-2GUV
9. STORM STRUCTURE. SEE SHEETS C200-401, C501 FOR FURTHER STORM SEWER INFORMATION.
10. 30" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL 9/C500.
11. 8 STALL BIKE RACK WITH 4" CONCRETE PAD
    (BRP 300 TRADITIONAL BIKE RACK-SINGLE SIDE
    PORTABLE/ SURFACE MOUNT ENDS
    FUSION COATINGS - A DIVISION OF RTM INC.
    TO BE PROVIDED BY OWNER)
12. 40'-0"x 120'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
13. 24'-0"x 50'-0" COMMERCIAL DEISEL DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
14. CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS. DISPENSER PER OWNER.
    A. 3'-6"x 7'-0"
    B. 3'-6"x 8'-0"
15. 36" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL 8/C500.
16. UNDERGROUND FUEL STORAGE TANKS PER OWNER. PROVIDE PIPING AND VENTING PER OWNER'S SPECIFICATIONS.
17. EXTERNAL TRASH ENCLOSURE TO MATCH BUILDING. SEE ARCHITECTURAL DETAILS.
18. KWIK TRIP TRADEMARK SIGN (VERIFY LOCATION WITH SIGN PERMIT)
19. "FREE AIR" COMPRESSOR. PROVIDE SIGNAGE PER OWNER.
20. SITE AREA LIGHT WITH CONCRETE BASE PER DETAIL 12/C500
21. PVC IRRIGATION SLEEVE UNDER PAVEMENT. VERIFY W/ IRRIGATION PLAN FOR EXACT SIZE AND LOCATION BEFORE INSTALLATION.
22. x SF — 4' DEPTH CONCRETE WALK PER DETAIL 3/C500
23. HC PVC BOLLARD SLEEVE PER OWNER. VAN ACCESS SIGNAGE AT 48" HT. STALL PARKING AT 60" HT.
24. OUTDOOR MERCHANDISING AREA
25. 48" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL 6/C500.
26. PICNIC TABLE PER OWNER. PROVIDE 1 HC. ACCESS TABLE SPACE. PROVIDE TRASH CONTAINER PER OWNER.
27. EXTERIOR DELIVERY 'TOTE' STORAGE WITH SCREEN WALL
28. ELECTRICAL TRANSFORMER
29. ELECTRICAL DISCONNECT
30. GREASE INTERCEPTOR
31. ~~ELECTRIC CAR CHARGER~~
32. CONCRETE CURB ISLAND
33. VACUUM PER MANUFACTURE'S SPECIFICATIONS. SEE DETAIL 2/C500.
34. CAR WASH KEY PAD/ CONTROLLER. PROVIDE TRASH CONTAINER
35. 6" CONCRETE PAD WITH SNOW MELT PER MECHANICAL PLANS
36. x SF — APPROACH PER DETAIL 10/C500
37. STORM OUTFALL WITH RIP RAP, SEE DETAIL 5/C501
38. ROAD RECONSTRUCTION, SEE SHEETS C900-901
39. MOUNTABLE D-4 CURB SEE DETAIL 11/C500
40. REJECT GUTTER- TIP GUTTER AWAY FROM FACE OF CURB FOR SHEET FLOW
41. PAINT TAPERING EDGE FOR HIGH VISIBILITY

NORTH
SCALE: 1" = 30'

30 15 0 30 60

PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE ½ SCALE- 1"=60'

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

KWIK TRIP
KWIK STAR


KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

insites
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4205 Lancaster Lane North Suite 113
Plymouth, Minnesota 55441
763.383.8400
insitesinc.net mail@insitesinc.net


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 Landscape Architect under the laws of the State of Minnesota.

Date 2-2026 License No. 19306

Signed Robert J. Mueller

# SITE KEYNOTE PLAN

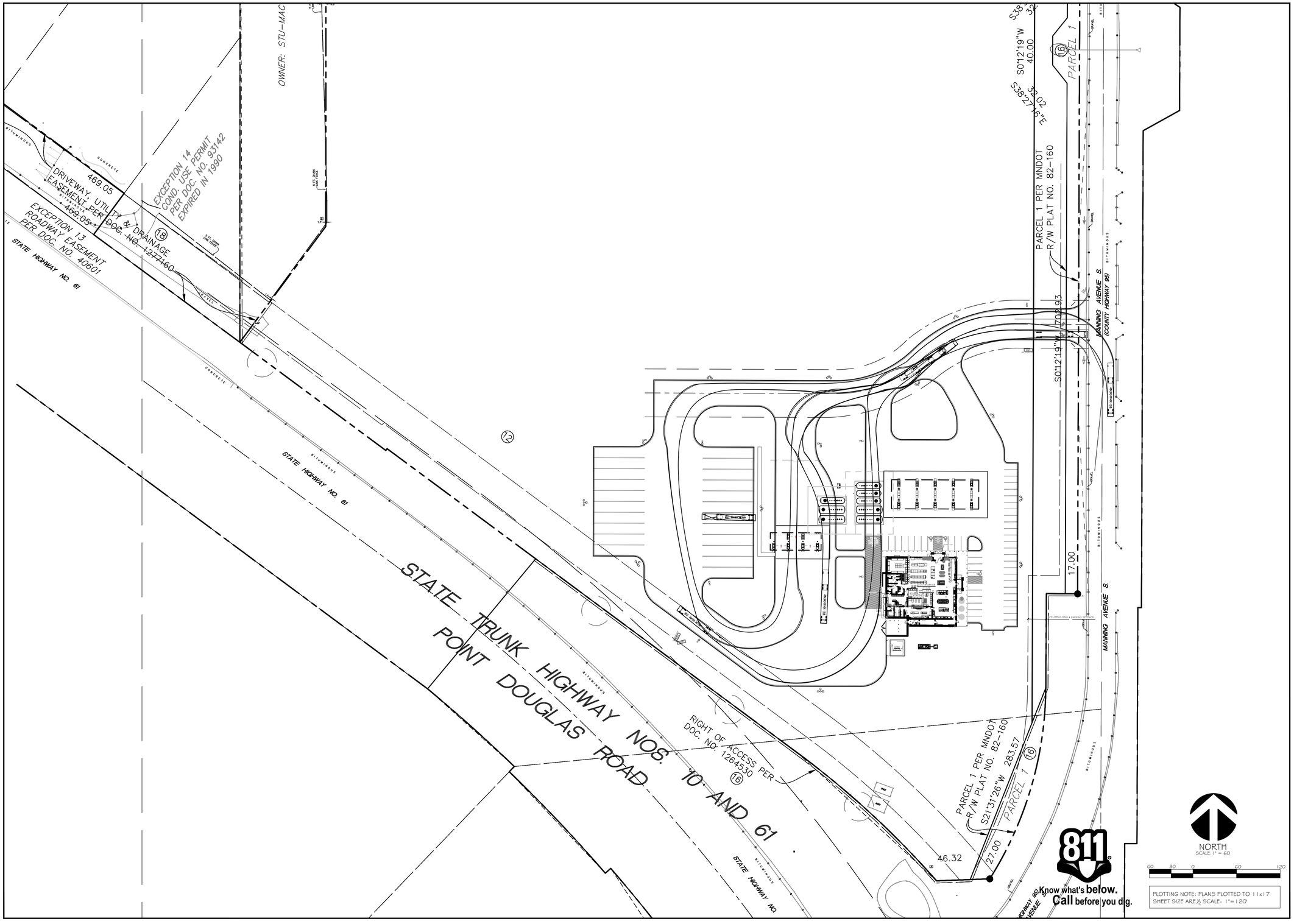
CONVENIENCE STORE 1789

-- COTTAGE GROVE, MINNESOTA

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| - | 06AUG25 | INTERNAL REVIEW 2 |
| - | 19SEP25 | SUBMITTAL |
| - | 28JAN26 | CITY COMMENTS |
| - | 27FEB26 | CR3 |

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 25-1789
DATE 02/27/2026
SHEET C100

MSITES 25-010 PM LB




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Signed Robert J. Mueller

# SITE CIRCULATION PLAN

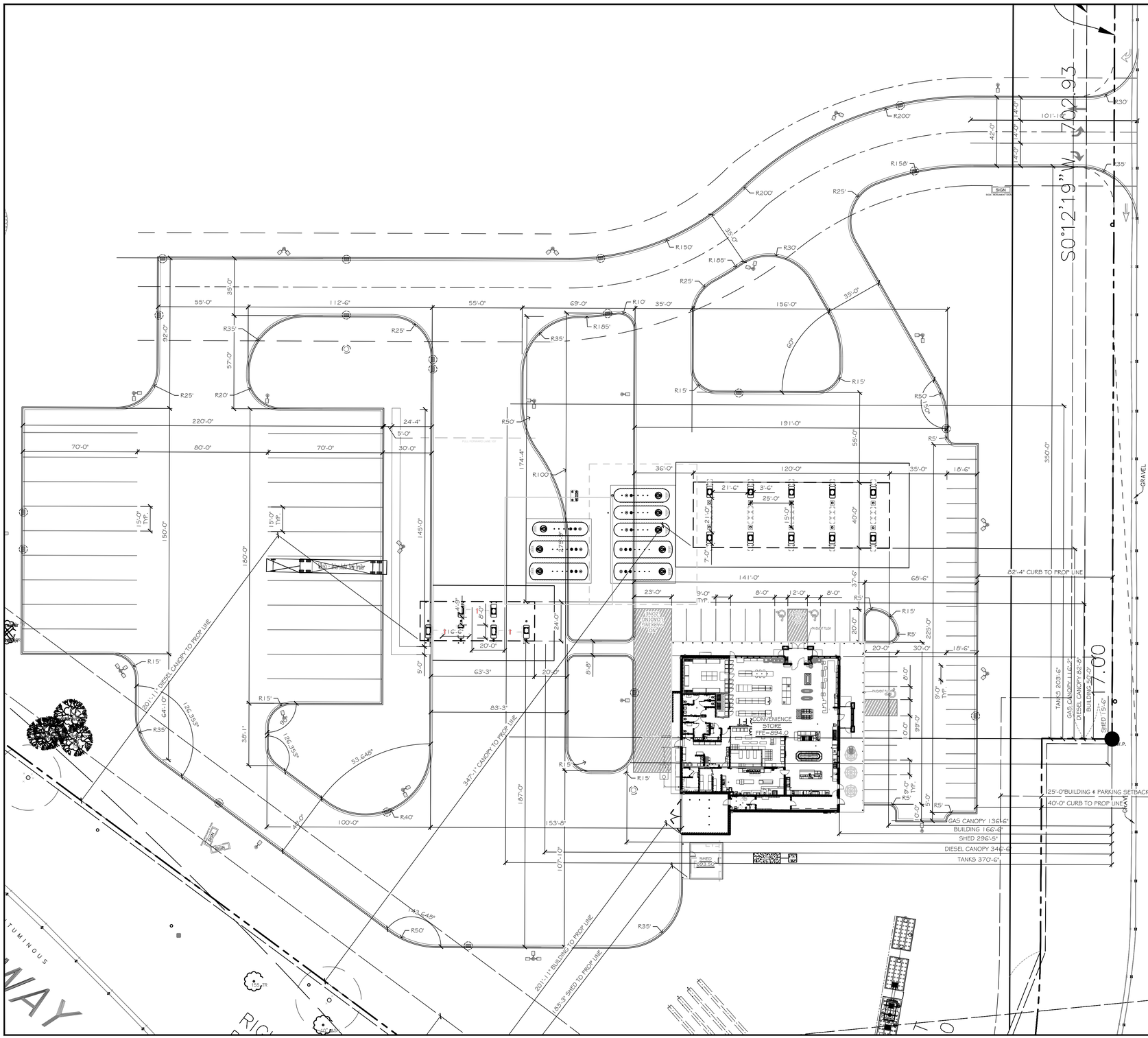
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| | |
|---|---|
| DRAWN BY | |
| SCALE | GRAPHIC |
| PROJ. NO. | 25-1789 |
| DATE | 02/27/2026 |
| SHEET | **C180** |

INSITES 25-0110 PM: LB




CONSTRUCTION NOTE:

CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.

LAYOUT NOTES:

1. PLAN PREPARED FROM AN ALTA/ACSM LAND TITLE SURVEY BY:
   SUNDE LAND SURVEYING
   9001 EAST BLOOMINGTON FREEWAY
   BLOOMINGTON, MN 55420
   952-881-2455
2. CURBS ARE DIMENSIONED TO FACE OF CURB.
3. CONVENIENCE STORE AND ISLAND COMPLEXES ARE LOCATED FROM THE NORTHWEST PROPERTY CORNER AND ALIGNED PARALLEL/ PERPENDICULAR TO THE WEST PROPERTY LINE UNLESS OTHERWISE INDICATED ON THIS PLAN.
4. UNLESS SHOWN OTHERWISE ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES.
   CONTROL JOINT MAXIMUM DISTANCE: WALKS- 8' O.C., ALL OTHERS- 10' O.C. SAW CUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS.
   EXPANSION JOINT MAXIMUM DISTANCE: WALKS- 24' O.C., ALL OTHERS- 40' O.C. DOWEL ALL EXPANSION JOINTS- MAXIMUM 24" O.C.
5. CONCRETE IN ISLAND COMPLEX SHALL BE SMOOTH BROOM FINISHED.
6. EXTERIOR CONCRETE SURFACES TO BE SEALED. CONCRETE SEALER:
   APR 15- OCT 31 USE: TK-2GUV
   NOV 1- DEC 31 USE: TK-290
7. EXPANSION JOINTS SHALL BE DECK-O-FOAMED AND CAULKED WITH SL1

SITE DATA:

| | |
|---|---|
| ZONING DISTRICT: | B-2 |
| TOTAL SITE AREA: | 461,765 SF |
| EX. IMPERVIOUS: | 0 SF |
| PARKING REQUIREMENTS | |
| PARKING REQUIRED | 4+2 PER SERVICE STALL=50 |
| PARKING PROVIDED | 69 STALLS(3 ADA, 22 TRUCK) + 23 SRV. PNTS |
| BUILDING HEIGHTS | |
| CONVENIENCE STORE | 24.5' |
| CANOPY | 20.0' |
| BUILDING SETBACKS | |
| FRONT | 25' |
| REAR | 10' |
| SIDE | 10' |
| PROPOSED GREEN AREA: | 236,673 SF |
| PROPOSED HARD COVER: | 176,019 SF |
| PAVED AREA: | 166,843 SF |
| BUILDING AREA: | 9,176 SF |

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

PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE ½ SCALE- 1"=60'

**KWIK TRIP**

**KWIK STAR**


**KWIK TRIP, Inc.**
**P.O. BOX 2107**
**1626 OAK STREET**
**LACROSSE, WI 54602-2107**
**PH. (608) 781-8988**
**FAX (608) 781-8960**

insites
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Date 2-2026 License No. 19306

Signed Robert J. Mueller

# SITE DIMENSION PLAN

## CONVENIENCE STORE 1789

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| - | 27FEB26 | OR3 |

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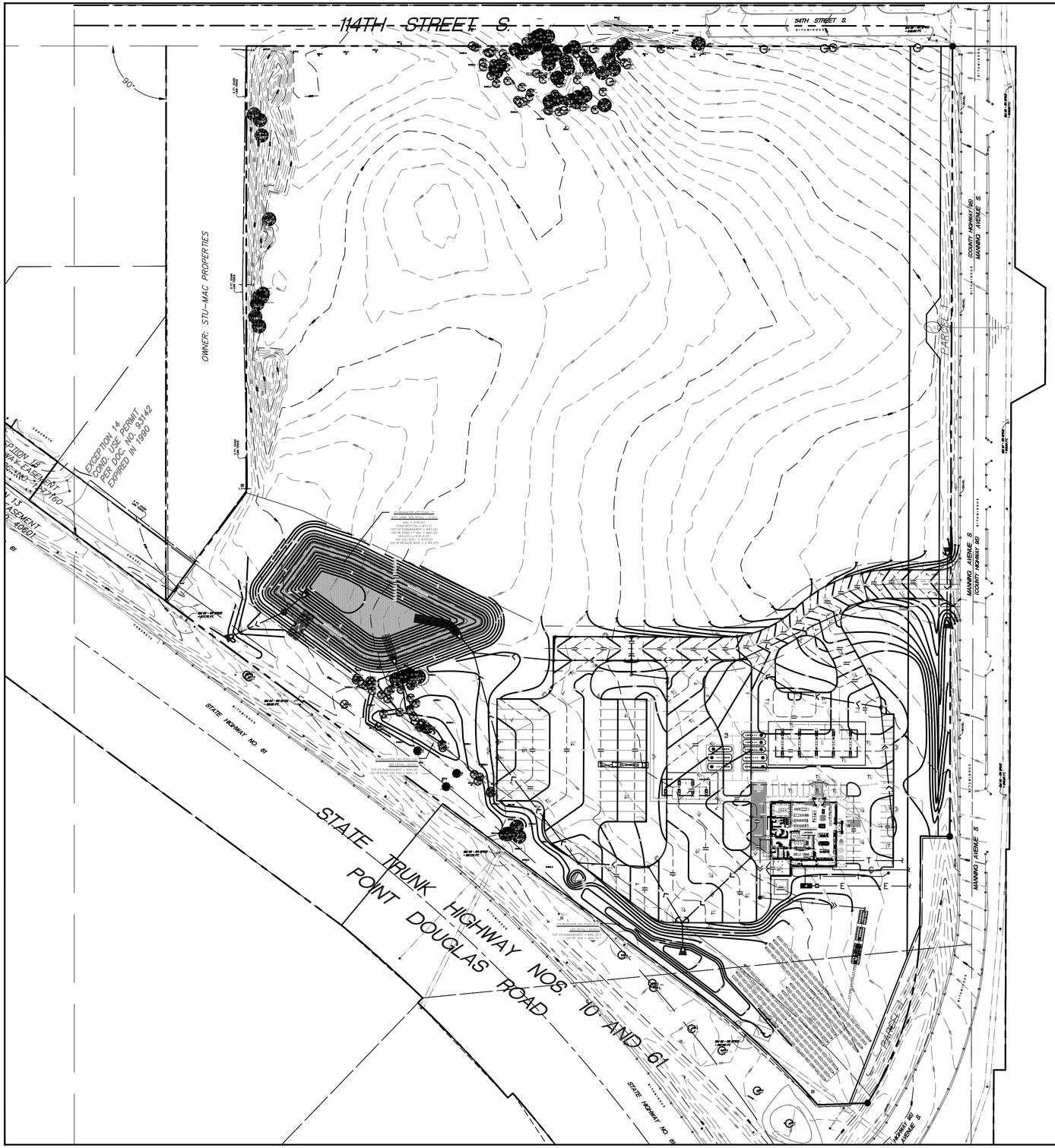
SCALE GRAPHIC

PROJ. NO. 25-1789

DATE 02/27/2026

SHEET **C181**

INSITES 25-010 PM LB




NOTE: CONTRACTOR TO OBTAIN RIGHT-OF-WAY EXCAVATION PERMIT PRIOR TO BEGINNING SITE WORK.

CONSTRUCTION NOTE:

CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.

NOTE:

- REFER TO OTHER PROJECT PLANS AND INFORMATION RELATED TO THIS PROJECT PRIOR TO BEGINNING ANY GRADING WORK.

- PLAN PREPARED FROM ALTA/ACSM LAND TITLE SURVEY BY:

SUNDE LAND SURVEYING
9001 EAST BLOOMINGTON FREEWAY
BLOOMINGTON, MN 55420
952-881-2455

- CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CONFLICTS.

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK AND/ OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.

- AREAS NOT PAVED AND TO BE LANDSCAPED SHALL RECEIVE MINIMUM OF 4" DEPTH COMPACTED TOPSOIL.

- CONTRACTOR SHALL COORDINATE GRADING AND INSTALLATION OF DRIVES IN R.O.W. WITH APPROPRIATE GOVERNMENT AGENCIES. OBTAIN APPROPRIATE PERMITS FOR GRADING AND DRAINAGE IN ALL R.O.W.

- REFER TO OWNER'S SPECIFICATIONS FOR CURB, APPROACH, BITUMINOUS, AND CONCRETE PROFILES, AS WELL AS ADDITIONAL SITE STANDARDS RELATED TO THIS PROJECT.

FINISHED FLOOR ELEVATIONS

PROPOSED CONVENIENCE STORE
FINISHED ELEVATION = 894.0 FEET

BENCHMARK
SEE SURVEY FOR BENCHMARK INFORMATION

NOTE GRADING CONTRACTOR:

ANY PROPERTY IRONS THAT ARE DISTURBED IN THE GRADING PROCESS SHALL BE RESET BY A LICENSED LAND SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.

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

NORTH
SCALE: 1" = 80'

80 40 0 80 160

PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE ½ SCALE- 1"=160'

KWIK TRIP

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Date 2-2026 License No. 19306

Signed Robert J. Mueller

# GRADE PLAN

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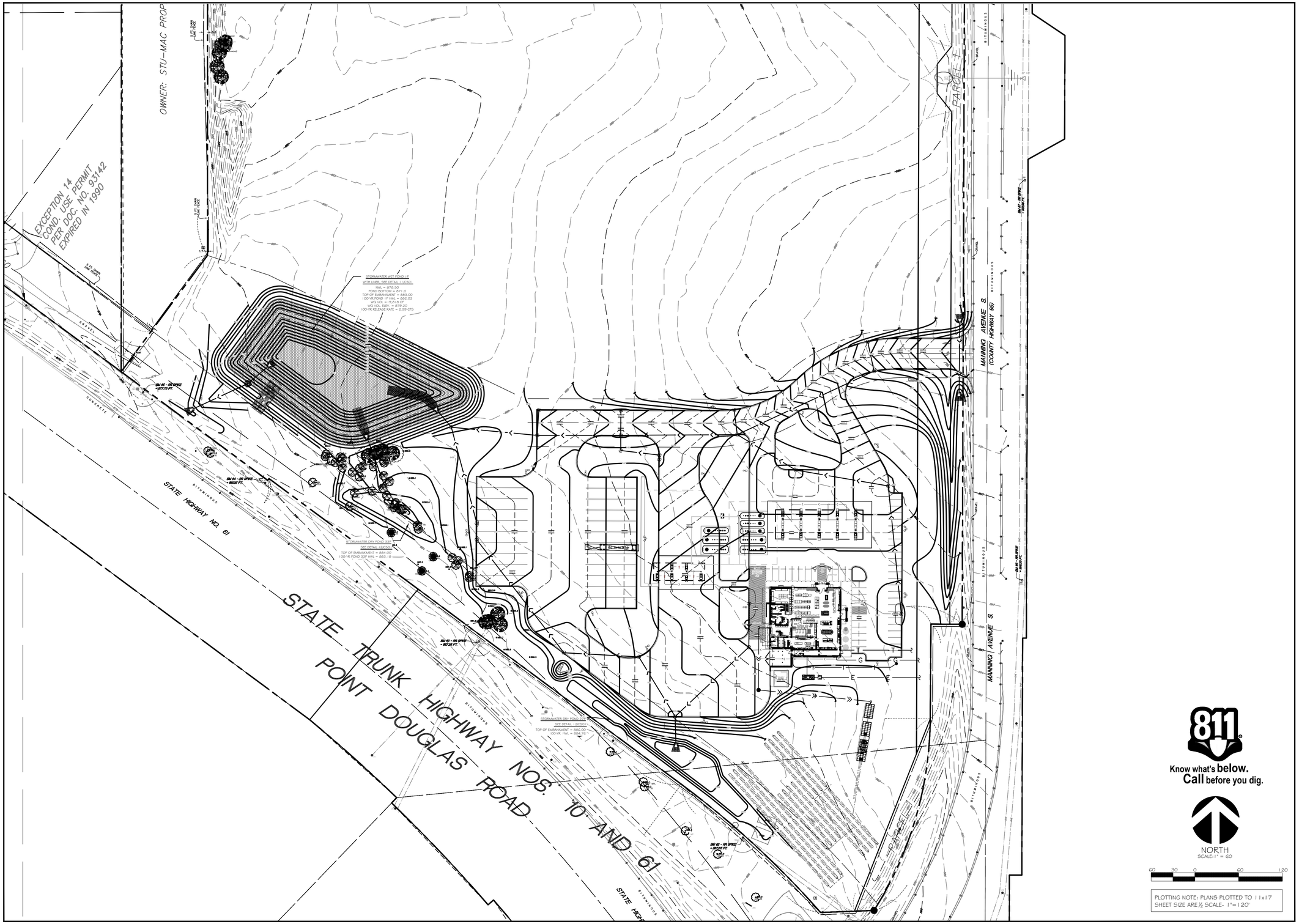
SCALE GRAPHIC

PROJ. NO. 25-1789

DATE 02/27/2026

SHEET **C200**

INSITES 25-010 PM LB




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

NORTH
SCALE: 1" = 60'

60 30 0 60 120

PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE ½ SCALE- 1"=120'

**KWIK TRIP**

**KWIK STAR**


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Date 2-2026 Reg. No. 19306

Signed Robert J. Mueller

# GRADE PLAN

## CONVENIENCE STORE 1789

## COTTAGE GROVE, MINNESOTA

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DRAWN BY:

SCALE GRAPHIC

PROJ. NO. 25-1789

DATE 02/27/2026

SHEET **C201**

INSITES 25-010 PM: LB

STORMWATER WET POND 1P
WITH LINER, SEE DETAIL 11/C501
NWL = 876.50
POND BOTTOM = 871.0
TOP OF EMBANKMENT = 883.00
100-YR POND 1P HWL = 882.03
WQ VOL = 19,616 CF
WQ VOL. ELEV. = 879.20
100-YR RELEASE RATE = 2.99 CFS

NEW OUTLET STRUCTURE#1
SEE DETAIL 2/C501

NEW 12" APRON #2
INV. 874.00

NEW 36" APRON #17
INV. 879.20

NEW 12" APRON #7
INV. 876.50

NEW 12" APRON #30
INV. 875.20

NEW MH#18
RIM 887.25

NEW MH#3
RIM 885.00

NEW MH#32
RIM 885.00

NEW APRON#33
RIM 881.50

STORMWATER DRY POND 33P
SEE DETAIL 12/C501
TOP OF EMBANKMENT = 884.00
100-YR POND 33P HWL = 883.18

NEW CB#19
RIM 886.40

NEW CB#20
RIM 886.40

BM #4 - RR SPIKE
= 881.35 FT.

BM #3 - RR SPIKE
= 887.25 FT.

BM #2 - RR SPIKE
= 887.65 FT.

BM #5 - RR SPIKE
= 888.25 FT.

STATE HIGHWAY NO. 61

STATE TRUNK HIGHWAY NOS. 10 AND 61
POINT DOUGLAS ROAD

MANNING AVENUE S
(COUNTY HIGHWAY 95)

NEW CB#8
RIM 887.22

NEW CB#4
RIM 887.25

NEW CB#9
RIM 887.25

NEW CB#10
RIM 890.70

NEW CB#5
RIM 890.70

NEW CB#3
RIM 887.50

NEW MH#11
RIM 889.25

NEW OIL SKIMMER CB#12
RIM 888.80

NEW CB#13
RIM 888.90

NEW CB#7
RIM 898.50

NEW CB#6
RIM 898.30

NEW APRON #26
INV. 899.20

NEW APRON #28
INV. 898.00

NEW OIL SKIMMER CB#14
RIM 890.78

NEW CB#15
RIM 891.70

NEW CB#16
RIM 892.30

NEW CB#25
RIM 893.27

NEW MH#24
RIM 893.00

NEW CB#22
RIM 890.65

NEW CB#21
RIM 888.25

NEW CB#23
RIM 891.55

NEW APRON #27
INV. 882.10

STORMWATER DRY POND 27P
SEE DETAIL 12/C501
TOP OF EMBANKMENT = 886.00
100-YR HWL = 884.76

CONVENIENCE STORE
FF=897.5

CANOPY

PARCEL 1

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

NORTH
SCALE: 1" = 40'

PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE ½ SCALE- 1"=80'

**KWIK TRIP**

**KWIK STAR**


**KWIK TRIP, Inc.**
**P.O. BOX 2107**
**1626 OAK STREET**
**LACROSSE, WI 54602-2107**
**PH. (608) 781-8988**
**FAX (608) 781-8960**

insites
SITE PLANNING LANDSCAPE ARCHITECTURE
4209 Lancaster Lane North Suite 113
Plymouth, Minnesota 55441
763.383.8400
insitesmail.net mail@insitesmn.net


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 Landscape Architect under the laws of the State of Minnesota.

Date 2-2026 License No. 19306

Signed
Robert J. Mueller

# GRADE PLAN

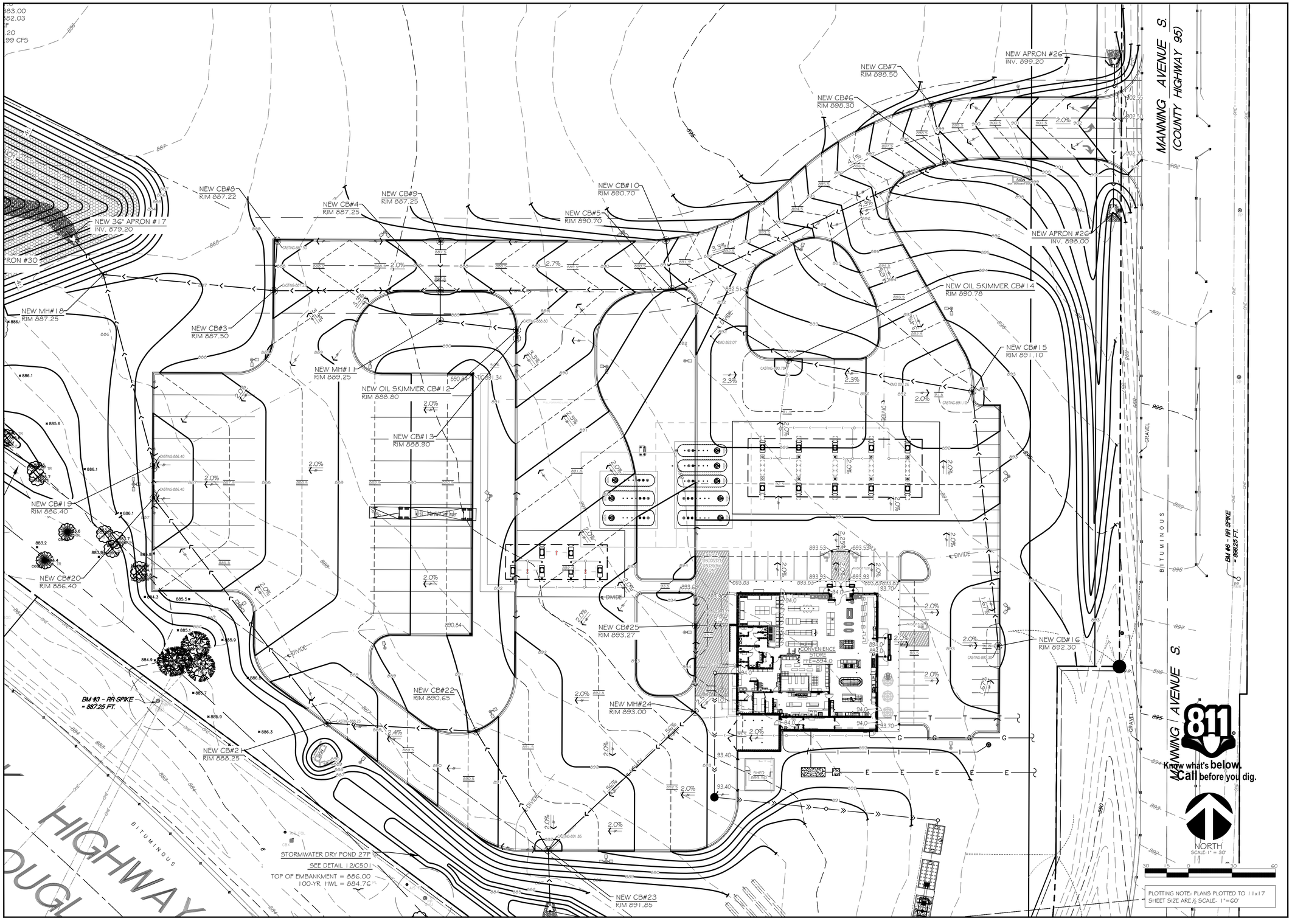
## CONVENIENCE STORE 1789

-- COTTAGE GROVE, MINNESOTA

| NO. | DATE | DESCRIPTION |
|---|---|---|
| - | 22MAY25 | INTERNAL REVIEW 1 |
| - | 09AUG25 | INTERNAL REVIEW 2 |
| - | 19SEP25 | SUBMITTAL |
| - | 26JAN26 | CITY COMMENTS |
| - | 27FEB26 | CR3 |

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 25-1789
DATE 02/27/2026
SHEET **C202**

INSITES 25-010 PM: EB




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Date 2-2026 License No. 19306

Signed Robert J. Mueller

# GRADE PLAN

## CONVENIENCE STORE 1789

-- COTTAGE GROVE, MINNESOTA

| NO. | DATE | DESCRIPTION |
|---|---|---|
| - | 22MAY25 | INTERNAL REVIEW 1 |
| - | 06AUG25 | INTERNAL REVIEW 2 |
| - | 19SEP25 | SUBMITTAL |
| - | 26JAN26 | CITY COMMENTS |
| - | 27FEB26 | OR3 |

DRAWN BY

SCALE GRAPHIC

PROJ. NO. 25-1789

DATE 02/27/2026

SHEET **C203**

INSITES 25-010 PM: LB

**GOPHER STATE ONE CALL**

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*(800) 252-1166 TOLL FREE*
*(651) 454-0002 LOCAL*

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

KEYNOTES:

1. Minnesota Rules Section 310.5: All storm sewer inlets to the storm water pond must have inverts at or above the Water Quality level of the pond as determined by the applicable City or Watershed District design requirements.
2. CL III RIP RAP TO POND BOTTOM

The City of Cottage Grove's Standard Specifications for Street and Utility Construction shall govern for all improvements within the public right-of-way or drainage and utility easement.

SEE SHEET C301

NEW 36" APRON #17
INV. 879.20

35LF 30" RCP @ 0.43%

34LF 36" RCP @ 0.32%

#30

118LF 30" RCP @ 1.16%

NEW MH#18
RIM 887.25
INV. 879.31

P @ 0.50%

12" H.D.P.E. @ 7.23%

NEW CB#8
RIM 887.22
INV. 880.63

NEW CB#4
RIM 887.25
INV. 881.25

NEW CB#9
RIM 887.25
INV. 881.42

NEW CB#10
RIM 890.70
INV. 882.25

NEW CB#5
RIM 890.70
INV. 882.10

34 LF 24" RCP 0.30%

34LF 12" RCP @ 0.50%

114LF 24" RCP @ 0.50%

160LF 24" RCP @ 0.53%

21LF 15" RCP @ 0.50%

53LF 15" H.D.P.E @ 2.25%

NEW CB#3
RIM 887.50
INV. 880.68

6LF 12" H.D.P.E @ 0.83%

NEW MH#11
RIM 889.25
INV. 881.64

NEW OIL SKIMMER CB#12
RIM 888.80
INV. 882.55
SEE DETAIL 1/C302

136 LF 24" RCP @ 0.55%

NEW CB#13
RIM 888.90
INV. 882.60

23LF 24" H.D.P.E. @ 0.43%

NEW CB#19
RIM 886.40
INV. 880.06

NEW CB#20
RIM 886.40
INV. 880.16

196LF 18" H.D.P.E. @ 0.50%

BM #3 - RR SPIKE
= 887.25 FT.

NEW CB#21
RIM 888.25
INV. 881.14

103LF 18" H.D.P.E. @ 0.50%

NEW CB#22
RIM 890.65
INV. 881.65

NEW MH#24
RIM 893.00
INV. 884.76

96LF 15" H.D.P.E. @ 0.57%

139LF 12" H.D.P.E. @ 1.84%

STORMWATER DRY POND 27P
SEE DETAIL 12/C501
TOP OF EMBANKMENT = 886.00
100-YR HWL = 884.76

42 LF 6" PVC @ 1.0%

NEW CB#23
RIM 891.85
INV. 881.65

NEW APRON #27
INV. 882.10

NORTH

30 15 0 30 60

NEW CB#7
RIM 898.50
INV. 890.35

NEW CB#6
RIM 898.30
INV. 889.94

NEW APRON #26
INV. 899.20

107LF 18" RCP 2.90%

41 LF 12" RCP 1.00%

NEW APRON #25
INV. 898.00

206 LF 12" RCP 3.81%

94 LF 18" H.D.P.E @ 0.51%

NEW OIL SKIMMER CB#14
RIM 890.78
INV. 882.58
SEE DETAIL 1/C302

129 LF 12" H.D.P.E @ 2.0%

NEW CB#15
RIM 891.10
INV. 885.14

177 12" H.D.P.E @ 1.0%

48 LF 10" PVC @ 1.0%
(48" BURY OR INSULATE PIPE)

50 LF 8" PVC @ 1.0%
(48" BURY OR INSULATE PIPE)

44 LF 4" PVC @ 1.0%
(48" BURY OR INSULATE PIPE)

22 LF 6" PVC @ 1.0%
(48" BURY OR INSULATE PIPE)

13 LF 4" PVC @ 1.0% (TYP)
(48" BURY OR INSULATE PIPE)

10 LF 4 PVC @ 1.0% (TYP)
(48" BURY OR INSULATE PIPE)

18 LF 6" PVC @ 1.0%
(48" BURY OR INSULATE PIPE)

57 LF 6" PVC @ 1.0%
(48" BURY OR INSULATE PIPE)

83 LF 8" PVC @ 1.0%
(48" BURY OR INSULATE PIPE)

32 LF 6" PVC @ 1.0%
(48" BURY OR INSULATE PIPE)

92 LF 6" PVC @ 1.0%
(48" BURY OR INSULATE PIPE)

18 LF 8" PVC @ 1.0%
(48" BURY OR INSULATE PIPE)

57 LF 8" PVC @ 1.0%
(48" BURY OR INSULATE PIPE)

CONVENIENCE STORE
FFE=894.0

NEW CB#16
RIM 892.30
INV. 886.91

28 LF 6" PVC SCH 40@ 1.0%
(48" BURY OR INSULATE PIPE)

53 LF 6" PVC SCH 40 @ 1.0%
(48" BURY OR INSULATE PIPE)

71 LF 8" PVC SCH 40@ 1.0%
(48" BURY OR INSULATE PIPE)

SHED
893.50

MANNING AVENUE
(COUNTY HIGHWAY 19)

BITUMINOUS

GRAVEL

GRAVEL

MANNING AVENUE S.

BM #6 - RR SPIKE
= 898.25 FT.

**BENCHMARKS (BM)**
(NAVD 88)

1.) Top of railroad spike in west face of transmission tower at northwest quadrant of Highway 61 and Manning Avenue. Elevation = 887.59 feet
2.) Top of railroad spike in south face of 2nd power pole west of Manning Avenue on north side of Highway 61. Elevation = 887.65 feet
3.) Top of railroad spike in south face of 4th power pole west of Manning Avenue on north side of Highway 61. Elevation = 887.25 feet
4.) Top of railroad spike in north face of 6th power pole west of Manning Avenue on north side of Highway 61. Elevation = 881.35 feet
5.) Top of railroad spike in north face of 7th power pole west of Manning Avenue on north side of Highway 61. Elevation = 877.75 feet
6.) Top of railroad spike in west face of 2nd power pole north of of Highway 61 on east side of Manning Avenue. Elevation = 898.25 feet
7.) Top of railroad spike in west face of 6th power pole north of of Highway 61 on east side of Manning Avenue. Elevation = 901.99 feet
8.) Top of railroad spike in west face of 8th power pole north of of Highway 61 on east side of Manning Avenue. Elevation = 909.83 feet
9.) Top of railroad spike in east face of power pole at southwest quadrant of Manning Avenue and 114th Street South. Elevation = 908.69 feet

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Sunde Engineering, PLLC.
SUNDE ENGINEERING, PLLC.
10830 NESBITT AVENUE SOUTH
BLOOMINGTON, MINNESOTA 55437
(952) 881-3344 TELEPHONE
(952) 881-1913 FAX
www.sundeeng.com


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

Brian H. Mundstock

DATE:02/27/26 REG. NO.: 23468

# STORM SEWER PLAN EAST

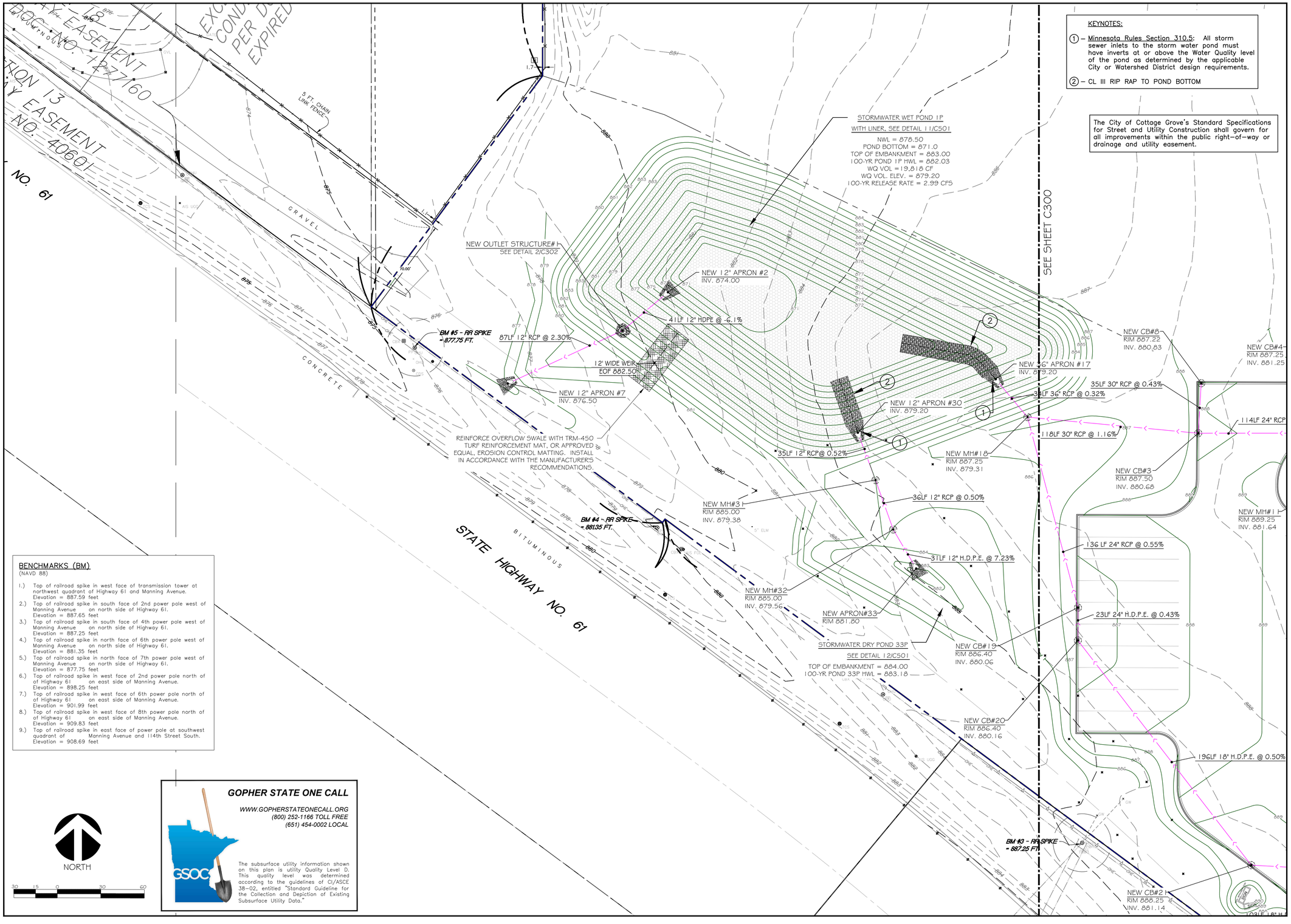
## CONVENIENCE STORE 1789

## - COTTAGE GROVE, MINNESOTA

| NO. | DATE | DESCRIPTION |
|---|---|---|
| - | 22MAY25 | INTERNAL REVIEW 1 |
| - | 06AUG25 | INTERNAL REVIEW 2 |
| - | 19SEP25 | SUBMITTAL |
| - | 26JAN26 | CITY COMMENTS |
| - | 27FEB26 | OR3 |

DRAWN BY: MW
SCALE: GRAPHIC
PROJ. NO.: 25-1789
DATE: 04/21/2025
SHEET: C300

KWIK TRIP P.M. L.D.




**BENCHMARKS (BM)**
(NAVD 88)

1.) Top of railroad spike in west face of transmission tower at northwest quadrant of Highway 61 and Manning Avenue. Elevation = 887.59 feet
2.) Top of railroad spike in south face of 2nd power pole west of Manning Avenue on north side of Highway 61. Elevation = 887.65 feet
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9.) Top of railroad spike in east face of power pole at southwest quadrant of Manning Avenue and 114th Street South. Elevation = 908.69 feet

NORTH
30 15 0 30 60

**GOPHER STATE ONE CALL**
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(800) 252-1166 TOLL FREE
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Brian H. Munstock
DATE:02/27/26 REG. NO.: 23468

# STORM SEWER PLAN WEST
## CONVENIENCE STORE 1789
## - COTTAGE GROVE, MINNESOTA

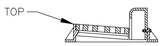
| NO. | DATE | DESCRIPTION |
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| - | 26JAN26 | CITY COMMENTS |
| - | 27FEB26 | ORS |

| | |
|---|---|
| DRAWN BY | MW |
| SCALE | GRAPHIC |
| PROJ. NO. | 25-1789 |
| DATE | 04/21/2025 |
| SHEET | C301 |

KWIK TRIP P.M. L.B.

## STORM DRAINAGE:

1. Secure all permits and pay all fees prior to the start of construction. Obtain permits from the City for work in the public right-of-way.
2. Submit shop drawings for all structures to the Owner and Engineer for review and comment prior to ordering/purchasing and installation.
3. Unless otherwise indicated, use reinforced, precast, concrete maintenance holes and catchbasins conforming to ASTM C478, furnished with water stop rubber gaskets and precast bases. Joints for all precast maintenance hole sections shall have confined, rubber "O"-ring gaskets in accordance with ASTM C443. These joints are normally used in sewers to hold infiltration and exfiltration to a practical minimum and are adequate for hydrostatic heads up to 30'. The inside barrel diameter shall not be less than 48 inches.
4. Install catchbasin castings with specified top elevation at the front rim.

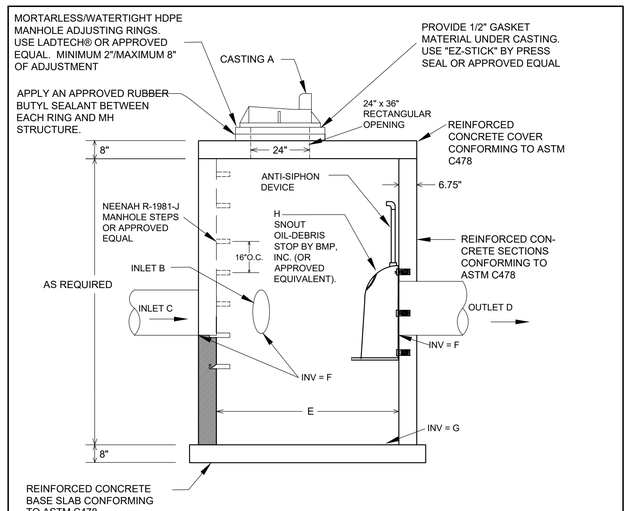



5. All joints and connections in the sewer system shall be gastight or watertight. Inlet and outlet connections to sewer manholes must use flexible compression joints located between 12 and 36 inches from the manhole in accordance with Minnesota Rules part 4714.719.6. Where permitted by the administrative authority as an alternate installation method, approved resilient rubber joints or waterstop gaskets may be used in order to make watertight connections to manholes and other structures (see Minnesota Rules part 4714.301.2). Use Fernco "Concrete Manhole Adaptors" or "Large Diameter Waterstops", Press-Seal "Waterstop Grouting Rings", or approved equal. Cement mortar joints are permitted only for repairs or connections to existing lines having such joints.
6. The building sewer starts 2 feet outside of the building. See Minnesota Rules part 4714.715.1. Material installed within 2 feet of the building must be of materials approved for use inside of or within the building.
7. The exterior storm water piping must comply with the following requirements: (A) Double wyes may not be used for drainage fittings in the horizontal position (see Minnesota Rules, Chapter 4714, Section 310.5), because proper pipe slope cannot be maintained on both of the lateral branches. (B) Changes in direction in drainage piping must be made by appropriate use of wyes and bends (see Minnesota Rules part 4714.706). When connecting any vertical drop to a horizontal run, use a wye and a 1/8 bend (45 deg), or a sanitary combo. A sanitary combo is a combination wye and a 1/8 bend combined in a single fitting. The reason is to form a long radius bend in order to insure that the waste is directed in the downstream direction as it enters the horizontal run. Tees are not allowed where the direction of flow changes from either vertical to horizontal or horizontal to horizontal.
8. PVC Pipe (Outside of the Building): Use solid-core, Schedule 40 Polyvinyl Chloride (PVC) Plastic Pipe for all designated PVC storm sewer services outside of the building. The PVC pipe shall meet or exceed the industry standards and requirements as set forth by the American Society for Testing and Materials (ASTM) D1785 and D2665. Fittings must comply with ASTM D1866, D2665, or F794. Joints must be approved mechanical or push-on utilizing an elastomeric seal. Use of solvent cement joints is allowed for building services. Solvent cement joints in PVC pipe must include use of ASTM F656 purple primer and cement in accordance with Minnesota Rules part 4714.605.2.2. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2564. The installation must comply with ASTM D2321, which requires open-trench installation on a continuous granular bed.
9. Cleanouts: Install cleanouts on all roof drains. Cleanouts shall be installed at every wye, sweep, and bend. Install cleanouts on all storm sewer services in accordance with Minnesota Rules part 4717.719 and 4714.1101.13. The distance between cleanouts in horizontal piping shall not exceed 100 feet for pipes 4-inch and over in size. Cleanouts shall be of the same nominal size as the pipes they serve. Include frost sleeves and concrete frame and pipe support. Install a meter box frame and solid lid (Neenah R-1914-A, or approved equal) over all cleanouts. Provide cleanouts at the base of the roof leader connections at the gas island pump stations.
10. Fittings: Provide directional fittings for the storm piping serving the gas island pump stations. All changes in direction of flow in drain piping shall be made by the appropriate use of 45 degree wyes, long or short sweep quarter bends, sixth, eighth, or sixteenth bends, or by a combination of these or other equivalent fittings.
11. RCP: Reinforced concrete pipe (RCP) and fittings shall conform to ASTM C76, Design C, with circular reinforcing for the class of pipe specified. Use Class IV RCP for pipes 21" and larger. Use Class V RCP for pipes 18" and smaller. Joints shall be made up of concrete surfaces with a groove on the spigot for an O-ring rubber gasket (also referred to as a confined O-ring type joint) in accordance with ASTM C361. These joints are normally used in gravity sewers where exceptional tightness is required. This type of joint provides excellent inherent water tightness in both the straight and deflected position and meets all the joint requirements of ASTM C443.
12. RC Aprons: Install a reinforced concrete apron on the free end of all daylighted RCP storm sewer pipes. Tie the last three sections (including apron) of all daylighted RCP storm sewer with a minimum of two tie bolt fasteners per joint. This requirement applies to both upstream and downstream pipe inlets and outlets. For concrete culverts, tie all joints. Ties to be used only to hold the pipe sections together, not for pulling the sections tight. Nuts and washers are not required on inside of 675 mm (27 inch) or less diameter pipes.
13. Grates on horizontal pipes: Install safety-trash grates on all horizontal inlets/outlets greater than 6 inches in diameter. The grates shall be placed so that the rods or bars are not more than 3 inches downstream of the inlet/outlet. Rods or bars shall be spaced so that the openings do not permit the passage of a 6-inch sphere.
14. Testing: Test all portions of storm sewer that are within 10 feet of buildings, within 10 feet of buried water, lines, within 50 feet of water wells, or that pass through soil or water identified as being contaminated in accordance with the Minnesota Rules part 4714.1107. Building storm sewers shall be tested in accordance with Minnesota Rules part 4714.712 or the Hydrostatic Test Method from the City Engineers Association of Minnesota. The Hydrostatic Test Method, provisions E2 and E3, as specified in Standard Utilities Specifications for Watermain and Service Line Installation and Sanitary Sewer and Storm Sewer Installation, written and published by the City Engineers Association of Minnesota, 2018 edition, is incorporated by reference. Test all flexible storm sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.
15. Draintile: In accordance with Minnesota Rules part 4714.1101.4.6, use perforated polyvinyl chloride PVC (ASTM D2729) or corrugated polyethylene PE (ASTM F667) on all draintile. Install draintile with high permittivity circular knit polymeric filament filter sock per ASTM D6707-01. MnDot 3733 Type I sewn seam non-woven fabric shall not be used. Draintile pipe directly connected to the storm sewer is classified as storm sewer. Draintile inlet elevations to the catch basins must be above the storm sewer outlet elevations.
16. Use Neenah R-3067 casting with curb box and type R grate, or approved equal, on CB#3-CB#10, CB#12-CB#20, CB#22 and CB#23. Casting shall include the "DUMP NO WASTE. DRAINS TO FRESH WATER." environmental notice.
17. Use Neenah Foundry Co. R-1642 casting with self-sealing, solid, type B lid, or approved equal, on all storm sewer maintenance holes. Covers shall bear the "Storm Sewer" label.
18. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
19. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
20. In no case shall water from roofs be allowed to flow upon the public sidewalk (see Minnesota Rules part 4714.1101.2). This shall include the discharge from all rainwater conductors, including overflow roof drains.
21. The minimum depth of cover for building and canopy roof drain leaders without insulation is 5 feet. Insulate roof drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam HI-40 plastic foam insulation.
22. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Field verify that there is positive drainage at the outfall location. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
23. Line ponds with 2' thick impervious clay liner per detail.
24. Clean sediment and debris from sewers, sumps and stormwater basins prior to final owner acceptance.
25. Televise all existing lines prior to connection.
26. Install finger drains at each and every proposed catchbasin (see detail). Finger drains around catch basin inlets shall not be installed below the crown of the storm drain piping.
27. Provide a final storm water management report that will serve to verify that the intent of the approved storm water management design has been met. The report shall include record drawings, measurements, and photographic evidence of the as-built storm water management system. The report shall substantiate that all aspects of the original design have been adequately provided for by the construction of the project.

## HDPE REQUIREMENTS:

1. Install dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe at locations indicated on the plan. High-density polyethylene (HDPE) storm sewers must meet ASTM F714 (see Minnesota Rules, Chapter 4714 and Installation Standard 1).
2. Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of AASHTO M252 for pipe sizes 4-inch to 10-inch diameter. Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of ASTM F2306 (virgin PE material) for pipe sizes 12-inch to 60-inch diameter.
3. All fittings must comply with ASTM Standard D3212.
4. Water-tight joints must be used at all connections including structures in conformance with ASTM F2510.
5. HDPE pipes must be listed and labeled.
6. HDPE pipes must be installed with a minimum 10-feet separation from water piping and may not cross above water service lines (see UPC Section 720.1).
7. HDPE pipes must not be installed within 10 feet of building. The connection between HDPE and a different pipe material must be made by means of an approved transition coupling for the specific application.
8. HDPE pipe connections into all concrete structures must be made with water tight materials utilizing Nyoplast "Manhole Adaptors" along with Press-Seal or Kor-N-Seal "Watertight Connector", Cast-A-Seal "Precast Watertight Connector", or approved equals. Where the alignment precludes the use of the above approved watertight methods, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Administrative Authority.
9. HDPE pipe installation must be open-trench on a continuous granular bed per ASTM D2321 and manufacturer's installation instructions. All sections of the corrugated HDPE pipe shall be coupled in order to provide water tight joints.
10. Perform deflection tests on all HDPE pipe after the sewer lines have been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and perform the test again until acceptable. Supply the mandrel for deflection testing. If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95% of the inside diameter of the pipe. The ball or mandrel shall be clearly stamped with the diameter. Perform the tests without mechanical pulling devices.

The City of Cottage Grove's Standard Specifications for Street and Utility Construction shall govern for all improvements within the public right-of-way or drainage and utility easement.

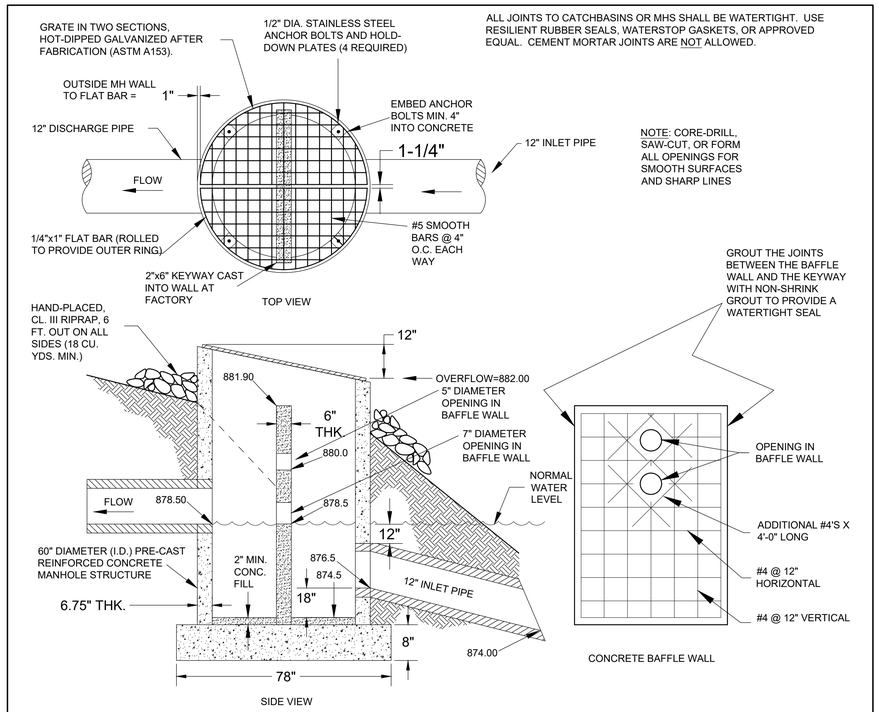



ALL JOINTS TO CATCHBASINS OR MHS SHALL BE WATERTIGHT. USE RESILIENT RUBBER SEALS, WATERSTOP GASKETS, OR APPROVED EQUAL. CEMENT MORTAR JOINTS ARE NOT ALLOWED.

| STRUCTURE # | A | B | C | D | E | F | G | H |
|---|---|---|---|---|---|---|---|---|
| CB#12 | Neenah R-3067-R | – | 12" HDPE | 15" HDPE | 5' DIA. | 882.55 | 878.55 | 18R |
| CB#14 | Neenah R-3067-R | 10" PVC | 12" HDPE | 18" HDPE | 5' DIA. | 882.58 | 878.58 | 24R |

1 C302 OIL SKIMMER STRUCTURE DETAIL SCHEDULE

ALL JOINTS TO CATCHBASINS OR MHS SHALL BE WATERTIGHT. USE RESILIENT RUBBER SEALS, WATERSTOP GASKETS, OR APPROVED EQUAL. CEMENT MORTAR JOINTS ARE NOT ALLOWED.




ALL JOINTS TO CATCHBASINS OR MHS SHALL BE WATERTIGHT. USE RESILIENT RUBBER SEALS, WATERSTOP GASKETS, OR APPROVED EQUAL. CEMENT MORTAR JOINTS ARE NOT ALLOWED.

NOTE: CORE-DRILL, SAW-CUT, OR FORM ALL OPENINGS FOR SMOOTH SURFACES AND SHARP LINES

2 C302 OUTLET CONTROL STRUCTURE #1

KWIK TRIP

KWIK STAR


KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
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10800 NESBITT AVENUE SOUTH
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(952) 881-3344 TELEPHONE
(952) 881-1913 FAX
www.sundeeng.com


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

Brian H. Murdstock

DATE: 02/27/26 REG. NO.: 23468

# STORM SEWER NOTES AND DETAILS
# CONVENIENCE STORE 1789
# - COTTAGE GROVE, MINNESOTA

| NO. | DATE | DESCRIPTION |
|---|---|---|
| - | 22MAY25 | INTERNAL REVIEW 1 |
| - | 06AUG25 | INTERNAL REVIEW 2 |
| - | 19SEP25 | SUBMITTAL |
| - | 26JAN26 | CITY COMMENTS |
| - | 27FEB26 | CRS |

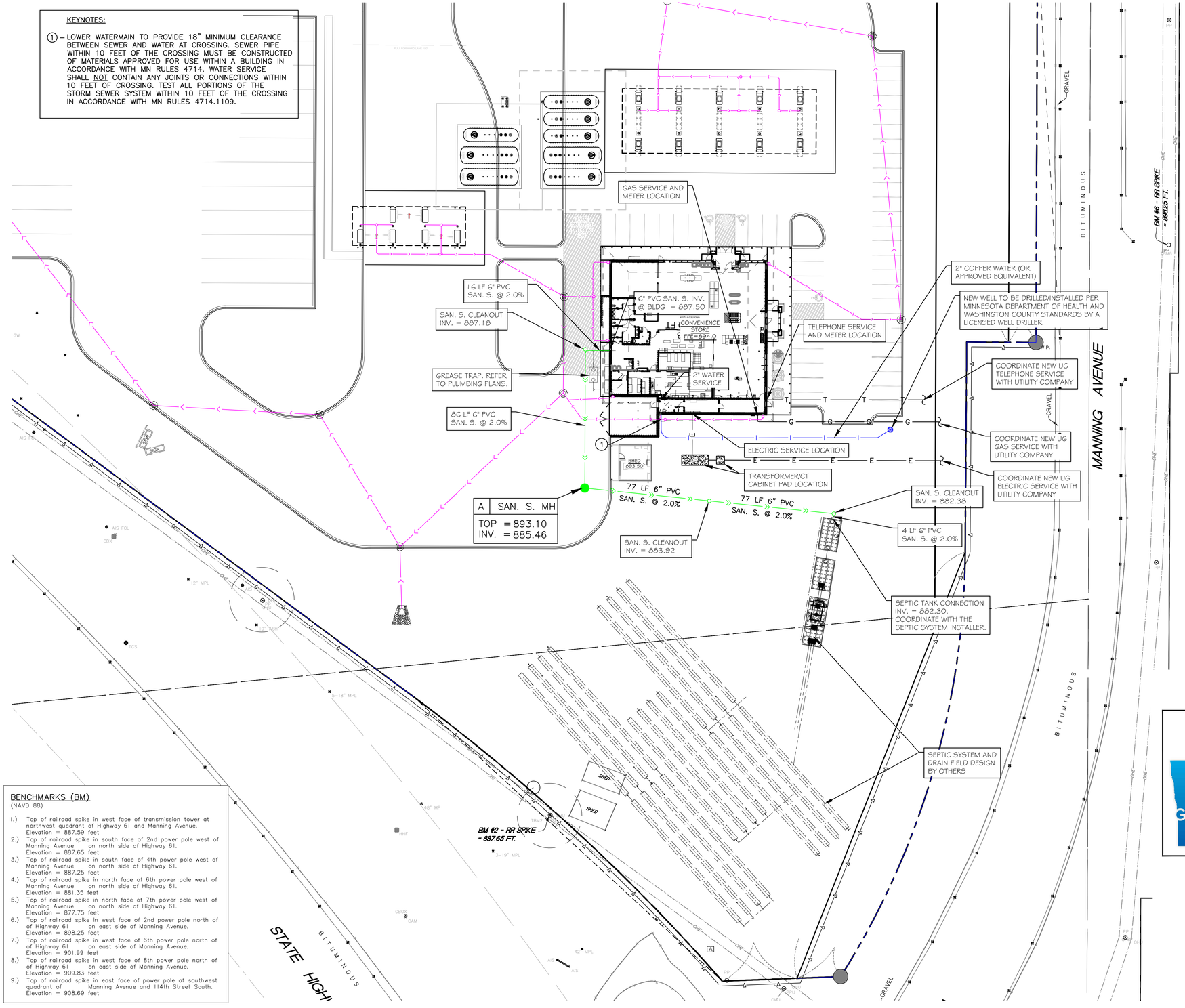
| | |
|---|---|
| DRAWN BY | MW |
| SCALE | GRAPHIC |
| PROJ. NO. | 25-1789 |
| DATE | 04/21/2025 |
| SHEET | C302 |

KWIK TRIP P.N.: L.B.

KEYNOTES:

(1) – LOWER WATERMAIN TO PROVIDE 18" MINIMUM CLEARANCE BETWEEN SEWER AND WATER AT CROSSING. SEWER PIPE WITHIN 10 FEET OF THE CROSSING MUST BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING IN ACCORDANCE WITH MN RULES 4714. WATER SERVICE SHALL NOT CONTAIN ANY JOINTS OR CONNECTIONS WITHIN 10 FEET OF CROSSING. TEST ALL PORTIONS OF THE STORM SEWER SYSTEM WITHIN 10 FEET OF THE CROSSING IN ACCORDANCE WITH MN RULES 4714.1109.

The City of Cottage Grove's Standard Specifications for Street and Utility Construction shall govern for all improvements within the public right-of-way or drainage and utility easement.




BENCHMARKS (BM)
(NAVD 88)

1.) Top of railroad spike in west face of transmission tower at northwest quadrant of Highway 61 and Manning Avenue. Elevation = 887.59 feet
2.) Top of railroad spike in south face of 2nd power pole west of Manning Avenue on north side of Highway 61. Elevation = 887.65 feet
3.) Top of railroad spike in south face of 4th power pole west of Manning Avenue on north side of Highway 61. Elevation = 887.25 feet
4.) Top of railroad spike in north face of 6th power pole west of Manning Avenue on north side of Highway 61. Elevation = 881.35 feet
5.) Top of railroad spike in north face of 7th power pole west of Manning Avenue on north side of Highway 61. Elevation = 877.75 feet
6.) Top of railroad spike in west face of 2nd power pole north of of Highway 61 on east side of Manning Avenue. Elevation = 898.25 feet
7.) Top of railroad spike in west face of 6th power pole north of of Highway 61 on east side of Manning Avenue. Elevation = 901.99 feet
8.) Top of railroad spike in west face of 8th power pole north of of Highway 61 on east side of Manning Avenue. Elevation = 909.83 feet
9.) Top of railroad spike in east face of power pole at southwest quadrant of Manning Avenue and 114th Street South. Elevation = 908.69 feet

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

NORTH
30 15 0 30 60

KWIK TRIP
KWIK STAR


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Brian H. Munderloh
DATE: 02/27/26 REG. NO.: 23468

# UTILITY PLAN

## CONVENIENCE STORE 1789 - COTTAGE GROVE, MINNESOTA

| NO. | DATE | DESCRIPTION |
|---|---|---|
| - | 22MAY25 | INTERNAL REVIEW 1 |
| - | 05AUG25 | INTERNAL REVIEW 2 |
| - | 19SEP25 | SUBMITTAL |
| - | 26JAN26 | CITY COMMENTS |
| - | 27FEB26 | OR3 |

| | |
|---|---|
| DRAWN BY | MW |
| SCALE | GRAPHIC |
| PROJ. NO. | 25-1789 |
| DATE | 04/21/2025 |
| SHEET | C400 |

KWIK TRIP PM: L.B.

## GENERAL:

1. Existing boundary, location, topographic, and utility information shown on this plan is from a field survey by Sunde Land Surveying Inc. dated 11/14/2024. The Engineer is not responsible for inaccuracies related to the survey information.

2. Perform all construction work in accordance with State and Local requirements.

3. Perform all construction activity in accordance with the Minnesota Pollution Control Agency GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY issued August 1, 2023 and all subsequent amendments thereto.

4. Comply with all applicable local, state, and federal safety regulations. Comply with the work safety practices specified by the Occupational Safety and Health Administration (OSHA). OSHA prohibits entry into "confined spaces," such as manholes and inlets (see 29 CFR Section 1910.146), without undertaking certain specific practices and procedures. Perform excavations in accordance with the requirements of O.S.H.A. 29 CFR, Part 1926, Subpart P, Excavations. Trenching standards require protective systems on trenches deeper than 5 feet. Bench or slope sidewalls in order to provide safe working conditions and stability for the placement of engineered fill. Do not expose workers to the dangers of being struck by material and equipment. Keep soil and other materials at least 2 feet from the edge of any trenches. Trenches must be inspected by a competent individual, be free of standing water and atmospheric hazards, and have a safe means of entering and exiting before allowing a worker to enter. The Contractor is responsible for naming the "Competent Individual" in accordance with CFR 1926.6. Sloping or benching for excavations greater than 20 feet deep must be approved by a registered professional engineer (www.osha.gov).

5. Safety is solely the responsibility of the Contractor, who is also solely responsible for the construction means, methods, techniques, sequences or procedures, and for safety precautions and programs in connection with the Work.

6. The Engineer shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work. The Engineer's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures.

7. Examine all local conditions at the site, and assume responsibility as to the grades, contours, and the character of the earth, existing conditions, and other items that may be encountered during excavation work above or below the existing grades. Review the drawings, specifications, and geotechnical report covering this work and become familiar with the anticipated site conditions.

8. Refer to the architectural plans for building and stoop dimensions, site layout and dimensions, pavement sections and details, striping, and other site features.

9. A licensed surveyor shall perform construction staking. The Contractor shall provide and be responsible for the staking. Verify all plan and detail dimensions prior to construction staking. Stake the limits of walkways and curbing prior to valvebox, maintenance hole, and catchbasin installation. Adjust valvebox and maintenance hole locations in order to avoid conflicts with curb and gutter. Adjust catchbasin locations in order to align properly with curb and gutter.

10. Provide temporary fences, barricades, coverings, and other protections in order to preserve existing items to remain, and to prevent injury or damage to person or property.

11. Provide all traffic control required in order to construct the proposed improvements. Traffic control design and associated government approvals are the responsibility of the Contractor. Comply with local authorities and the latest version of the Minnesota Manual on Uniform Traffic Control Devices (MMUTCD), including the Field Manual for Temporary Traffic Control Zone Layouts. If the temporary traffic control zone affects the movement of pedestrians, provide adequate temporary pedestrian access and walkways. If the temporary traffic control zone affects an accessible and detectable pedestrian facility, maintain accessibility and detectability along the alternate pedestrian route in accordance with the provisions for pedestrian and worker safety contained in Part 6 of the MMUTCD.

12. Connect to existing sanitary sewer MH's by coredrilling. Connect to existing storm sewer MH's by either sawcutting or coredrilling. Use saws or drills that provide water to the blade. Meet all City standards and specifications for the the connection. Reconstruct inverts after installation. Use water stop gaskets in order to provide watertight seals when penetrating a structure wall with a pipe. Take measurements before beginning construction to ensure that service connections do not cut into maintenance access structure joints or pipe barrel joints.

13. Completely remove existing concrete and masonry structures that are located within the proposed building and future building expansion areas. All other existing sewer and watermain pipes that are to be abandoned shall either be removed, or completely filled with sand or controlled low strength material (CLSM) also known as flowable concrete fill. Bulkhead ends of the pipe segment to be decommissioned with concrete. All other existing sanitary sewer and storm sewer structures that are to be abandoned in place shall be abandoned as follows: (1) remove castings, rings, and top sections, (2) bulkhead any pipe openings, (3) break two 4-inch diameter holes in the barrel at the bottom of the structures for drainage and cover the holes with geotextile filter fabric, and (4) fill the structures with sand or CLSM.

14. Testing and Inspections: All plumbing installations, including water and sewer services, must be tested and inspected in accordance with the requirements of the Minnesota Plumbing Code (Minnesota Rules Chapter 4714). Coordinate testing and inspection with the State Health Department and the City Public Works Department. No drainage or plumbing work may be covered prior to completing the required tests and inspections.

15. Coordinate building utility connection locations at 2 ft. out from the proposed building with the interior Plumbing Contractor prior to construction. Verify water and sewer service locations, sizes, and elevations with the Mechanical Engineer prior to construction. Coordinate construction and connections with the Mechanical Contractor.

16. The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data" by the FHA.

17. The locations of existing utilities shown on this plan are from record information. The Engineer does not guarantee that all existing utilities are shown or, if shown, exist in the locations indicated on the plan. It is the Contractor's responsibility to ascertain the final vertical and horizontal location of all existing utilities (including water and sewer lines and appurtenances). Notify the Engineer of any discrepancies.

18. The Contractor is solely responsible for all utility locates. Contact utility companies for locations of all public and private utilities within the work area prior to beginning construction. Contact GOPHER STATE ONE CALL at (651) 454-0002 in the Minneapolis/St. Paul metro area, or 1-800-252-1166 elsewhere in Minnesota for exact locations of existing utilities at least 48 working hours (not including weekends and holidays) before beginning any construction in accordance with Minnesota Statute 216D. Obtain ticket number and meet with representatives of the various utilities at the site. Provide the Owner with the ticket number information. Gopher State One Call is a free service that locates municipal and utility company lines, but does not locate private utility lines. Use an independent locator service or other means in order to obtain locations of private utility lines including, but not limited to, underground electric cables, telephone, TV, and lawn sprinkler lines.

19. Pothole to verify the positions of existing underground facilities at a sufficient number of locations in order to assure that no conflict with the proposed work exists and that sufficient clearance is available.

20. Where existing gas, electric, cable, or telephone utilities conflict with the Work, coordinate the abandonment, relocation, offset, or support of the existing utilities with the appropriate local utility companies. Coordinate new gas meter and gas line installation, electric meter and electric service installation, cable service, and telephone service installation with the local utility companies.

21. When working near existing telephone or electric poles, brace the poles for support. When working around existing underground utilities that become exposed, provide sufficient support in order to prevent excessive stress on the existing piping. The location and preservation of existing underground utilities is solely the responsibility of the Contractor.

22. Temporary support systems are the responsibility of the Contractor, who is also solely responsible for the construction means, methods, techniques, sequences or procedures, and for safety precautions and programs in connection with the temporary support systems. Temporary support systems include, but are not limited to, shoring, sheeting, bracing, anchorages, excavation support walls, directional boring, auger jacking, soil stabilization, and other methods of protecting existing improvements.

23. Arrange for and secure suitable disposal areas off-site. Dispose of all excess soil, waste material, debris, and all materials not designated for salvage. Waste material and debris includes trees, stumps, pipe, concrete, asphaltic concrete, cans, or other waste material from the construction operations. Obtain the rights to any waste area for disposal of unsuitable or surplus material either shown or not shown on the plans. All work in disposing of such material shall be considered incidental to the work. All disposal must conform to applicable solid waste disposal permit regulations. Obtain all necessary permits at no cost to the Owner.

24. Store and protect existing site features that need to be removed and replaced in connection with the Work. Replace damaged or stolen site features at no additional cost to the Owner.

25. Straight line saw-cut existing bituminous or concrete surfacing at the perimeter of pavement removal areas. Use saws that provide water to the blade. Do not allow the slurry produced by this process to be tracked outside of the immediate work area or discharged into the sewer system. Tack and match all connections to existing bituminous pavement.

26. Relocate overhead power, telephone, and cable lines as required. Seal and report any existing unused on-site wells and septic systems in accordance with Minnesota Department of Health (MDH) requirements. Provide the MDH with a Well and Boring Sealing Record, or certify in writing that there are no unused wells on the property.

27. All materials required for this work shall be new material conforming to the requirements for class, kind, grade, size, quality, and other details specified herein or as shown on the Plans. Do not use recycled or salvaged aggregate, asphaltic pavement, crushed concrete, or scrap shingles. Unless otherwise indicated, the Contractor shall furnish all required materials and labor in order to perform the construction in accordance with the construction documents, specifications, and regulatory agencies.

28. Reconstruct driveways and patch street to match existing pavement section and grade. Sod right-of-way. Restore the public right-of-way at temporary construction entrance locations. Replace any concrete curb and gutter, bituminous pavement, sidewalk, or vegetative cover damaged by the construction activity. Restore damaged turf with sod within the public right-of-way. The work area shown is general and may need to be adjusted in the field.

29. Cut turf edges in order to allow for a uniform straight edge at locations where new sod meets existing turf. No jagged or uneven edges are allowed. Remove topsoil as required at joints between existing and new turf in order to allow the surface of the new sod to be flush with the existing.

30. Document existing conditions (photographs, video, field survey, etc.) in order to enable restoration to match existing conditions and in order to ensure that restored areas have positive drainage similar to existing conditions.

31. Provide positive drainage away from buildings at all times. Provide and maintain temporary drainage throughout construction until the permanent drainage system and structures are in place and operational. Install temporary ditches, piping, pumps, or other means as necessary in order to insure proper drainage at all times. Provide low points at building pads or roadways with positive outfalls. Do not block drainage from or direct excess drainage to adjacent property.

32. Protect all structures and landscaping not labeled for demolition from damage during construction. Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property. Provide building surveys and seismic monitoring in locations where demolition, excavation, underpinning, pile driving, compacting, or similar work is to be performed adjacent to or in the vicinity of existing structures. Return any on-site or off-site areas disturbed directly or indirectly due to construction to a condition equal to or better than the existing condition.

33. Protect sub grades from damage by surface water runoff.

34. Full design strength is not available in bituminous pavement areas until the final lift of asphalt is compacted into place. Protect pavement areas from overloading by delivery trucks, construction equipment, and other vehicles.

35. When sawing or drilling concrete or masonry, use saws that provide water to the blade. Do not allow the slurry produced by this process to be tracked outside of the immediate work area or discharged into the sewer system.

36. Adjust all public and private structures including curb stops, valve boxes, maintenance hole castings, catchbasin castings, cleanout covers, and similar items to finished grade. Comply with the requirements of each structure's owner. Structures being reset in paved areas must meet the owner's requirements for traffic loading.

37. Grading for all sidewalks and accessible routes, including driveway crossings, shall conform to current State and Federal Americans with Disabilities Act (ADA) requirements. In accordance with ADA Section 403.3, slopes shall not exceed exceed 2% cross slope or 5% in the direction of travel. Sidewalk access to external building doors shall be ADA compliant. Accessible parking stalls shall not exceed 2% slope in any direction.

38. Curb ramps on accessible routes shall comply with sections 405 and 406 of the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

39. Accessible parking spaces shall include the International Symbol of Accessibility complying with ADA Section 703.7.2.1, painted in the center of the parking space, 4-ft. high. Install handicapped access aisles with white 4-inch wide painted stripes 18-inches on center and at 45 degree angles to the stalls.

40. Accessible parking spaces shall be provided in accordance with Minnesota Rules 1341.0502 A117.1 Section 502.

41. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Field verify that there is positive drainage at the outfall location. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.

42. Obtain and pay for all permits, tests, inspections, etc. required by agencies that have jurisdiction over the project including the NPDES permit from the State. The Contractor is responsible for all bonds, letters of credit, or cash sureties related to the work. Execute and inspect work in accordance with all local and state codes, rules, ordinances, or regulations pertaining to the particular type of work involved.

43. Measure pipe lengths from center-of-structure to center-of-structure, or to the end of aprons.

44. Obtain permits from the City for work in the public right-of-way.

45. Refer to the geotechnical report by the Soils Engineer for dewatering requirements.

46. Test boring data shown on the plans were accumulated for designing and estimating purposes. Their appearance on the plan does not constitute a guarantee that conditions other than those indicated will not be encountered.

47. The minimum depth of cover for building and canopy roof drain leaders without insulation is 5 feet. Insulate roof drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam HI-40 plastic foam insulation.

48. Insulate utility lines at locations indicated on the plans. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.

49. Construct sanitary sewer, watermain, and storm sewer utilities in accordance with the City Engineer's Association of Minnesota Standard Specifications sections 2600, 2611, 2621, 2631, and 2641 dated 2023, or the latest revised edition.

50. These plans, prepared by Sunde Engineering, PLLC., do not extend to or include systems pertaining to the safety of the construction contractor or its employees, agents, or representatives in the performance of the work. The seal of Sunde Engineering's registered professional engineer hereon does not extend to any such safety systems that may nor or hereafter be incorporated into these plans. The construction contractor shall prepare or obtain the appropriate safety systems which may be required by U.S. Occupational Safety and Health Administration (OSHA) and/or local regulations.

51. Existing utilities shown on this plan are located as accurately as possible. However, the Engineer does not guarantee that all utilities are shown, or if shown are in the exact locations indicated on the plan. It is the Contractor's responsibility to ascertain the final vertical and horizontal location of all existing utilities (including municipal water and sewer lines and appurtenances) and to notify the owners of the utilities a minimum of 48 working hours before starting construction in a given area, requesting location in the field, as exact as possible, of all utilities which may be affected by the construction.

52. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.

53. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.

54. See architectural for building waterproofing and foundation drainage.

55. Place #3 rebar at 3' on center in all 6" thick concrete pavement locations. Place #4 rebar at 4' on center in all 8" thick concrete pavement locations.

56. Place #4 x 2'-0" tie bar at 3' on center in all concrete curb and gutter.

57. Provide as-builts in accordance with City and Watershed District requirements. Record as-built information as construction progresses or at appropriate construction intervals. Secure and deliver to the Owner as-built information showing locations, top, and invert elevations of maintenance holes, catchbasins, cleanouts, inlet and outlet pipes, valves, hydrants, and related structures. Location ties shall be to permanent landmarks or buildings.

58. In order to document and verify acceptance for adequate storm water treatment, provide a post-construction as-built survey in accordance with City and Watershed District requirements for all storm water infrastructure. This as-built survey shall include, but is not limited to, locations, top, and invert elevations of maintenance holes, catchbasins, cleanouts; all basin/swale grades; pipe inlets, outlet pipes and structures; emergency overflows, orifices, weirs; pipe sizes; draintile elevations and sizes; ponds, tanks, infiltration or filtration basins; and any associated storm water infrastructure.

59. Test reports required for project close-out include, but are not limited to: density test reports, bacteriological tests on the water system, pressure tests on the water system, leak tests on the sewer system, deflection tests on all HDPE pipe.

60. Property Corners: Take care during construction and excavation in order to protect survey markers, monuments, and/or property irons.

## WATER DISTRIBUTION SYSTEM:

1. Secure all permits and pay all fees prior to the start of construction. Obtain permits from the City for work in the public right-of-way.

2. Bring all site utilities to 2' outside of the building line with the exception of the water service. Extend water service into the building and up to the flange for the water meter. Do not install PVC water service pipe under or within any building, structure, or part thereof.

3. Separation of Water and Sewer: Construct sewer and water services in accordance with Minnesota Rules part 4714.720 and 4714.721. Provide a minimum horizontal separation of 10 feet between all water and sewer lines, including manholes, catch basins, storm sewer, sanitary sewer, draintile, or other potential sources for contamination in accordance with Minnesota Rules part 4714.609.6. Measure the separation distance from the outer edge of the pipe to the outer edge of the contamination source (outer edge of structures, piping, etc.) At water and sewer crossings, the bottom of the water pipe located within ten feet of the point of crossing must be at least 12-inches above the top of the sewer. When this is not feasible, the sewer pipe material must be approved for use inside of or within a building in accordance with the requirements of Minnesota Rules part 4714.701. Only ASTM D1785, D2665, F891, or F1488 Schedule 40 PVC may cross above or less than 12 inches below potable water lines (see Minnesota Rules part 4714.720.1). No joints or connections are allowed on the water line within 10-feet of the crossing.

4. Watermain Depth: Maintain 8-feet of cover over the top of the water lines to the finished grade. Verify elevation of proposed and existing water lines at all utility crossings. Install the water lines at greater depths in order to clear storm sewers, sanitary sewers, or other utilities as required. Include costs to lower water lines in the base bid.

5. Disinfection: Disinfect all completed watermains in accordance with AWWA Standard C651. If the tablet or continuous feed methods are used, disinfect the completed watermain with water that contains at least 50 ppm of available chlorine in accordance with Minnesota Rules part 4714.609.9. Do not use the tablet method on solvent-welded plastic or on screwed-joint steel pipe because of the danger of fire or explosion from the reaction of the joint compounds with the calcium hypochlorite. Retain the treated water in the pipeline for at least 24 hours. Measure the chlorine residual at the end of the 24 hour period. The free chlorine residual must be at least 10 mg/l measured at any point in the line. Measurement of the chlorine concentration at regular intervals shall be in accordance with Standard Methods, AWWA M-12, or using appropriate chlorine test kits.

6. Testing: Pressure test and perform bacteriological tests on all water lines under the supervision of the City Public Works Department. Notify the City at least 24 working hours prior to any testing. Pressure test the water system in accordance with Minnesota Rules part 4714.609.4. Pressurize the waterline to a water pressure of 1034-kPa (150-psi) gauge pressure (measured at the point of lowest elevation) by means of a pump connected to the pipe in a satisfactory manner. Do not add water to the watermain in order to maintain the required pressure during the water main pressure testing. Minnesota Department of Labor and Industry: The test section of pipe shall withstand the test without leaking for a period of not less than 15 minutes. Minnesota Department of Health: The watermain shall be pressure tested at 150-psi for at least two hours with not more than a 2-psi pressure drop during the last hour of the test.

7. All water supply piping connected to municipal water main must have a 150 psi minimum pressure rating.

8. Copper tube for water services must comply with ASTM B88 and shall have a weight not less than Type L (in accordance with Minnesota Rules part 4714.604.2).

9. Polyvinyl Chloride (PVC) Building Water Services must comply with ASTM D1785, ASTM D2241, or AWWA C900; pressure rated for water (See Minnesota Rules part 4714.604). Do not install PVC water service pipe under or within any building, structure, or part thereof.

10. Polyethylene (PE) Building Water Services must comply with the requirements of AWWA Standard C901; pressure rated for water (See Minnesota Rules part 4714.604). Do not install PE water service pipe under or within any building, structure, or part thereof. PE pipe ranges in nominal size from 3/4 in. (19 mm) through 3 in. (76 mm) and conforms to the outside-diameter (OD) dimensions of iron pipe size (IPS). PE tubing ranges in size from 3/4 in. (19 mm) through 2 in. (51 mm) and conforms to the OD dimensions of copper tube size (CTS).

11. Ductile iron pipe (DIP) water services must comply with AWWA C151/ANSI A21.51 or AWWA C115/ANSI A21.15 (See Minnesota Rules part 4714.604). Use Thickness Class 52 DIP with push-on joints. Use petroleum resistant gaskets, Nitrile (NBR), or approved equal. Use only ANSI 316 stainless steel bolts and nuts on all watermain fittings, valves, and hydrants.

12. Polyethylene Sheet Or Tubes For Corrosion Protection Of Buried Ductile Iron: Polyethylene encasement is required on all buried ductile iron pipe, fittings, valves, and other appurtenances. Polyethylene encasement must comply with AWWA C105/ANSI A21.5. Use V-Bio Enhanced Polyethylene Encasement (www.mcwaneductile.com) or approved equal.

13. Polyvinyl Chloride (PVC) Watermain: Use AWWA C900 for all PVC watermain furnished with integral elastomeric bell and spigot joints; minimum pressure Class 150; dimension ratio not greater than 18; laying length 20 feet. Use EBAA Iron, Inc., "Series 2000 PV Megalug," or approved equal for restraint on C900 PVC watermain. Use only ANSI 316 stainless steel bolts and nuts on all watermain fittings, valves, and hydrants.

14. Use mechanical joint restraint devices for joint restraint on all watermain bends having a vertical or horizontal deflection of 22-1/2 degrees or greater, all valves, stubs, extensions, tees, crosses, plugs, all hydrant valves, and all hydrants in accordance with City requirements. Use "Series 1100 Megalug" manufactured by EBAA Iron Inc., Eastland, Texas, or approved equal, installed in accordance with manufacturer's recommendations for restraint on Ductile Iron Pipe. Restraining devices are to have epoxy coating or approved equivalent. Restraining device hardware shall be ANSI 316 stainless steel, or approved equivalent.

15. Watermain Valves: At all valve locations which require a 12" or smaller valve, install gate valves which are of the compression resilient seated (CRS) type. Use American Flow Control's Series 2500 Ductile Iron Resilient Wedge Gate Valve, or approved equal. Gate valves shall conform to AWWA C509. Install cast iron valve boxes conforming to ASTM A48 at each valve location. Valve boxes shall be the three-piece type with 5-1/4" shafts. Use Tyler 6860-G with No. 6 base, or equivalent. Valve boxes shall have at least 6" of adjustment above and below finished grade. Drop covers on valve boxes shall be round and bear the word "WATER" cast on the top. Use Tyler 6860-G "Stayput" covers with extended skirt, or equivalent. All valve hardware shall be ANSI 316 stainless steel, or approved equivalent.

16. Curb Valves and Boxes: Use Mueller H-10334 extension type curb box with Minneapolis pattern base, or approved equal, at all $\frac{3}{4}$" through 2" curb stop locations. Stationary rod is required on all curb stops. Use Mueller Company Mark II Oriseal No. H-15154N curb stop, or approved equal, and stainless steel stem rod.

20. Threaded hose connections including hose bibbs and hydrants must include a back flow prevention device in accordance with Minnesota Rules, part 4714.0603 and UPC part 603.0. Wall hydrants must meet ASSE Standard 1019 (see Table 603.2). Where permitted by the administrative authority, wall hydrants may utilize non-removable ASSE 1052 backflow preventers or non-removable ASSE 1011 vacuum breakers and provision is made to protect from freezing (see Minnesota Rules, Chapter 4714, Sections 603.5.7, 312.6, and 301.1.2).

21. Lead Content: All newly installed or replacement pipes, pipe fittings, plumbing fittings and fixtures, including backflow preventers, that are installed on potable water systems or systems that are designed to distribute water for potable use, are required to meet the Reduction of Lead in Drinking Water Act, which establishes a maximum lead content of 0.25 percent by weighted average of the wetted surfaces. See Minnesota Rules part 4714.604.2. Solder and flux for potable water systems shall contain less than 0.2 percent lead. Joints must include non-corrosive non-toxic paste-type flux complying with ASTM B813 (see Minnesota Rules, Chapter 4714, Section 605.1.4).

22. Do not exceed the manufacturer's specifications for curvature of pipe and deflection at pipe joints. Securely close all open ends of pipe and fittings with watertight plugs when work is not in progress. Keep the interior of all pipes clean and remove any dirt or debris from joint surfaces after the pipes have been lowered into the trench. Install all valves plumb and located according to the plans.

23. Insulate the watermain at locations indicated on the plans. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.

## SANITARY SEWER:

1. Secure all permits and pay all fees prior to the start of construction. Obtain permits from the City/County for installation of the septic system. Install Septic system per septic and drainfield plans by others and according to City/County standards. Register Septic system with Minnesota Department of Health.

2. Submit shop drawings for all structures to the Owner and Engineer for review and comment prior to ordering/purchasing and installation.

3. Unless otherwise indicated, use reinforced, precast, concrete maintenance holes conforming to ASTM C478, furnished with precast bases. Sanitary sewer maintenance holes shall be supplied with pre-formed inverts and flexible neoprene sleeve connections for all lateral lines 375 mm (15 inches) in diameter or less, unless otherwise indicated. Joints for all precast maintenance hole sections shall have confined, rubber "O"-ring gaskets in accordance with ASTM C443. These joints are normally used in sewers to hold infiltration and exfiltration to a practical minimum and are adequate for hydrostatic heads up to 30'. The inside barrel diameter shall not be less than 48 inches.

4. All joints and connections in the sewer system shall be gastight or watertight. Inlet and outlet connections to sewer manholes must use flexible compression joints located between 12 and 36 inches from the manhole in accordance with Minnesota Rules part 4714.719.6. Where permitted by the administrative authority as an alternate installation method, approved resilient rubber joints or waterstop gaskets may be used in order to make watertight connections to manholes and other structures (see Minnesota Rules part 4714.301.2). Use Fernco "Concrete Manhole Adaptors" or "Large Diameter Waterstops", Press-Seal "Waterstop Grouting Rings", or approved equal. Cement mortar joints are permitted only for repairs or connections to existing lines having such joints.

5. The building sewer starts 2 feet outside of the building. See Minnesota Rules part 4714.715.1. Material installed within 2 feet of the building must be of materials approved for use inside of or within the building.

6. The exterior sanitary sewer piping must comply with the following requirements: (A) Double wyes may not be used for drainage fittings in the horizontal position (see Minnesota Rules, Chapter 4714, Section 310.5) because proper pipe slope cannot be maintained on both of the lateral branches. (B) Changes in direction in drainage piping must be made by appropriate use of wyes and bends (see Minnesota Rules, Chapter 4714, Section 706.0). When connecting any vertical drop to a horizontal run, use a wye and a 1/8 bend (45 deg), or a sanitary combo. A sanitary combo is a combination wye and a 1/8 bend combined in a single fitting. The reason is to form a long radius bend in order to insure that the waste is directed in the downstream direction as it enters the horizontal run. Tees are not allowed where the direction of flow changes from either vertical to horizontal or horizontal to horizontal.

7. Pipe: Use solid-core, Schedule 40 Polyvinyl Chloride (PVC) Plastic Pipe for all designated PVC sanitary sewer services outside of the building. The PVC pipe shall meet or exceed the industry standards and requirements as set forth by the American Society for Testing and Materials (ASTM) D1785 and D2665. Fittings must comply with ASTM D1866, D2665, or F794. Joints must be approved mechanical or push-on utilizing an elastomeric seal. Use of solvent cement joints is allowed for building services. Solvent cement joints in PVC pipe must use ASTM F656 purple primer and ASTM D2564 cement in accordance with Minnesota Rules part 4714.605.2.2. The installation must comply with ASTM D2321, which requires open-trench installation on a continuous granular bed.

8. Cleanouts: Install cleanouts on all sanitary sewer services in accordance with Minnesota Rules part 4714.719. Install cleanouts for pipes 4-inch and over in size at intervals not to exceed 100 feet in straight runs and for each aggregate horizontal change in direction exceeding 135 degrees. Cleanouts shall be of the same nominal size as the pipes they serve. Include frost sleeves and concrete frame and pipe support. Install a meter box frame and solid lid (Neenah R-1914-A, or approved equal) over all cleanouts.

9. Testing: Pressure test all sanitary sewer in accordance with the Minnesota Rules Sections 4714.712 and 4714.723. Concrete manholes and sewer lines shall be tested by negative pressure in accordance with ASTM C1214-19, ASTM C1244-17, or the Hydrostatic Test Method in section 1107.2.3(b). Test all flexible sanitary sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.

10. Install flexible watertight frame/chimney seals on all sanitary sewer maintenance holes in order to seal the outside of the chimney from the cast iron frame down to the cone. The seal shall be a continuous seamless band made of high quality EPDM (Ethylene Propylene Diene Monomer) rubber with a minimum thickness of 65 mills. Use Internal/External Adapter Seal as manufactured by Adaptor, Inc. (www.adaptorinc.com/wp-content/uploads/2019/04/ADAP_IEManholeSeal.pdf), Infi-Shield Uni-band one piece molded sealing system as manufactured bySealing Systems, Inc. (www.ssisealingsystems.com), or approved equal.

11. Use Neenah Foundry Co. R-1642 casting with self-sealing, solid, type B lid, or approved equal, on all sanitary sewer maintenance holes. Covers shall bear the "Sanitary Sewer" label.

12. Grease Interceptor: The grease interceptor shall be readily accessible. Manhole risers for grease interceptor tanks shall be provided with a substantial, fitted, gas-tight cover of concrete, steel, cast iron or other approved material. Manhole covers shall terminate at or above grade and shall have an approved locking device. A minimum 4x6-inch permanent label shall be affixed to the manhole cover, identifying the interceptor tank with the words GREASE INTERCEPTOR.

13. The minimum depth of cover for sanitary sewer without insulation is 5 feet. Insulate sanitary sewer services at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.

14. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Field verify that there is positive drainage at the outfall location. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.

15. All saddle tee or wye fittings must provide an integrally molded pipe stop in the branch for positive protection against service pipe insertion beyond the inside of the sewer main pipe wall.

16. Terminate all new sewer stubs with a water-tight gasketed cap properly braced in order to withstand the infiltration-exfiltration test. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at the end of all stubs.


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

Brian H. Munderloh

DATE: 02/27/26 REG. NO.: 23468

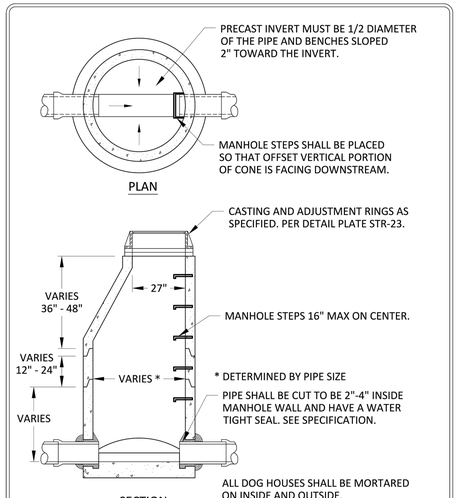
# UTILITY NOTES - CONVENIENCE STORE 1789 - COTTAGE GROVE, MINNESOTA

| NO. | DATE | DESCRIPTION |
|---|---|---|
| - | 22MAY25 | INTERNAL REVIEW 1 |
| - | 06AUG25 | INTERNAL REVIEW 2 |
| - | 19SEP25 | SUBMITTAL |
| - | 26JAN26 | CITY COMMENTS |
| - | 27FEB26 | CR3 |

| | |
|---|---|
| DRAWN BY | MW |
| SCALE | GRAPHIC |
| PROJ. NO. | 25-1789 |
| DATE | 04/21/2025 |
| SHEET | C401 |

KWIK TRIP PM: L.B.

The City of Cottage Grove's Standard Specifications for Street and Utility Construction shall govern for all improvements within the public right-of-way or drainage and utility easement.



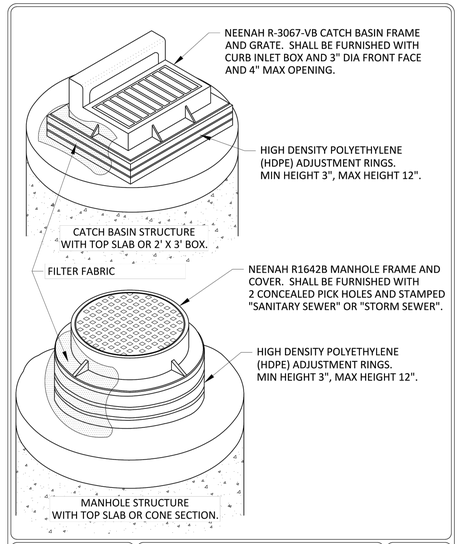

Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
SANITARY SEWER MANHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. SAN-1

48_SAN1.DWG



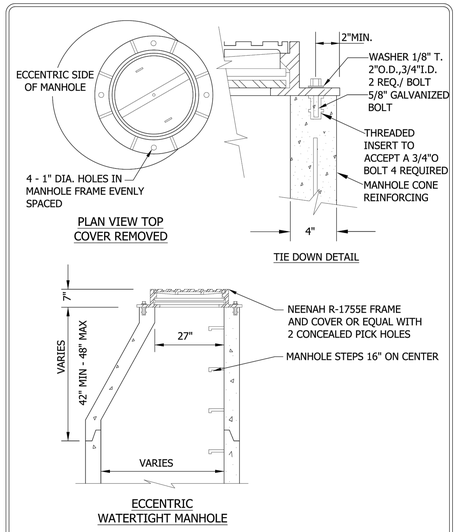

Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
CATCHBASIN AND MANHOLE ADJUSTMENT
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. STR-23

48_STR23.DWG



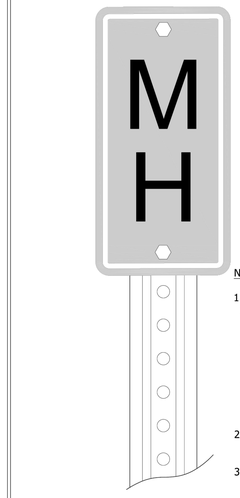

Cottage Grove — Where Pride and Prosperity Meet

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

JANUARY 2025

PLATE NO. SAN-5

48_SAN5.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.

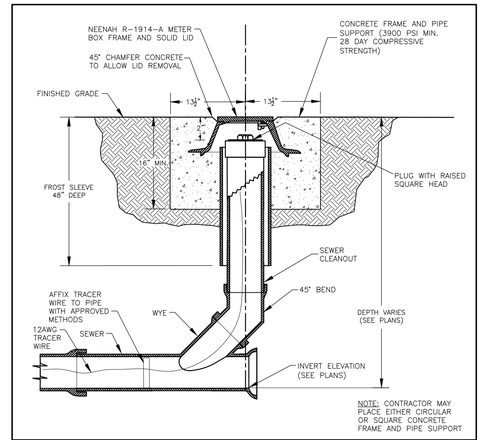
Cottage Grove — Where Pride and Prosperity Meet

STANDARD DETAILS
STRUCTURE MARKER SIGN
COTTAGE GROVE, MINNESOTA

JANUARY 2025

PLATE NO. STR-41

48_STR41.DWG




SEWER CLEANOUT

KWIK TRIP
KWIK STAR


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Brian H. Munderloh

Brian H. Munderloh

DATE: 02/27/26 REG. NO.: 23468

# CITY UTILITY STANDARD DETAILS

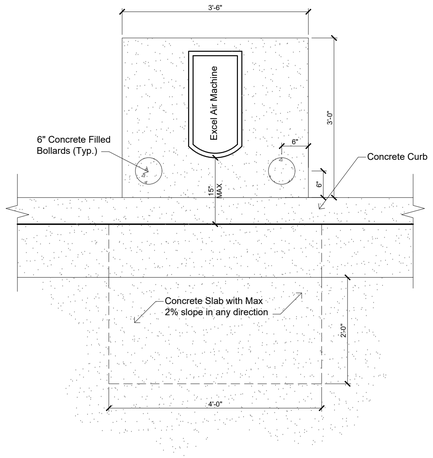
## CONVENIENCE STORE 1789

## - COTTAGE GROVE, MINNESOTA

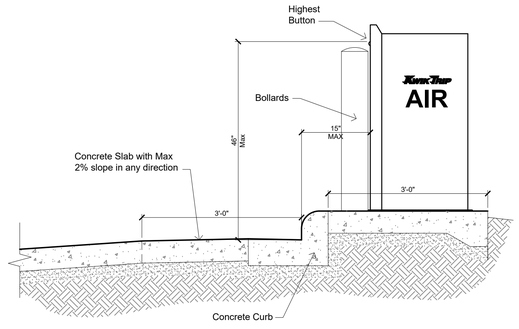
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DRAWN BY: MW
SCALE: GRAPHIC
PROJ. NO.: 25-1789
DATE: 04/21/2025
SHEET: C402

KWIK TRIP PM: L.B.



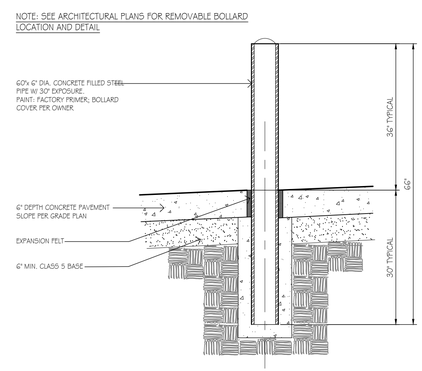


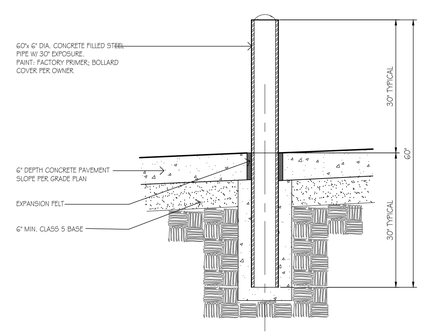

Plan View Detail
NTS

Side View Detail
NTS

2 | C500 AIR COMPRESSOR DETAIL
NOT TO SCALE




8 | C500 36" HEIGHT PIPE BOLLARD
SCALE - 3/8" = 1'-0"




9 | C500 30" HEIGHT PIPE BOLLARD
SCALE - 3/8" = 1'-0"

NOTES

DETAILS OF CONSTRUCTION AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT

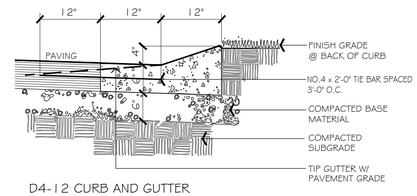
INTEGRAL CURB AND GUTTER SHALL CONFORM TO THE DETAILS SHOWN FOR CONCRETE CURB AND GUTTER INCLUDING THE TRANSVERSE GUTTER SLOPE.

TIE BARS ARE REQUIRED FOR CURB AND GUTTERS WHEN ADJACENT TO CONCRETE PAVEMENT

THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.

UNLESS OTHERWISE NOTED, FOR STAKING PURPOSES THE FACE OF CURB IS 6" FROM THE BACK OF CURB.

WHEN ADJACENT TO 8" PAVEMENT, PAM THICKNESS WILL BE 8" MIN




D4-12 CURB AND GUTTER

11 | C500 CONCRETE CURB DETAIL
SCALE - 3/4" = 1'-0"

NOTES

DETAILS OF CONSTRUCTION AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT

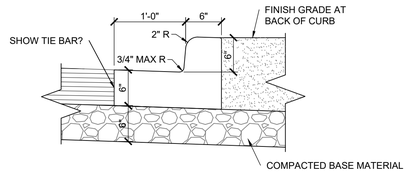
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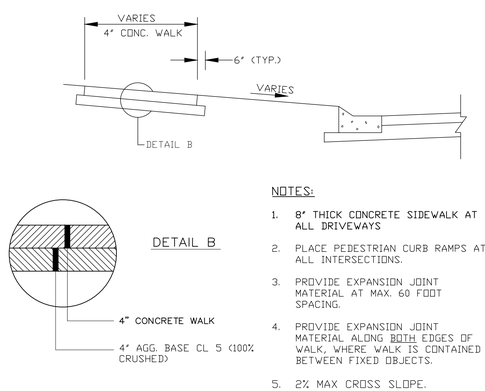
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WHEN ADJACENT TO 8" PAVEMENT, PAM THICKNESS WILL BE 8" MIN




B6-12 CURB AND GUTTER

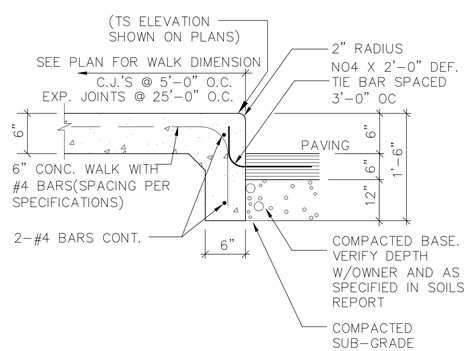
11 | C500 CONCRETE CURB DETAIL
SCALE - 3/4" = 1'-0"



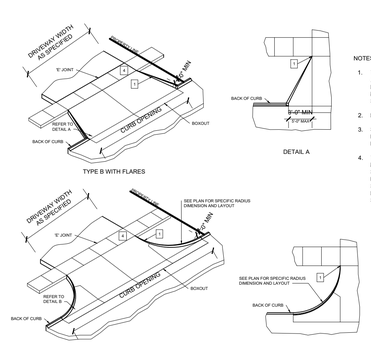

NOTES:

1. 8" THICK CONCRETE SIDEWALK AT ALL DRIVEWAYS
2. PLACE PEDESTRIAN CURB RAMPS AT ALL INTERSECTIONS.
3. PROVIDE EXPANSION JOINT MATERIAL AT MAX. 60 FOOT SPACING.
4. PROVIDE EXPANSION JOINT MATERIAL ALONG BOTH EDGES OF WALK, WHERE WALK IS CONTAINED BETWEEN FIXED OBJECTS.
5. 2% MAX CROSS SLOPE.

3 | C500 CONCRETE WALK/ PAD DETAIL
NOT TO SCALE



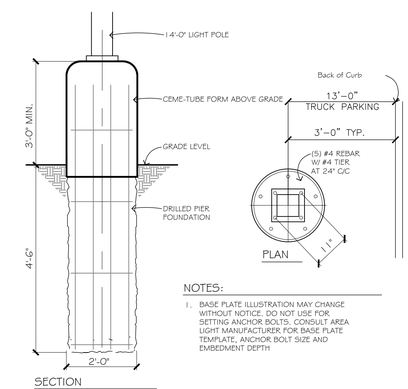

7 | C500 SIDEWALK/ CURB DETAIL
NOT TO SCALE




NOTES

1. TRANSITION THE CURB HEIGHT TO 0" AT END TAPER/RADIUS OR AT THE FRONT EDGE OF THE SIDEWALK. DO NOT EXTEND RAISED CURB CROSS SIDEWALK.
2. PAVEMENT THICKNESS: 8 INCHES
3. SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
4. TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0% IF SPECIFIED IN THE CONTRACT DOCUMENTS. CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.

10 | C500 CONCRETE APPROACH DETAIL
NOT TO SCALE




NOTES:

1. BASE PLATE ILLUSTRATION MAY CHANGE WITHOUT NOTICE. DO NOT USE FOR SETTING ANCHOR BOLTS. CONSULT AREA LIGHT MANUFACTURER FOR BASE PLATE TEMPLATE, ANCHOR BOLT SIZE AND EMBEDMENT DEPTH

12 | C500 ROUND AREALIGHT FOUNDATION
SCALE - 1/2"= 1'-0"

KWIK TRIP
KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

insites
SITE PLANNING LANDSCAPE ARCHITECTURE
4209 Lancaster Lane North Suite 113
Plymouth, Minnesota 55441
763.383.8400
insitesinc.net mail@insitesinc.net

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 Landscape Architect under the laws of the State of Minnesota.

Date 2-2026 License No. 19306

Signed Robert J. Mueller

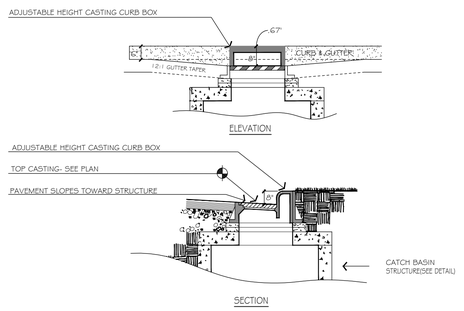
CONVENIENCE STORE 1789
-- COTTAGE GROVE, MINNESOTA

| NO. | DATE | DESCRIPTION |
|---|---|---|
| - | 22MAY25 | INTERNAL REVIEW 1 |
| - | 06AUG25 | INTERNAL REVIEW 2 |
| | 19SEP25 | SUBMITTAL |
| | 26JAN26 | CITY COMMENTS |
| | 27FEB26 | CK3 |

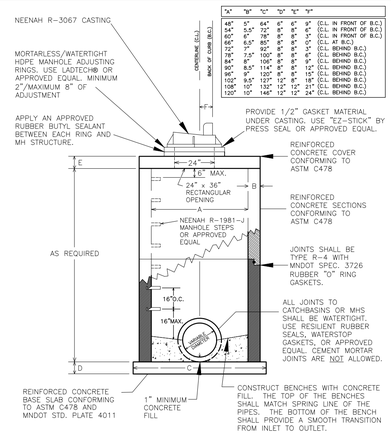
DRAWN BY
SCALE GRAPHIC
PROJ. NO. 25-1789
DATE 02/27/2026
SHEET C500

INSITES 25-0 © PM LB

NOTE: THIS CURB CONSTRUCTION DETAIL IS TO BE USED AT LOW POINTS WHEN INDICATED ON PLAN. SEE GRADE PLAN FOR SPECIFIC CURB ELEVATIONS THAT REFLECT 8" DIFFERENCE FROM TOP OF CURB TO CASTING (SEE ACTUAL CB DETAILS FOR STRUCTURE INFO.)

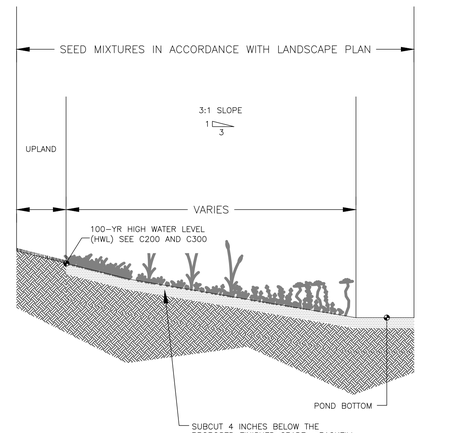



4 | C501 — CURBLINE DETAIL AT CATCHBASIN CURB/PAVEMENT LOW POINTS (SPECIFIC LOCATIONS)
NOT TO SCALE



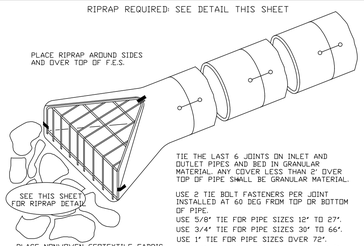

| "A" | "B" | "C" | "D" | "E" | "F" |
|---|---|---|---|---|---|
| 48" | 5" | 64" | 8" | 8" | 8" (CL. IN FRONT OF B.C.) |
| 54" | 5.5" | 72" | 8" | 8" | 8" (CL. IN FRONT OF B.C.) |
| 60" | 6" | 80" | 8" | 8" | 8" (CL. IN FRONT OF B.C.) |
| 72" | 7.5" | 96" | 8" | 8" | 8" (CL. BEHIND B.C.) |
| 78" | 8" | 102" | 8" | 8" | 8" (CL. BEHIND B.C.) |
| 78" | 7.5" | 100" | 8" | 8" | 8" (CL. BEHIND B.C.) |
| 84" | 8" | 108" | 8" | 8" | 8" (CL. BEHIND B.C.) |
| 90" | 8.5" | 114" | 8" | 8" | 12" (CL. BEHIND B.C.) |
| 96" | 9" | 120" | 8" | 8" | 15" (CL. BEHIND B.C.) |
| 102" | 9.5" | 127" | 12" | 8" | 18" (CL. BEHIND B.C.) |
| 108" | 10" | 132" | 12" | 12" | 21" (CL. BEHIND B.C.) |
| 120" | 10" | 146" | 12" | 12" | 24" (CL. BEHIND B.C.) |

7 | C501 — STANDARD STORM SEWER CATCHBASIN
NOT TO SCALE




12 | C501 — DRY POND CROSS-SECTION – NO LINER
NOT TO SCALE

RIPRAP REQUIRED: SEE DETAIL THIS SHEET



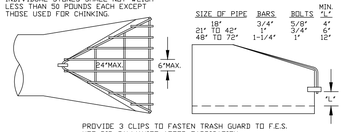

TIE THE LAST 6 JOINTS ON INLET AND OUTLET PIPES AND BED IN GRANULAR MATERIAL. ANY COVER LESS THAN 2' OVER TOP OF PIPE SHALL BE GRANULAR MATERIAL.

USE 2 TIE BOLT FASTENERS PER JOINT INSTALLED AT 60 DEG FROM TOP OR BOTTOM OF PIPE.
USE 5/8" TIE FOR PIPE SIZES 12" TO 27".
USE 3/4" TIE FOR PIPE SIZES 30" TO 66".
USE 1" TIE FOR PIPE SIZES OVER 72".

NUTS AND WASHERS ARE NOT REQUIRED ON PIPE SIZE LESS THAN 21".

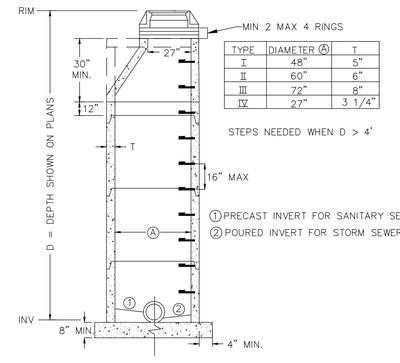
TRASH GUARDS WILL BE REQUIRED ON 18" OR LARGER PIPE. IN PLACE OF TRASH GUARDS ENERGY DISSIPATORS MAY BE USED.

| SIZE OF PIPE | BARS | BOLTS | MIN. "L" |
|---|---|---|---|
| 18" | 3/4" | 5/8" | 4" |
| 21" TO 42" | 1" | 3/4" | 6" |
| 48" TO 72" | 1-1/4" | 1" | 12" |




PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO F.E.S. HOT DIP GALVANIZE AFTER FABRICATION.

2 | C501 — FLARED END SECTION WITH TRASH GUARD
NOT TO SCALE

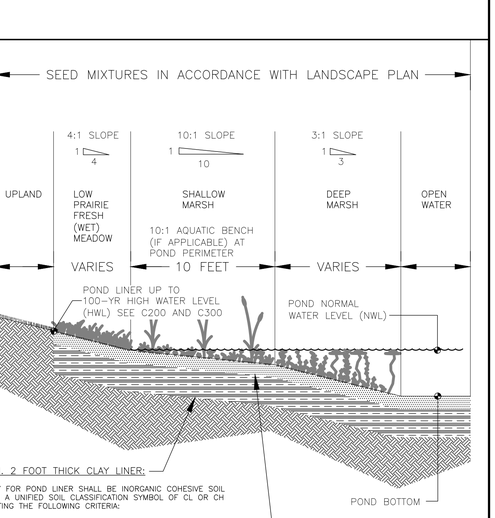



| TYPE | DIAMETER (A) | T |
|---|---|---|
| I | 48" | 5" |
| II | 60" | 6" |
| III | 72" | 8" |
| IV | 27" | 3 1/4" |

STEPS NEEDED WHEN D > 4'

① PRECAST INVERT FOR SANITARY SEWERS.
② POURED INVERT FOR STORM SEWERS.

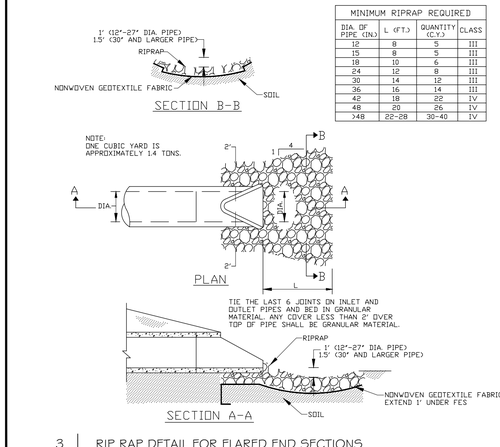
8 | C501 — PRECAST REINFORCE CONC. MANHOLE
NOT TO SCALE




CLAY FOR POND LINER SHALL BE INORGANIC COHESIVE SOIL WITH A UNIFIED SOIL CLASSIFICATION SYMBOL OF CL OR CH MEETING THE FOLLOWING CRITERIA:

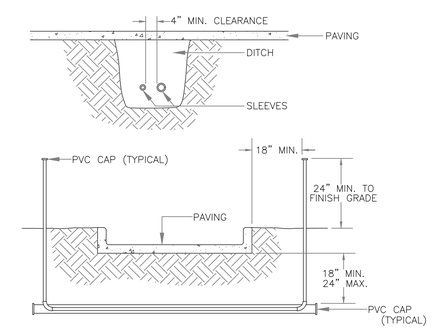
- LIQUID LIMIT (LL): LL > 25 WITH NONE LESS THAN 20.
- PLASTICITY INDEX (PI): PI > 12 WITH NONE LESS THAN 10.
- PERCENT FINER THAN #200 SIEVE: > 50% (WET SIEVE).
- PERCENT FINER THAN 1 INCH: > 95%.
- MAXIMUM PARTICLE SIZE: 2 INCH (DRY SIEVE).
- LINER THICKNESS: 2.0 FEET MIN.
- COMPACTION REQUIREMENT: 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY AND 90% FOR MODIFIED PROCTOR.
- MAXIMUM HYDRAULIC CONDUCTIVITY OF COMPACTED SAMPLE AT 95% OF MAXIMUM DENSITY (ASTM D-698): 1x10E-7 CM/SEC.
- CLAY INSTALLED WET OF OPTIMUM IF USING STANDARD PROCTOR, AND 2% WET OF OPTIMUM IF USING MODIFIED PROCTOR.
- SMOOTH DRUM COMPACTION EQUIPMENT IS NOT ALLOWED FOR CLAY COMPACTION.
- CLAY SHALL BE PLACED IN LIFTS OF NO GREATER THAN 6" PRIOR TO COMPACTION.
- CLAY SHALL BE DISKED OR OTHERWISE MECHANICALLY PROCESSED BEFORE COMPACTION TO BREAK UP CLODS. MAXIMUM CLOD SIZE IS 4".

11 | C501 — POND CROSS-SECTION
NOT TO SCALE




| MINIMUM RIPRAP REQUIRED | | | |
|---|---|---|---|
| DIA. OF PIPE (IN.) | L (FT.) | QUANTITY (C.Y.) | CLASS |
| 12 | 8 | 5 | III |
| 15 | 8 | 5 | III |
| 18 | 10 | 6 | III |
| 24 | 12 | 8 | III |
| 30 | 14 | 12 | III |
| 36 | 16 | 14 | III |
| 42 | 18 | 22 | IV |
| 48 | 20 | 26 | IV |
| >48 | 22-28 | 30-40 | IV |

3 | C501 — RIP RAP DETAIL FOR FLARED END SECTIONS
NOT TO SCALE




NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCH 40 PVC PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

9 | C501 — TYPICAL SLEEVING
NOT TO SCALE

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insites
SITE PLANNING LANDSCAPE ARCHITECTURE
4209 Lancaster Lane North Suite 113
Plymouth, Minnesota 55441
763.383.8400
insitesmn.net mail@insitesmn.net


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 Landscape Architect under the laws of the State of Minnesota.

Date 2-2026 License No. 19306

Signed Robert J. Mueller

# SITE PLAN DETAILS

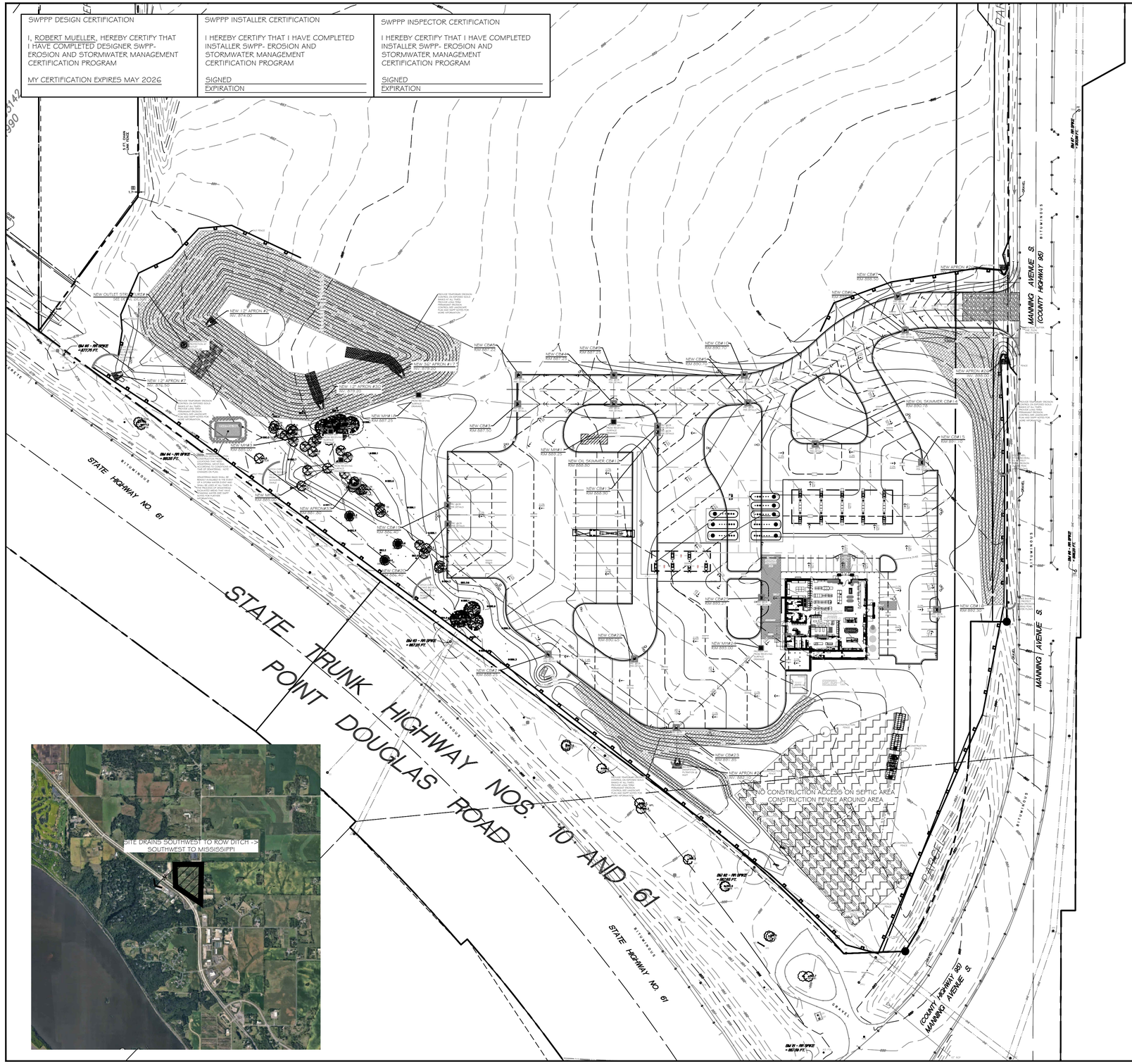
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| - | 27FEB26 | OR3 |

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 25-1789
DATE 02/27/2026
SHEET C501

INSITES 25-0107 PM LB

| SWPPP DESIGN CERTIFICATION | SWPPP INSTALLER CERTIFICATION | SWPPP INSPECTOR CERTIFICATION |
|---|---|---|
| I, ROBERT MUELLER, HEREBY CERTIFY THAT I HAVE COMPLETED DESIGNER SWPP-EROSION AND STORMWATER MANAGEMENT CERTIFICATION PROGRAM<br><br>MY CERTIFICATION EXPIRES MAY 2026 | I HEREBY CERTIFY THAT I HAVE COMPLETED INSTALLER SWPP- EROSION AND STORMWATER MANAGEMENT CERTIFICATION PROGRAM<br><br>SIGNED<br>EXPIRATION | I HEREBY CERTIFY THAT I HAVE COMPLETED INSTALLER SWPP- EROSION AND STORMWATER MANAGEMENT CERTIFICATION PROGRAM<br><br>SIGNED<br>EXPIRATION |


STATE HIGHWAY NO. 61
STATE TRUNK HIGHWAY NOS. 10 AND 61
POINT DOUGLAS ROAD
MANNING AVENUE S
(COUNTY HIGHWAY 80)
(COUNTY HIGHWAY 80) MANNING AVENUE S
PARCEL
NO CONSTRUCTION ACCESS ON SEPTIC AREA
CONSTRUCTION FENCE AROUND AREA
BITUMINOUS
GRAVEL
NEW CB#1
NEW CB#2
NEW CB#3
NEW CB#4
NEW CB#5
NEW CB#6
NEW CB#7
NEW CB#8
NEW CB#9
NEW CB#10
NEW CB#11
NEW CB#12
NEW CB#13
NEW CB#14
NEW CB#15
NEW CB#16
NEW CB#17
NEW CB#18
NEW CB#19
NEW CB#20
NEW CB#21
NEW CB#22
NEW CB#23
NEW MH#1
NEW MH#2
NEW MH#3
NEW MH#4
NEW MH#5
NEW OIL SKIMMER CB#14
NEW OIL SKIMMER CB#15
NEW APRON #16
NEW APRON #17
NEW APRON #18
NEW APRON #19
NEW APRON #20
NEW APRON #21
NEW APRON #22
NEW APRON #23
NEW APRON #24
NEW APRON #25
NEW OUTLET RISER #1
NEW OUTLET RISER #2
NEW OUTLET RISER #3
NEW OUTLET RISER #4
NEW 12" APRON #1
NEW 12" APRON #2
NEW 12" APRON #3
NEW 12" APRON #4
NEW 12" APRON #5
NEW 12" APRON #6
NEW 12" APRON #7
NEW 12" APRON #8
NEW 12" APRON #9
NEW 12" APRON #10
NEW 12" APRON #11
NEW 12" APRON #12
NEW 12" APRON #13
NEW 12" APRON #14
NEW 12" APRON #15
NEW 12" APRON #16
NEW 12" APRON #17
NEW 12" APRON #18
NEW 12" APRON #19
NEW 12" APRON #20
NEW 12" APRON #21
NEW 12" APRON #22
NEW 12" APRON #23
NEW 12" APRON #24
NEW 12" APRON #25
SW-12 - RIP RAP - 1600 SQ. FT.
SW-13 - RIP RAP - 1600 SQ. FT.
SW-14 - RIP RAP - 1600 SQ. FT.
SW-15 - RIP RAP - 1600 SQ. FT.
SW-16 - RIP RAP - 1600 SQ. FT.

## GENERAL STORMWATER POLLUTION PREVENTION:

Apply for and obtain the General Storm Water Permit for Construction Activity from the Minnesota Pollution Control Agency.

Storm Water Pollution Prevention Plan (SWPPP): The SWPPP includes this narrative, Plan Sheets C500-501 and C600, and the Storm water Management Calculations. Keep a copy of the SWPPP, all changes to it, and inspections and maintenance records at the site during the construction. During the construction process the SWPPP will have to be amended to the changes performed by the contractor. the owner shall be aware of the amendments prior to changes made in the SWPPP. All notes, photographs, recorded dates, sketches, references, and diagrams will have to be recorded and made available as part of the SWPPP permit.

Individual(s) preparing the SWPPP for the project, overseeing implementation of the SWPPP, revising and amending the SWPPP, and at least one individual on the project performing installation, inspection, maintenance, and repairs of BMP's must be trained. The training must be done by a local, state, federal agencies; professional organization; or other entities with expertise in erosion prevention, sediment control, or permanent Storm water management. Training information and those certified must be noted in the SWPPP. Documentation of this information must be included in the SWPPP or made available within 72 hours. All trained individuals must be identified, including DESIGNER, INSTALLER and INSPECTOR.

Responsible Parties: The contractor must designate a person knowledgeable and experienced in the application of erosion prevention and sediment control BMPs who will oversee the implementation of the SWPPP, and the installation, inspection, and maintenance of the erosion prevention and sediment control BMPs before and during construction.

CONTACT LEAH BERLIN
KWIK TRIP INC
1626 OAK STREET
LACROSSE, WI 54602
608-793-6461

The owner is responsible for identifying who will have responsibility for the long term operation and maintenance of the permanent storm water management systems.

## SITE INVESTIGATION, INSTALLATION, IMPLEMENTATION :

Contractor shall ensure a trained person will oversee the installation of all devices. Name and certification of individual(s) responsible for installation shall be in the SWPPP. those individuals include those overseeing implementation and/or performing or supervising the installation.

1. Prior to any work, contractor shall visit the site, document existing conditions as necessary(photos, notes, etc) and note existing drainage patterns on and off site that are related to the project. Installer and inspector of the SWPPP shall determine on site if there are additional ways to create buffer zones and or phasing of the project construction to limit the extent of exposed soils. If this is determined to be helpful, the SWPPP shall be amended accordingly. These notes and changes shall be part of the SWPPP.

2. Install all temporary erosion and sediment control measures including silt fence, rock construction entrance(s), erosion control berms, rock filters, silt sacks, rock /earth berms, and sedimentation basins. Protect all receiving waters, catch basins, ditches, inlets etc. in and around the site. All protective and preventative measures must be in place and inspected prior to beginning site clearing, grading, or other land-disturbing activity.

3. Prior to beginning site clearing and grading, protect all storm sewer inlets that receive runoff from disturbed areas. In order to prevent sediment from leaving the site and entering the downstream storm sewer system, seal all storm sewer inlets that are not needed for site drainage during construction. Protect all other storm sewer inlets by installing sediment control devices, such as silt sacks, or rocked filtration logs/weirs. Straw bales or fabric under the grates are not acceptable forms of inlet protection. Protect new storm sewer inlets as they are completed. Maintain storm sewer inlet protection in place until all sources with potential for discharging to the inlets are stabilized.

4. Before beginning construction, install a TEMPORARY ROCK CONSTRUCTION ENTRANCE at each point where vehicles exit the construction site When at all possible contractor shall designate only one access point for vehicles entering and exiting the site. The rock on the entrance will have to be inspected daily and replaced or rock supplemented by the contractor when over 50% of the voids in the rock are filled. A cleaning station should be made available to drivers and visibly signed to see. Provide shovels, brooms and/or hose with a wash out area so soils can be removed from vehicles on site.

5. Avoid entire removal of trees and surface vegetation all at once whenever possible as this limits the amount of site susceptible to erosion. Schedule construction zones and note this on the SWPPP in order to expose the smallest practical area of soil at any given time. Utilize vegetation removed by on site grinding and mulching and using this material to protect the soil from erosion.

6. Areas That Discharge to Special or Impaired Waters: As a general rule for areas draining less than 10 acres, additional or alternative measures shall take place which include but are not limited to installing multiple lines of silt fence, constructing small basins/sediment collection ditches, vegetative strips, tarps, mulching or forms of temporary vegetation. Following initial soil disturbance or re-disturbance, complete permanent or temporary stabilization against erosion due to rain, wind, and running water within 7 calendar days on all disturbed or graded areas. This requirement does not apply to those areas that are currently being used for material storage on a daily basis or for those areas in which grading, site building, or other construction activities are actively underway. Provide temporary cover on all stacked topsoil piles, and other areas of stockpiled excavated material in order to prevent soil erosion and rapid runoff during the construction period. Stockpiles can be mulched,covered with poly or fabric, and or seeded during prolonged exposure. Prolonged periods of open, bare earth without grass cover will not be permitted. Stabilize all disturbed green-space areas with a minimum of 4" topsoil immediately after final sub-grade completion. Seed and mulch, or sod and protect these areas within 48 hours after completion of final grading work (weather permitting). Stabilize all disturbed areas to be paved using early application of gravel base. Stabilize the normal wetted perimeter of any temporary or permanent drainage ditch that conveys water from the construction site, or diverts water around the construction site, within 200 lineal feet from the property edge, or within 200 feet from the point of discharge to any surface water. Stabilize temporary or permanent drainage ditches within 24 hours of connecting to a surface water. Protect outfalls minimum of 200feet down stream and to the side of the discharge point. Additional settling "pots" achieved by filter logs or filtered stick bales staked in the channel will dissipate the water energy. Provide pipe outlets with temporary or permanent energy dissipation within 24 hours of connection to a surface water.

7. Receiving Waters - It is the contractors responsibility to inspect the site discharge point as well as downstream to the receiving body of water(pond, lake, stream, etc.) on a regular basis including after each storm event and document if any differences or changes in normal in discharge and if material is leaving the construction site. If so it shall be documented and removed immediately. Contractor shall be aware of DNR "water restrictions" during specified fish spawning time frames and all exposed soil areas that are within 200 feet of the waters edge, and drain to these waters must complete the stabilization activities within 24 hours of the restriction period.

NOTE: ALL EROSION AND SEDIMENT CONTROL DEVICES WILL BE CHECKED BY THE CONTRACTOR AFTER EACH STORM EVENT AND BE MAINTAINED, OR IMPROVED UPON AFTER EVERY STORM EVENT TO ENSURE ADEQUATE PERFORMANCE.

## POLLUTION CONTROL:

1. Designate a Concrete Wash-out and truck wash area:
   Make it visible in the field to vehicle operators and note this on the SWPPP.

   a. When washouts occur on the site, concrete washout water must be contained in a leak-proof containment facility or impermeable liner. Liquid and solid wastes may not touch the ground and there must not be runoff from the concrete washout operations or areas.

   b. Limit external washing of trucks and other construction vehicles to a defined area preferably before the construction access/exit point. Wash vehicles only on an area stabilized with stone that drains into an approved sediment trapping device. Contain runoff and properly dispose of waste. Engine degreasing is prohibited.

2. Solid Waste: Properly dispose of collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris, and other wastes in compliance with Minnesota Pollution Control Agency requirements.

3. Hazardous Materials: Properly dispose of all waste and unused building materials (including garbage debris, cleaning wastes, oil, gasoline, paint, wastewater, toxic materials, and hazardous materials) off-site. Do not allow waste and unused building materials to be carried by runoff into a receiving channel or storm sewer system. Properly store oil, gasoline, paint, and other hazardous materials in order to prevent spills, leaks, or other discharge. Include secondary containment. Restrict access to storage areas in order to prevent vandalism. Storage and disposal of hazardous materials must be in compliance with MPCA regulations.

4. Machinery: and mechanized equipment that leaks waste shall have a protective barrer or containment under the device adequate to contain the waste. Properly dispose of the waste.

5. Emergency spill station: Contractor shall locate and sign an emergency spill station that has necessary containment or cleanup devices for all workers to access.

## EROSION CONTROL :

Apply necessary moisture to the construction area and haul roads to prevent the spread of dust.

Contractor shall utilize coarsely ground wood and tree mulches to cover exposed soils. Mulches shall be stored on site to supplement and use in problem areas during all phases of the construction project.

Contractor shall uses star tack or other organic substances in situations to prevent soil from eroding away by wind or rain.

Whenever possible contractor shall grade areas of soil to limit potential of erosion, to include tracking perpendicular to fall line of grades as well as diverting water flows from problematic areas on the site.

Seeding, fiber blankets, poly/tarps or cover mulches, disked mulches and compost can be used to cover temporarily exposed areas from wind and rain. Other methods by the contractor shall be documented in the SWPPP.

## SEDIMENT CONTROL:

Inlet Sediment Control Protection Devices:
The following area approved Inlet Sediment Control Devices:

a. Road Drain Top Slab Model RD 23 (fits rough opening for 2'x3' inlet), Road Drain Top Slab Model RD 27 (fits rough opening for 27" inlet), or Road Drain Top Slab Model CG 3067 (fits Neenah Casting with 35-1/4"x17-3/4" dimensions) manufactured by:
WIMCO
799 Theis Drive
Shakopee, MN, 55379
Phone (952) 233-3055
*or approved equal*

b. Silt Sack manufactured by:
ACF ENVIRONMENTAL
2831 Cardwell Road
Richmond, VA, 23234
Phone (800) 448-3636
*or approved equal*

c. InfraSafe Sediment Control Barrier. Install geotextile sock on the outside of the barrier in order to trap additional fines. Standard frames are available to fit 24" to 30" diameter and 2'x3' openings.
Distributed by:
ROYAL ENTERPRISES AMERICA
30622 Forest Boulevard
Stacy, MN, 55079
Phone (651) 462-2130
*or approved equal*

d. Ridge Bag Rock Log. Use rock logs only for curb inlets after pavement is in place.
Manufactured by RED BARN RIDGE, 3135
County Road 136, Saint Cloud, MN, 35301
Phone (320) 253-3744
*or approved equal*

e. Inflatable drain plugs by Interstate Products www.interstateproducts.com or approved equal

Riprap:
Place a 450 mm (18 inch) thick layer of MNDOT 3601 Class III riprap onto a 225 mm (9 inch) thick layer of MNDOT 3601.2.B granular filter material at locations indicated on the plan in accordance with MNDOT 2511. Install two layers of MNDOT 3733 Type IV Geotextile fabric beneath the granular filter material. At pipe outfalls configure the installation as shown on MNDOT Standard Plate No. 3133C for the size of pipe indicated and extend the geotextile fabric under the culvert apron a minimum of 3 feet. For pipe sizes smaller than 300 mm (12 inch) diameter, the minimum quantity of riprap and filter blanket shall be no less than that required for 300 mm (12 inch) diameter pipes.

Silt Fence:
Install silt fence along the contour (on a level horizontal plane) with the ends turned up (J-hooks) in order to help pond water behind the fence. Install the silt fence on the uphill side of the support posts. Provide a post spacing of 1.2 m (4 feet) or less. Drive posts at least 0.6 m (2 feet) into the ground. Anchor the silt fence fabric in a trench at least 152 mm (6 inches) deep and 152 mm (6 inches) wide dug on the up-slope side of the support posts. Lay the fabric in the trench and then backfill and compact with a vibratory plate compactor. Make any splices in the fabric at a fence post. At splices, overlap the fabric at least 152 mm (6 inches), fold it over, and securely fasten it to the fence post. Silt fence supporting posts shall be 51 mm (2 inch) square or larger hardwood, pine, or standard T- or U-section steel posts. T- or U-section steel posts shall weigh not less than 1.8602 kg per meter (1.25 lb per lineal foot). Posts shall have a minimum length of 1524 mm (5 feet). Posts shall have projections to facilitate fastening the fabric and prevent slippage. Geo-textile fabric shall meet the requirements of MNDOT Standard Specification 3886 for pre-assembled silt fence, furnished in a continuous roll in order to avoid splices. Geo-textile fabric shall be uniform in texture and appearance and have no defects, flaws, or tears. The fabric shall contain sufficient ultraviolet (UV) ray inhibitor and stabilizers to provide a minimum two-year service life outdoors. Fabric color shall be international orange. In high traffic areas contractor shall reinforce silt fence with wire fencing and metal posts. extreme circumstances will require temporary concrete median sections to support material backing of stock piled soil or filled earth.

Install silt-fence, or other effective sediment controls, around all temporary soil stockpiles. Locate soil or dirt stockpiles containing more than 10 cubic yards of material such that the down-slope drainage length is no less than 8 m (25 feet) from the toe of the pile to a roadway or drainage channel. If remaining for more than seven days, stabilize the stockpiles by mulching, vegetative cover, tarps, or other means. Control erosion from all stockpiles by placing silt fence barriers around the piles. During street repair, cover construction soil or dirt stockpiles located closer than 8 m (25 feet) to a roadway or drainage channel with tarps, and protect storm sewer inlets with silt sacks or staked silt-fence. Do not stock pile soil or material near catch basins or drainage ways.

Temporary Rock Construction Entrance:
Use 25 mm (1 inch) to 50 mm (2 inch) diameter rock, MNDOT Standard Specification 3137 CA-1, CA-2, CA-3, or equal Coarse Aggregate. Place the aggregate in a layer at least 152 mm (6 inches) thick across the entire width of the entrance. Extend the rock entrance at least 15 m (50 feet) into the construction zone. Use a MNDOT Standard Specification 3733 Type V permeable geo-textile fabric material beneath the aggregate in order to prevent migration of soil into the rock from below. Maintain the entrance in a condition that will prevent tracking or flowing of sediment onto paved roadways. Provide periodic top dressing with additional stone as required. Close entrances not protected by temporary rock construction entrances to all construction traffic.

Temporary Sediment Basins
In the construction process or if noted on the plan the contractor shall construct temporary sediment basin(s). the basin shall be constructed before other construction starts. As per general rule the sediment basin shall be sized appropriately to a capacity related to the drainage area on a ratio of 3,600 cubic feet of sediment storage per acre of drainage zone entering the basin. Sediment basin shall be fenced if side slope exceed 4:1. Basins shall be inspected after every rainfall even. Sediment shall be removed at time of 1/2 the wetted volume/depth if filled. Sediment material shall be removed and stabilized. If changes to the basin are made, document and amend the SWPPP.

## DEWATERING:

If de-watering is required and sump pumps are used, all pumped water must be discharged through an erosion control facility (temporary sedimentation basin, grit chamber, sand filter, up-flow chamber, hydro-cyclone, swirl concentrator, de-watering bag-not less than 100NTU's or other appropriate facility). Contractor shall allow silt and sediment to settle out in sediment basin prior to discharge and leaving the construction site. Proper energy dissipation must be provided at the outlet of the pump system. Discharge clear water only to vegetated areas, and must be discharged in a manner that does not cause nuisance conditions such as erosion in receiving channels or down slope properties. To achieve better separation of the material suspended in the water where soils are high in clay content, a biodegradable not toxic flocculent agent may be required.

If the contractor determines that de-watering will be necessary, a de-watering plan may have to be submitted to the watershed and/or DNR by the contractor for approval. A trench permit may also have to be submitted and will be the responsibility of the contractor. Water pumped from the site shall be pumped and treated for water quality per watershed and/or DNR.

Wet Basin gravity fed draw down shall be performed with a floating head intake "Faircloth skimmer" or similar device to remove clear un-silted water column in the ponds or temporary basins or excavated areas. Should areas need to be pumped contractor shall use a "Hale floating pump" to drawn down areas below gravity fed inverts.

For more information and materials on de-watering go to by Interstate Products www.interstateproducts.com
www.haleproducts.com and www.faircloth skimmer.com

## INSPECTIONS-MAINTENANCE-DAILY RECORD-AMEND THE SWPP PLAN

Contractor must ensure that a trained person will oversee and inspect the construction site at least once every 7 days during active construction and within 24 hours after rainfall events greater that 0.5 inches in 24 hours.. Following an inspection that occurs within 24 hours after a rainfall event, the next inspection must be conducted within 7 days after the rainfall event. Note date and time in the SWPPP documents and name of person doing the inspections. Any changes made as the result of the inspection must be documented in the SWPPP.

1. Inspect all erosion and sediment control devices, stabilized areas, and infiltration areas on a daily basis until land-disturbing activity has ceased. Thereafter, inspect at least on a weekly basis until vegetative cover is established. Inspect all erosion and sediment control devices, stabilized areas, and infiltration areas within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. Remove accumulated sediment deposits from behind erosion and sediment control devices as needed. Do not allow sediment to accumulate to a depth of more than one-third of the height of the erosion and sediment control devices. Immediately replace deteriorated, damaged, rotted, or missing erosion control devices. Document inspections and dates of rainfall events. Maintain a written log of all inspection, maintenance, and repair activities related to erosion and sediment control facilities. All nonfunctional BMPs must be repaired, replaced, or supplemented with functional BMPs within 24 hours after discovery, or as soon as field conditions allow access.

2. All inspections and maintenance activities must be recorded in writing DAILY in a detailed record(notes, photographs, sketches, etc, and kept with the SWPPP.

3. Remove all soils and sediments tracked or otherwise deposited onto adjacent property, pavement areas, sidewalks, streets, and alleys. Removal shall be on a daily basis throughout the duration of the construction. Clean paved roadways by shoveling or wet-sweeping. Do not dry sweep. If necessary, scrape paved surfaces in order to loosen compacted sediment material prior to sweeping. Haul sediment material to a suitable disposal area. Street washing is allowed only after sediment has been removed by shoveling or sweeping.

4. All soil hauled from the site shall be accounted for and documented in the SWPP. Its final destination and how the soil has been stored and stabilized.

5. Maintain all temporary erosion and sediment control devices in place until the contributing drainage area has been stabilized (hard-surfaced areas paved and vegetation established in green-space). Repair any rilling, gully formation, or washouts. After final establishment of permanent stabilization, remove all temporary synthetic, structural, and non-biodegradable erosion and sediment control devices and any accumulated sediments. Dispose-of off site. Restore permanent sedimentation basins to their design condition immediately following stabilization of the site.

6. Clean sedimentation basins, storm sewer catch basins, ditches, and other drainage facilities as required in order to maintain their effectiveness. Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches 1/2 of the storage volume. Drainage and removal must be completed within 72 hours, or as soon as field conditions allow access.

7. Inspect infiltration areas to ensure that no sediment from ongoing construction activities is accumulating. Remove sediment immediately ensuring sub-soils are not compacted by machinery.

8. Every vehicle shall not track material off-site. Clean the wheels of construction vehicles in order to remove soils before the vehicles leave the construction site. Wash vehicles only on an area stabilized with stone that drains into an approved sediment trapping device.

9. Reinforce erosion control facilities in areas where concentrated flows occur (such as swales, ditches, and areas in front of culverts and catch basins) by backing them with snow fence, wire mesh, or stiff plastic mesh reinforcement until paving and turf establishment operations have been completed. Posts for the reinforcing fence shall be 100 mm (4 inch) diameter wood posts, or standard steel fence posts weighing not less than 0.59 kg (1.3 lbs) per lineal foot, with a minimum length of 762 mm (30 inches) plus burial depth. Space posts for the reinforcing fence at intervals of 3 m (10 feet) or less. Drive posts for the reinforcing fence at least 0.6 m (2 feet) into the ground.

## GENERAL SOIL STABILIZATION:
(SEE LANDSCAPE PLAN FOR MORE INFORMATION)

Establishment of lawn, prairie/wildflower and/or plant bed areas will be noted on the landscape plan to ensure stabilization of soils, re-staking of sod where applicable, proper watering and mulch maintenance will be required. Inspect seeded or sodded areas on a timely day-to-day basis. In the event of a seeding failure, reseed and re-mulch the areas where the original seed has failed to grow and perform additional watering as necessary at no additional cost to the Owner. Special maintenance provisions for wild and prairie grass seeded areas as noted in the landscape plan. Promptly replace all sod that dries out to the point where it is presumed dead and all sod that has been damaged, displaced, weakened, or heavily infested with weeds at no additional cost to the Owner.

In areas to be temporarily seeded, use seed mixture equivalent to MNDOT No. 21-113 (Soil Building Cover Crop). Apply seed mixture at a rate of 110 lb per acre in accordance with MNDOT Standard Spec. 3876-1. For permanent turf stabilization (not sodded) use seed mixture equivalent to MNDOT No. 25-131(Low Maintenance Turf). Apply seed mixture at a rate of 220 lb per acre in accordance with MNDOT Standard Spec. 3876-1. For permanent installations incorporate a fertilizer (slow release type with 10 week residual) consisting of 23-0-30 (%N-P-K) into the soil at an application rate of 200 lbs per acre by disking prior to seeding. In problematic areas it may be necessary to us a low phosphorus organic fertilizer in cases where seeds may not germinate. If this is the case, seed and fertilizer shall be disked into the surface and mulched properly to ensure germination and uptake of the Phosphorus by the seed.

For additional reference see MNDOT Standard Spec. Table 3876-1 for season of planting introduced seed mixtures. To ensure adequate germination of the seed the work will be performed as follows:
Spring- from April 1 through May 15.
Fall- from August 15 to September 20.
After September 20, wait until October 30 to perform dormant seeding. Dormant seeding will only be allowed if the maximum soil temperature at a depth of 25 mm (1 inch) does not exceed 4.44 degrees C (40 degrees F) in order to prevent germination.

In seeded areas with slopes steeper than 3:1 and lengths less than 15 meters (50 feet), install biodegradable erosion control blankets uniformly over the soil surface by hand within 24 hours after seeding in accordance with manufacturers recommendations. Use MNDOT Standard Spec. 3885 Straw 1S, or Wood Fiber 1S type blanket.

NOTE: THE PROJECT'S LANDSCAPE PLAN IS PART OF THE SWPP FOR SOIL STABILIZATION. REFERENCES SHALL BE MADE TO THE APPROVED LANDSCAPE PLAN. AMENDMENTS TO THE LANDSCAPE PLAN SHALL BE APPROVED BY THE OWNER AND DOCUMENTED AS PART OF THE SWPP

| SWPPP DESIGN CERTIFICATION | SWPPP INSTALLER CERTIFICATION | SWPPP INSPECTOR CERTIFICATION |
|---|---|---|
| I, Robert Mueller, hereby certify that I have completed designer SWPP-Erosion and Stormwater Management Certification Program<br>My certification expires May 2023 | I hereby certify that I have completed Installer SWPP- Erosion and Stormwater Management Certification Program<br>signed<br>expiration | I hereby certify that I have completed Inspector SWPP- Erosion and Stormwater Management Certification Program<br>signed<br>expiration |

KWIK TRIP
KWIK STAR


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SITE PLANNING LANDSCAPE ARCHITECTURE
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Plymouth, Minnesota 55441
763.383.8400
insitesinc.net mail@insitesinc.net


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 Landscape Architect under the laws of the State of Minnesota.

Date 2-2026 License No. 19306
Signed
Robert J. Mueller

# EROSION CONTROL NOTES

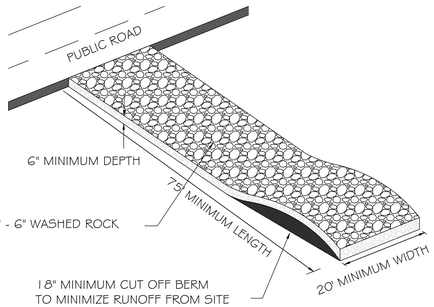
CONVENIENCE STORE 1789

-- COTTAGE GROVE, MINNESOTA

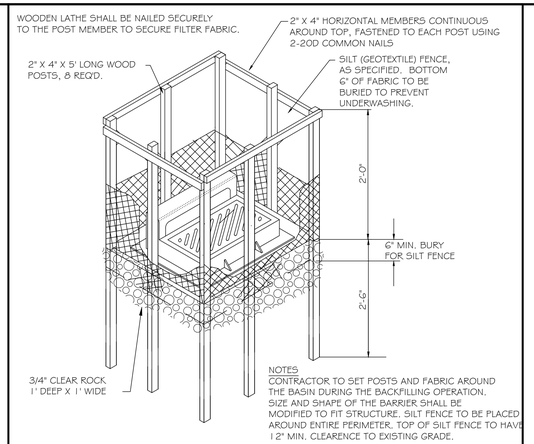
| NO. | DATE | DESCRIPTION |
|---|---|---|
| - | 22MAY25 | INTERNAL REVIEW 1 |
| - | 06AUG25 | INTERNAL REVIEW 2 |
| | 19SEP25 | SUBMITTAL |
| | 26JAN26 | CITY COMMENTS |
| | 27FEB26 | DRS |

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 25-1789
DATE 02/27/2026
SHEET **C601**

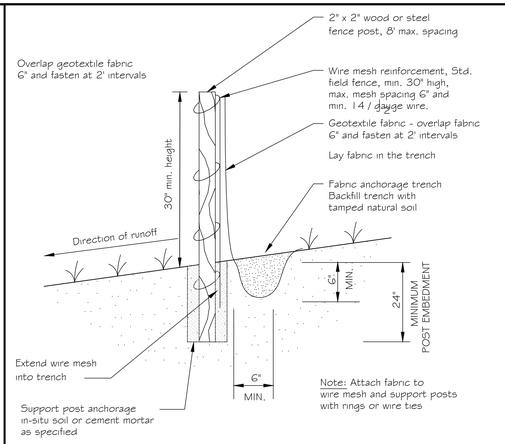
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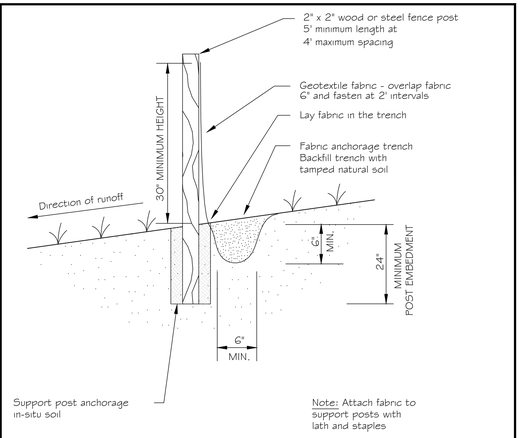

1 | C602 ROCK CONSTRUCTION ENTRANCE



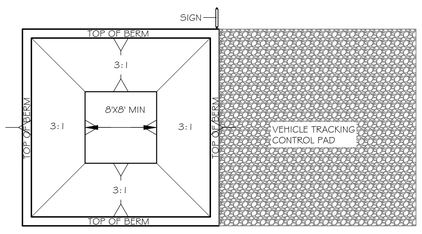

2 | C602 EROSION CONTROL AROUND CATCH BASIN



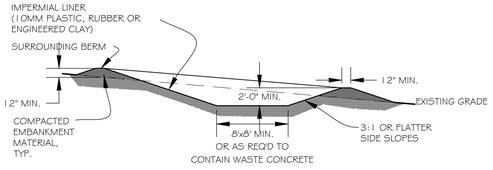

3 | C602 HEAVY DUTY SILT FENCE




4 | C602 SILT FENCE




PLAN
1/8"= 1'-0"




TYPICAL SECTION
1/8"= 1'-0"

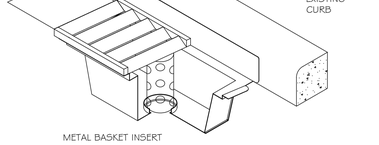
CONCRETE WASHOUT AREA INSTALLATION NOTES

1. SEE EROSION CONTROL PLAN FOR LOCATIONS OF CONCRETE WASHOUT AREA(S). TO BE PLACED A MIN. OF 50' FROM DRAINAGEWAYS, BODIES OF WATER, AND INLETS.)
2. THE CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL PAD IS REQ'D AT THE ACCESS POINT(S).
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA(S), AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREAS TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

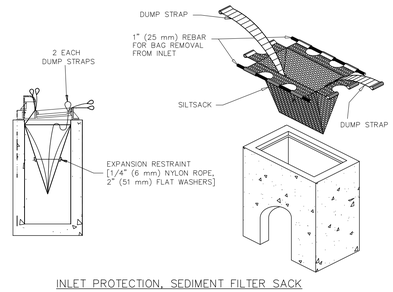
CONCRETE WASHOUT AREA MAINTENANCE NOTES

6. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE
7. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
8. WHEN CONCRETE WASHOUT AREA(S) IS REMOVED, THE DISTURBED AREA SHALL BE STABILIZED PER SITE EROSION CONTROL MEASURES.
9. INSPECT WEEKLY AND DURING AND AFTER ALL STORM EVENTS. CLEAN-OUT OR COVER WASHOUT AREA PRIOR TO PREDICTED STORM EVENTS TO PREVENT OVER-FLOW.

5 | C602 CONCRETE WASHOUT AREA



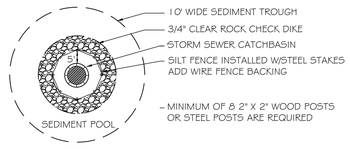

INLET PROTECTION, METAL BASKET TYPE




INLET PROTECTION, SEDIMENT FILTER SACK

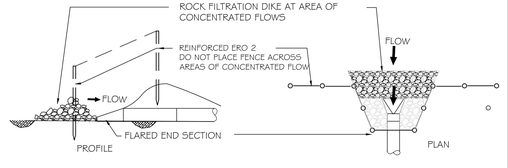
6 | C602 INLET PROTECTION AT CATCH BASIN

A. EROSION CONTROL AROUND BEEHIVE BASINS

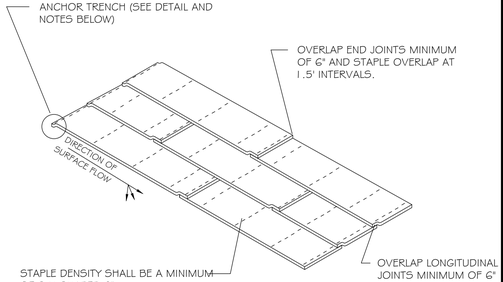



PLAN

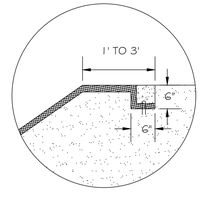
B. EROSION CONTROL AT FLARED END SECTION
TOP OF SILT FENCE TO BE LOWER THAN
LOWEST ADJACENT OVERFLOW




7 | C602 EROSION CONTROL FOR OPEN SPACE CATCH BASINS AND FLARED-END SECTIONS




ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT
5. BLANKET LENGTH SHALL NOT EXCEED 100' WITHOUT AN ANCHOR TRENCH




8 | C602 EROSION CONTROL BLANKET INSTALLATION

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

Date 2-2026 License No. 19306

Signed Robert J. Mueller

# EROSION CONTROL NOTES

CONVENIENCE STORE 1789

-- COTTAGE GROVE, MINNESOTA

| NO. | DATE | DESCRIPTION |
|---|---|---|
| - | 22MAY25 | INTERNAL REVIEW 1 |
| - | 06AUG25 | INTERNAL REVIEW 2 |
| - | 19SEP25 | SUBMITTAL |
| - | 28JAN26 | CITY COMMENTS |
| - | 27FEB26 | DR3 |

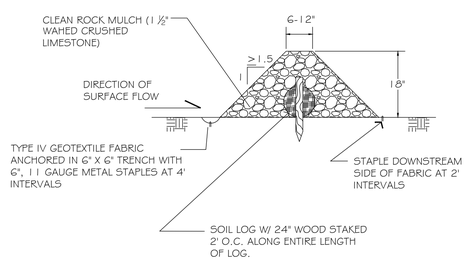
DRAWN BY
SCALE GRAPHIC
PROJ. NO. 25-1789
DATE 02/27/2026
SHEET **C602**

M:\SITES 25-010 PM LB

I. ROCK WEEPER @ MINIMAL WATER FLOWS

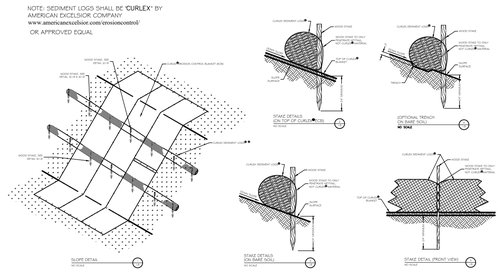



II. BIO WEEPER @ CONCETRATED FLOWS

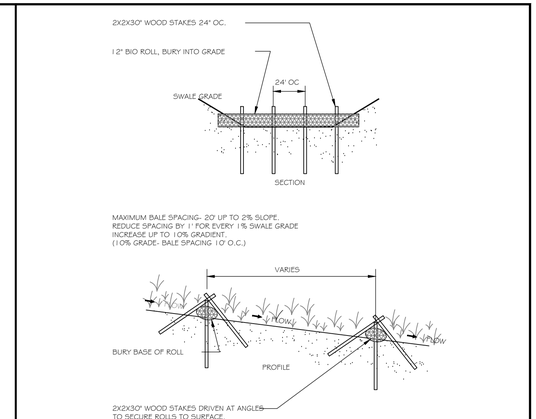



1 | C603 | DITCH CHECKS, ROCK WEEPERS, & ROCK BIO WEEPERS
EROSION CONTROL

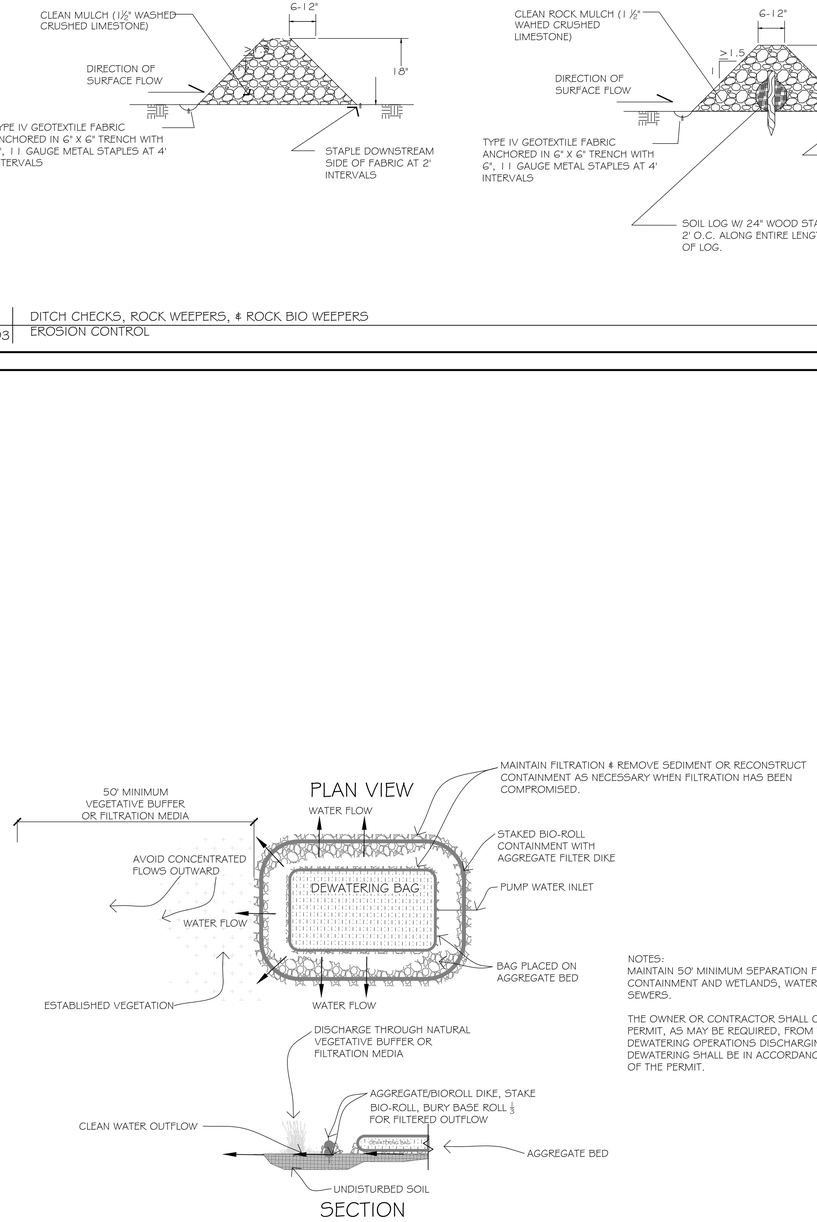
NOTE: SEDIMENT LOGS SHALL BE 'CURLEX' BY AMERICAN EXCELSIOR COMPANY www.americanexcelsior.com/erosioncontrol/ OR APPROVED EQUAL




2 | C603 | BIO ROLL INSTALLATION



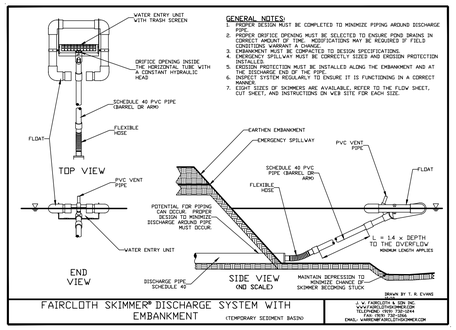

3 | C603 | DITCH CHECKS FOR DRAINAGE SWALES

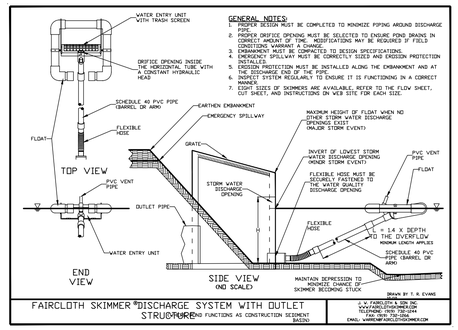



NOTES:
MAINTAIN 50' MINIMUM SEPARATION FROM DISCHARGE CONTAINMENT AND WETLANDS, WATER BODIES, OR STORM SEWERS.

THE OWNER OR CONTRACTOR SHALL OBTAIN DEWATERING PERMIT, AS MAY BE REQUIRED, FROM THE STATE PRIOR TO ANY DEWATERING OPERATIONS DISCHARGING FROM THE SITE. ALL DEWATERING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT.

4 | C603 | DEWATERING BAG INSTALLATION, FOR DISCHARGING ERODED, SUSPENDED PARTICLES IN WATER
NOT TO SCALE




NOTE: USE ONLY IF NEEDED. WHEN CONSTRUCTION IS FINISHED, SEDIMENT IS TO BE REMOVED FROM POND. ONCE THE POND IS STABILIZED THE FAIRCLOTH SKIMMER CAN BE REMOVED AND THE INLET PIPE TO THE OUTLET STRUCTURE BE MADE FUNCTIONAL PER DETAIL SHEET SP3

5 | C603 | FAIRCLOTH SKIMMER DISCHARGE SYSTEM(OR APPROVED EQUAL BY OWNER)
SEDIMENT CONTROL

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Date 2-2026 License No. 19306

Signed Robert J. Mueller

# EROSION CONTROL NOTES

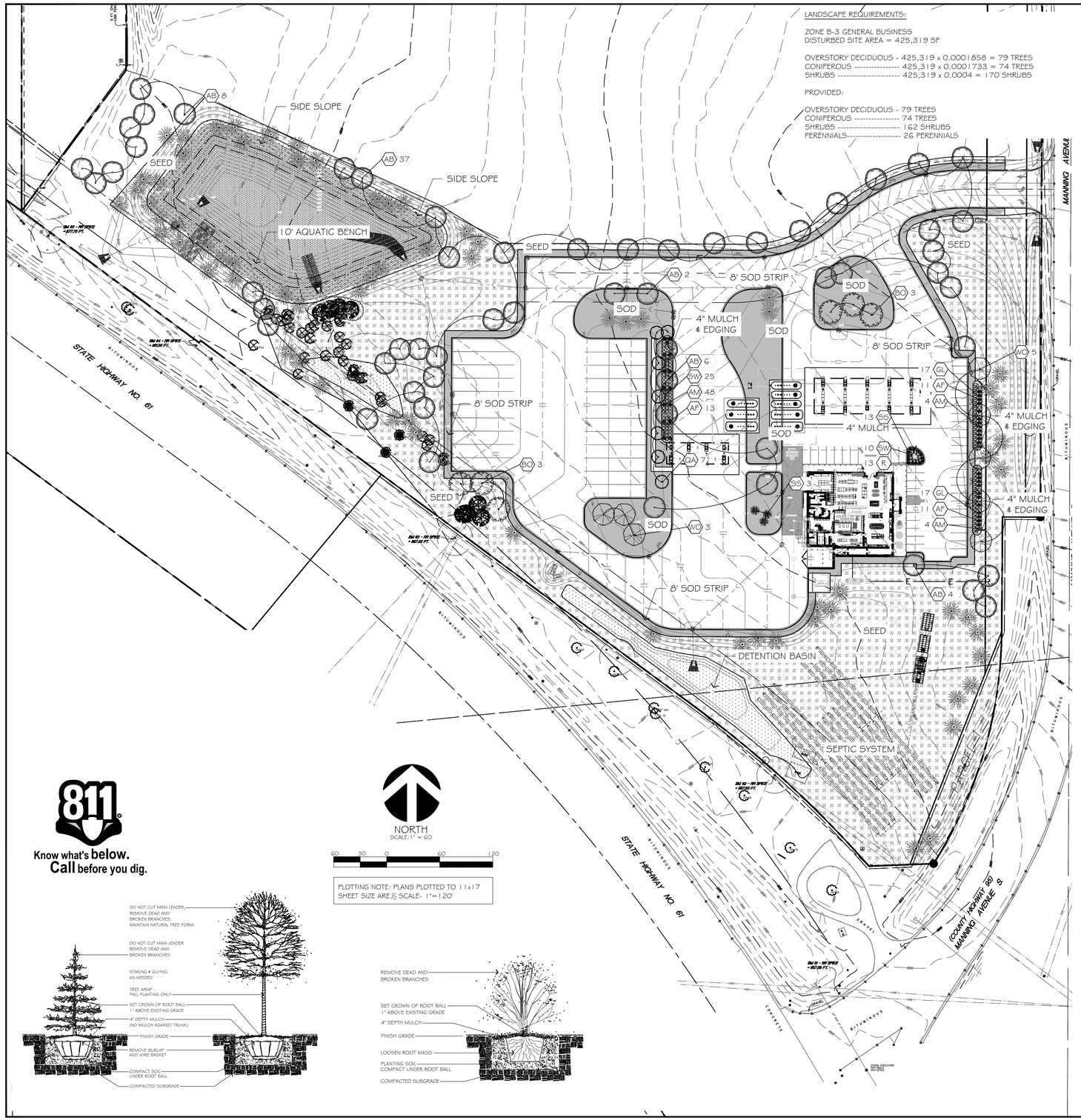
CONVENIENCE STORE 1789

-- COTTAGE GROVE, MINNESOTA

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|---|---|---|
| - | 22MAY25 | INTERNAL REVIEW 1 |
| - | 06AUG25 | INTERNAL REVIEW 2 |
| | 19SEP25 | SUBMITTAL |
| | 28JAN26 | CITY COMMENTS |
| | 27FEB26 | OR3 |

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 25-1789
DATE 02/27/2026
SHEET C603

INSITES 25-010 PM LB




LANDSCAPE REQUIREMENTS:

ZONE B-3 GENERAL BUSINESS
DISTURBED SITE AREA = 425,319 SF

OVERSTORY DECIDUOUS - 425,319 x 0.0001858 = 79 TREES
CONIFEROUS ---------- 425,319 x 0.0001733 = 74 TREES
SHRUBS ---------- 425,319 x 0.0004 = 170 SHRUBS

PROVIDED:

OVERSTORY DECIDUOUS - 79 TREES
CONIFEROUS ---------- 74 TREES
SHRUBS ---------- 162 SHRUBS
PERENNIALS ---------- 26 PERENNIALS

NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL R.O.W.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITIES WHICH MAY EFFECT HIS WORK.
- LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS AT SITE AND COMPLETE HIS WORK PER OWNERS CONSTRUCTION SCHEDULE.
- ALL PLANT MATERIALS SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT AT APPROPRIATE TIME OR UPON REQUEST OF OWNER.
- REPLACEMENT TOPSOIL SHALL BE CLEAN, FREE OF STONES, WEEDS, AND OTHER UNDESIRABLE DEBRIS.
- PLANTING SOIL MIX (INCIDENTAL COST ITEM)
  1. MIX 1 LB. 5-20-20 COMMERCIAL FERTILIZER PER CU. YD. TOPSOIL
  2. THOROUGHLY MIX 1-PART SAND AND 1-PART PEAT MOSS WITH 5-PARTS FERTILIZER AND TOP SOIL.
- USE PLANTING SOIL AT ALL LOCATIONS PER DETAILS THIS SHEET.
- LANDSCAPE CONTRACTOR SHALL VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
- SOD SHALL BE CULTURED WITH PREDOMINATELY KENTUCKY BLUEGRASS SEED OF RECENT DISEASE RESISTANT INTRODUCTIONS. NO GUARANTEE ON SOD EXCEPT ANY SOD NOT SATISFACTORY AT TIME OF COMPLETION INSPECTION SHALL BE PROMPTLY REPLACED PRIOR TO COMPLETION OF JOB. STAKE SOD ON SLOPES 3:1 AND GREATER.
- WHERE EXISTING CONCRETE/ ASPHALT AREAS ARE TO BE REPLACED WITH LANDSCAPING, PROVISIONS SHOULD BE TAKEN TO COORDINATE EXCAVATION OF SUBSOIL TO A DEPTH OF 2' WITH GRADING CONTRACTOR. REPLACE WITH COMPACTED TOPSOIL. ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADED SMOOTH AND EVEN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SODDING ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING BLANKET ON ALL SEEDED AREAS THAT ARE SLOPED. MULCH APPLICATION FOR ALL OTHER SEEDED AREAS SHALL BE EITHER HYDROMULCH OR DISKED STRAW DEPENDING ON SEED TYPE, APPLICATION, AND OWNER REQUEST.
- LANDSCAPE CONTRACTOR TO INSTALL 'VALLEY VIEW', "BLACK DIAMOND" EDGING AROUND ALL PLANTING BEDS AS SHOWN ON THIS PLAN.
- ALL MULCH TO BE FINELY SHREDDED HARDWOOD ORGANIC BARK MULCH. NO DYED MULCHES. INSTALL 4" DEPTH. NO FILTER FABRIC BENEATH ORGANIC MULCHES. NO EDGING AROUND ALL TREES OUTSIDE SHRUB BEDS.
- IF SPECIFIED; ALL GRAVEL MULCH SHALL BE 1"+ DIA. WASHED "RIVER ROCK". INSTALL 4" DEPTH WITH APPROVED WEED FABRIC BARRIER IF INDICATED PLAN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IRRIGATION SYSTEM INSTALLATION PER IRRIGATION PLAN. DESIGN SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. IRRIGATION DESIGN SHOULD ENCOMPASS ALL LANDSCAPE AREAS WITH SOD AND/ OR PLANTINGS, FROM CURB TO CURB, R.O.W. SHOULD BE IRRIGATED FROM SPRINKLER HEADS LOCATED WITHIN PROPERTY BOUNDARY. CARE SHOULD BE TAKEN IN VICINITY OF ALL WALKS AND DRIVES TO MINIMIZE OVER SPRAY. COORDINATE INSTALLATION OF ALL PVC SLEEVE UNDER DRIVE AREAS WITH GENERAL CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER ALL LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER AND DAILY AS DEEMED NECESSARY BY THE CITY.
- GENERAL CONTRACTOR TO SWEEP PAVEMENT AREAS PRIOR TO TURN OVER TO OWNER.

## PLANT MATERIAL

| | | QUANTITY | SIZE | ROOT TYPE | COMMON NAME / BOTANICAL NAME | HEIGHT' X WIDTH' |
|---|---|---|---|---|---|---|
| OVERSTORY TREES | | | | | | |
| | AB | 57 | 2.5" CAL. | B&B | AUTUMN BLAZE MAPLE<br>*Acer x freemanii 'Jeffersred'* | 45' x 35' |
| | BO | 6 | 2.5" CAL. | B&B | BUR OAK<br>*Quercus macrocarpa* | 60' x 60' |
| | WO | 8 | 2.5" CAL | B&B | WHITE OAK<br>*Quercus alba* | 50' x 50' |
| | QA | 7 | 10' HT | B&B | QUAKING ASPEN<br>*Populus tremuloides* | 50' x 25' |
| EVERGREEN TREES | | | | | | |
| | AP | 71 | 10' HT | B&B | AUSTRIAN PINE<br>*Pinus nigra* | 60' x 40' |
| | SS | 3 | 6' HT | pot | SWISS STONE ALGONQUIN PILLAR<br>*Pinus cembra 'Algonquin Pillar'* | 25' x 10' |
| SHRUBS | | | | | | |
| | SW | 35 | #3 CONT | pot | SUMMER WINE NINEBARK<br>*Physocarpus opulifolius 'Seward'* | 5' x 5' |
| | AF | 37 | #3 CONT | pot | ARCTIC FIRE DOGWOOD<br>*Cornus stolonifera 'Farrow'* | 4 X 4' |
| | AM | 56 | #3 CONT | pot | AUTUMN MAGIC CHOKEBERRY<br>*Aronia melanocarpa 'Autumn Magic'* | 4' x 3' |
| | GL | 34 | #3 CONT | pot | GRO-LOW FRAGRANT SUMAC<br>*Rhus aromatica 'Gro-Low'* | 2' x 7' |
| PERENNIALS | | | | | | |
| | R | 13 | #1 CONT | pot | GOLDSTRUM RUDBEKIA<br>*Rudbeckia 'Goldstrum'* | 30" x 18" |
| | SS | 13 | #1 CONT | pot | SHOWY GOLDENROD<br>*Solidago speciosa* | 2.5' x 4' |

EDGING - 483 LF
MULCH - 40 CY
SOD - 5,387 SY

| | | |
|---|---|---|
| | 19,370 SY | TURF GRASS: BLUE GRASS MIX. MNDOT MIX 2575.608 25-151 SEED RESIDENTIAL TURFFGRASS (OR APPROVED EQUAL). PROVIDE EROSION CONTROL BLANKET ON SIDE SLOPES. |
| | 1,542 SY | STORM BASIN SLOPES: UPLAND MIX, MNDOT TALL ROADSIDE MIX (OR APPROVED EQUAL). PROVIDE EROSION CONTROL BLANKET ON SIDE SLOPES.<br>- MIX #36-241 / 36-411 SEED NORTHWEST TALLGRASS ROADSIDE<br>- MIX #36-241 / 36-211 SEED SOUTHERN TALLGRASS ROADSIDE |
| | 754 SY | 10' AQUATIC EMERGENT BENCH: MNDOT MIX #2575.608 33-261 / 33-361 SEED WET DITCH. OR APPROVED EQUAL TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING SPECIES BELOW: |
| | 1,433 SY | DETENTION BASIN: MNDOT MIX #2575.608 33-261 / 36- 361 SEED WET DITCH. OR APPROVED EQUAL TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING SPECIES BELOW |

FORBS - *Canada Anemone, Marsh Milkweed, Common Milkweed, Canada Milkvetch, Nodding Bur Marigold, Canada Tick Trefoil, Flat-topped Aster, Common Bonset...*
GRASSES - *Big Bluestem, Fringed Brome, Bluejoint, Nodding Wild Rye, Virginia Wild Rye, Tall Manna Grass, Rice Cut Grass, Perennial Ryegrass, Switchgrass, Fowl Bluegrass...*
SEDGES - *Porcupine Sedge, Awl fruited Sedge, Fox Sedge, Duddley's Rush, Dark Green Bulrush, Woolgrass...*

ALL MIXTURES SHALL BE SUBMITTED & APPROVED BY OWNER.
INSTALL PER STATE DOT SPECIFICATIONS, FOR PRAIRIE & DITCH INSTALLATIONS THAT MAY INCLUDE SPECIFIC EROSION PROTECTION ON THE SEED.

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

NORTH
SCALE: 1" = 60'

60 30 0 60 120

PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE ½ SCALE- 1"=120'







KWIK TRIP
KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

insites
SITE PLANNING LANDSCAPE ARCHITECTURE
4205 Lancaster Lane North Suite 113
Plymouth, Minnesota 55441
763. 383. 8400
insitesinc.net mail@insitesinc.net

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 Landscape Architect under the laws of the State of Minnesota.

Date 2-2026 License No. 19306
Signed Robert J. Mueller

# LANDSCAPE PLAN

CONVENIENCE STORE 1789
-- COTTAGE GROVE, MINNESOTA

| NO. | DATE | DESCRIPTION |
|---|---|---|
| - | 22MAY25 | INTERNAL REVIEW 1 |
| - | 06AUG25 | INTERNAL REVIEW 2 |
| - | 19SEP25 | SUBMITTAL |
| - | 28JAN26 | CITY COMMENTS |
| - | 27FEB26 | DR3 |

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 25-1789
DATE 02/27/2026
SHEET C700

INSITES 25-010 PM LB

STORMWATER WET POND 1P
WITH LINER, SEE DETAIL 1 1/CS01
NWL = 878.50
POND BOTTOM = 871.0
TOP OF EMBANKMENT = 883.00
100-YR POND 1P HWL = 882.03
WQ VOL. = 19,619 CF
WQ VOL. ELEV. = 879.20
100-YR RELEASE RATE = 2.39 CFS

STORMWATER DRY POND 3.0P
SEE DETAIL 1 2/CS01
TOP OF EMBANKMENT = 884.00
100-YR POND 3.0P HWL = 883.19

STORMWATER DRY POND 3.1P
SEE DETAIL 1 2/CS01
TOP OF EMBANKMENT = 886.00
100-YR POND 3.1P HWL = 884.71

BM #5 - RR SPIKE
= 877.75 FT.

BM #4 - RR SPIKE
= 881.35 FT.

BM #3 - RR SPIKE
= 887.25 FT.

BM #2 - RR SPIKE
= 887.85 FT.

STATE HIGHWAY NO. 61

STATE TRUNK HIGHWAY NOS. 10 AND 61
POINT DOUGLAS ROAD

MANNING AVENUE S.
MANNING AVENUE (COUNTY HIGHWAY 95)

MANNING | AVENUE S.

BITUMINOUS

GRAVEL

LANDSCAPE REQUIREMENTS:

ZONE B-3 GENERAL BUSINESS
DISTURBED SITE AREA = 425,319 SF

OVERSTORY DECIDUOUS - 425,319 x 0.0001858 = 79 TREES
CONIFEROUS ---------- 425,319 x 0.0001733 = 74 TREES
SHRUBS ---------- 425,319 x 0.0004 = 170 SHRUBS

PROVIDED:

OVERSTORY DECIDUOUS - 79 TREES
CONIFEROUS ---------- 74 TREES
SHRUBS ---------- 162 SHRUBS
PERENNIALS---------- 26 PERENNIALS

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

NORTH
SCALE: 1" = 40

40 20 0 40 80

PLOTTING NOTE: PLANS PLOTTED TO 11x17
SHEET SIZE ARE ½ SCALE- 1"=80'

KWIK TRIP

KWIK STAR


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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota

Date 2-2026 Lic. 19306

Signed Robert J. Mueller

# LANDSCAPE PLAN

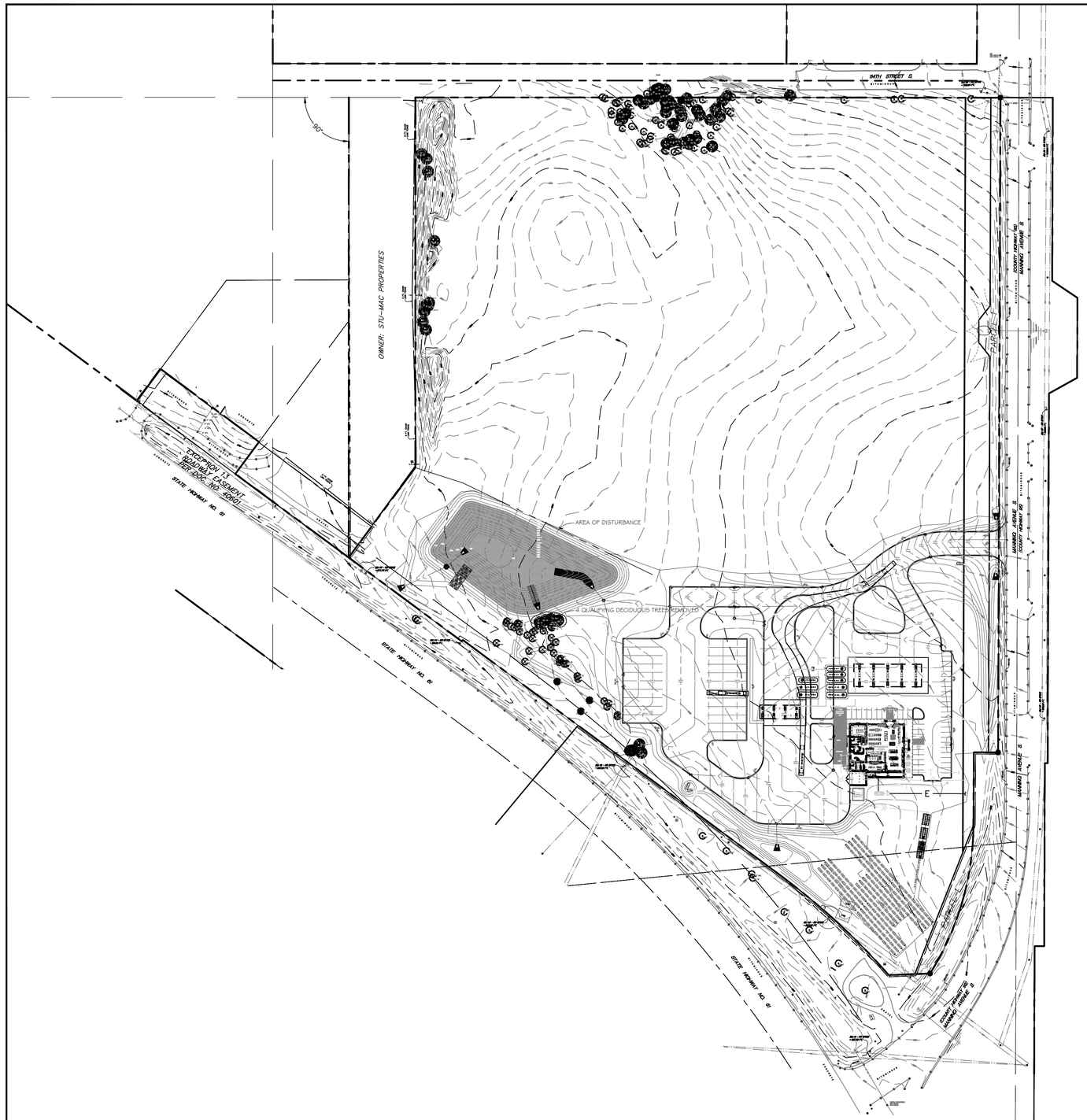
CONVENIENCE STORE 1789

COTTAGE GROVE, MINNESOTA

| NO. | DATE | DESCRIPTION |
|---|---|---|
| - | 22MAY25 | INTERNAL REVIEW 1 |
| - | 06AUG25 | INTERNAL REVIEW 2 |
| - | 19SEP25 | SUBMITTAL |
| | 26JAN26 | CITY COMMENTS |
| | 27FEB26 | OR3 |

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 25-1789
DATE 02/27/2026
SHEET C701

INSITES 25-010 PM LB




OUTSIDE SCOPE OF WORK

| Tag # | Botanical Name | Common Name | Diameter (in) | Height (ft) | Condition | Remarks |
|---|---|---|---|---|---|---|
| 1 | Acer negundo | Boxelder | 7.8 | | Fair | TA |
| 2 | Acer negundo | Boxelder | | 16 | Fair | TA |
| 3 | Acer negundo | Boxelder | | 8 | Fair | TA |
| 4 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 5 | Populus deltoides | Cottonwood, Eastern | | 18 | Fair | DADB |
| 6 | Populus deltoides | Cottonwood, Eastern | | 18 | Fair | DADB |
| 7 | Acer negundo | Boxelder | | 8 | Good | CDCC |
| 8 | Acer negundo | Boxelder | | 8 | Fair | CDCC |
| 9 | Acer negundo | Boxelder | | 10 | Fair | DADB |
| 10 | Acer negundo | Boxelder | | 8 | Fair | DADB |
| 11 | Populus deltoides | Cottonwood, Eastern | | 31 | Fair | TA |
| 12 | Populus deltoides | Cottonwood, Eastern | | 31 | Fair | DADB |
| 13 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 14 | Populus deltoides | Cottonwood, Eastern | | 26 | Fair | DADB |
| 15 | Populus deltoides | Cottonwood, Eastern | | 45 | Fair | DADB |
| 16 | Acer negundo | Boxelder | | 12 | Fair | TA |
| 17 | Populus deltoides | Cottonwood, Eastern | | 43 | Fair | DADB |
| 18 | Acer negundo | Boxelder | 7,6,4 | | Fair | DADB |
| 19 | Prunus serotina | Cherry, Black | | 6 | Fair | DADB |
| 20 | Acer negundo | Boxelder | | 31 | Fair | DADB |
| 21 | Acer negundo | Boxelder | | 8 | Fair | DADB |
| 22 | Populus deltoides | Cottonwood, Eastern | | 20 | Fair | DADB |
| 23 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 24 | Populus deltoides | Cottonwood, Eastern | | 20 | Fair | DADB |
| 25 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 26 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 27 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 28 | Populus deltoides | Cottonwood, Eastern | | 30 | Fair | DADB |
| 29 | Acer negundo | Boxelder | 8,4 | | Fair | DADB |
| 30 | Acer negundo | Boxelder | 9,7 | | Fair | DADB |
| 31 | Acer negundo | Boxelder | | 7 | Fair | DADB |
| 32 | Populus deltoides | Cottonwood, Eastern | | 24 | Fair | DADB |
| 33 | Populus deltoides | Cottonwood, Eastern | 33,27 | | Fair | DADB |
| 34 | Acer negundo | Boxelder | | 7 | Fair | DADB |
| 35 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 36 | Acer negundo | Boxelder | 10,4 | | Fair | DADB |
| 37 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 38 | Acer negundo | Boxelder | | 8 | Fair | DADB |
| 39 | Populus deltoides | Cottonwood, Eastern | | 20 | Fair | DADB |
| 40 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 41 | Prunus serotina | Cherry, Black | | 6 | Fair | DADB |
| 42 | Populus deltoides | Cottonwood, Eastern | | 20 | Fair | DADB |
| 43 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 44 | Acer negundo | Boxelder | | 8 | Fair | DADB |
| 45 | Acer negundo | Boxelder | | 8 | Fair | DADB |
| 46 | Populus deltoides | Cottonwood, Eastern | 24 | | Fair | DADB |
| 47 | Populus deltoides | Cottonwood, Eastern | 19 | | Fair | DADB |
| 48 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 49 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 50 | Juniperus virginiana | Redcedar, Eastern | | 16 | Fair | DADB |
| 51 | Prunus serotina | Cherry, Black | | 6 | Fair | DADB |
| 52 | Populus deltoides | Cottonwood, Eastern | 12 | | Fair | DADB |
| 53 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 54 | Populus deltoides | Cottonwood, Eastern | | 18 | Fair | DADB |
| 55 | Populus deltoides | Cottonwood, Eastern | | 20 | Fair | DADB |
| 56 | Populus deltoides | Cottonwood, Eastern | | 24 | Fair | DADB |
| 57 | Prunus serotina | Cherry, Black | | 6 | Fair | DADB |
| 58 | Populus deltoides | Cottonwood, Eastern | | 30 | Fair | TA |
| 59 | Populus deltoides | Cottonwood, Eastern | | 8 | Fair | DADB |
| 60 | Populus deltoides | Cottonwood, Eastern | | 18 | Fair | DADB |
| 61 | Populus deltoides | Cottonwood, Eastern | | 16 | Fair | DADB |
| 62 | Populus deltoides | Cottonwood, Eastern | | 18 | Fair | DADB |
| 63 | Juniperus virginiana | Redcedar, Eastern | | 26 | Fair | DADB |
| 64 | Acer negundo | Boxelder | | 11 | Fair | DADB |
| 65 | Populus deltoides | Cottonwood, Eastern | | 38 | Fair | DADB |
| 66 | Populus deltoides | Cottonwood, Eastern | | 18 | Fair | DADB |
| 67 | Populus deltoides | Cottonwood, Eastern | | 16 | Fair | DADB |
| 68 | Acer negundo | Boxelder | | 20 | Fair | SHRB |
| 69 | Acer negundo | Boxelder | | 20 | Fair | DADB |
| 70 | Populus deltoides | Cottonwood, Eastern | | 20 | Fair | DADB |
| 71 | Acer negundo | Boxelder | 8,6 | | Fair | TA |
| 72 | Acer negundo | Boxelder | | 7 | Fair | TA |
| 73 | Acer negundo | Boxelder | | 8 | Fair | DADB |
| 74 | Acer negundo | Boxelder | | 26 | Fair | DADB |
| 75 | Acer negundo | Boxelder | | 8 | Fair | DADB |
| 76 | Acer negundo | Boxelder | | 12 | Poor | CDCC |
| 77 | Acer negundo | Boxelder | | 8 | Fair | DADB |
| 78 | Acer negundo | Boxelder | | 8 | Fair | DADB |
| 79 | Prunus serotina | Cherry, Black | | 6 | Fair | DADB |
| 80 | Populus deltoides | Cottonwood, Eastern | | 36 | Fair | DADB |
| 81 | Populus deltoides | Cottonwood, Eastern | 34,24 | | Fair | DADB |
| 82 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 83 | Acer negundo | Boxelder | 8,3 | | Fair | DADB |
| 84 | Acer negundo | Boxelder | | 10 | Fair | DADB |
| 85 | Acer negundo | Boxelder | 8,7 | | Fair | DADB |
| 86 | Acer negundo | Boxelder | | 11 | Fair | DADB |
| 87 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 88 | Acer negundo | Boxelder | | 10 | Fair | DADB |
| 89 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 90 | Acer negundo | Boxelder | 8,8,8 | | Fair | DADB |
| 91 | Acer negundo | Boxelder | 8,6 | | Poor | CDCC |
| 92 | Populus deltoides | Cottonwood, Eastern | | 34 | Fair | DADB |

OUTSIDE SCOPE OF WORK

| Tag # | Botanical Name | Common Name | Diameter (in) | Height (ft) | Condition | Remarks |
|---|---|---|---|---|---|---|
| 98 | Populus deltoides | Cottonwood, Eastern | | 30 | Fair | DADB |
| 99 | Populus deltoides | Cottonwood, Eastern | | 32 | Fair | DADB |
| 100 | Populus deltoides | Cottonwood, Eastern | | 31 | Fair | DADB |
| 101 | Populus deltoides | Cottonwood, Eastern | | 28 | Fair | DADB |
| 102 | | | | | | |
| 103 | Populus deltoides | Cottonwood, Eastern | | 23 | Fair | DADB |
| 104 | Populus deltoides | Cottonwood, Eastern | | 36 | Fair | DADB |
| 105 | Populus deltoides | Cottonwood, Eastern | | 20 | Fair | DADB |
| 106 | Populus deltoides | Cottonwood, Eastern | | 18 | Poor | CDCC |
| 107 | Populus deltoides | Cottonwood, Eastern | | 26 | Fair | DADB |
| 108 | Maclura pomifera | Osageapple, Common | | 23 | Fair | DADB |
| 109 | Acer negundo | Boxelder | | 7 | Poor | CDCC |
| 110 | Acer negundo | Boxelder | 11,11,4 | | Fair | TA |
| 111 | Acer negundo | Boxelder | | 9 | Fair | DADB |
| 112 | Acer negundo | Boxelder | | 9 | Fair | DADB |
| 113 | Acer negundo | Boxelder | | 15 | Fair | DADB |
| 114 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 115 | Acer negundo | Boxelder | | 18 | Fair | DADB |
| 116 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 117 | Acer negundo | Boxelder | | 9 | Fair | DADB |
| 118 | Acer negundo | Boxelder | | 7 | Fair | CDCC |
| 119 | Acer negundo | Boxelder | | 7 | Fair | DADB |
| 120 | Acer negundo | Boxelder | | 10 | Fair | DADB |
| 121 | Prunus serotina | Cherry, Black | | 7 | Fair | DADB |
| 122 | Prunus serotina | Cherry, Black | | 6 | Fair | DADB |
| 123 | Prunus serotina | Cherry, Black | | 6 | Fair | DADB |
| 124 | Prunus serotina | Cherry, Black | | 10 | Fair | TA |
| 125 | Acer negundo | Boxelder | | 9 | Fair | TA |
| 126 | Acer negundo | Boxelder | | 13 | Fair | DADB |
| 127 | Acer negundo | Boxelder | | 11 | Fair | DADB |
| 128 | Acer negundo | Boxelder | | 31 | Fair | CDCC |
| 129 | Juniperus virginiana | Redcedar, Eastern | | | 20 Fair | DADB |
| 130 | Juniperus virginiana | Redcedar, Eastern | | | 12 Good | |
| 131 | Acer negundo | Boxelder | | 10 | Fair | DADB |
| 132 | Acer negundo | Boxelder | | 12 | Fair | DADB |
| 133 | Acer negundo | Boxelder | | 12 | Fair | DADB |
| 134 | Acer negundo | Boxelder | | 10 | Fair | DADB |
| 135 | Acer negundo | Boxelder | | 23 | Fair | TA |
| 136 | Acer negundo | Boxelder | | 16 | Fair | DADB |
| 137 | Acer negundo | Boxelder | | 13 | Fair | DADB |
| 138 | Acer negundo | Boxelder | | 14 | Fair | DADB |
| 139 | Acer negundo | Boxelder | 12,12,7 | | Fair | DADB |
| 140 | Acer negundo | Boxelder | | 11 | Fair | DADB |
| 141 | Juniperus virginiana | Redcedar, Eastern | | | 18 Fair | DADB |
| 142 | Acer negundo | Boxelder | 17,13,7 | | Fair | DADB |
| 143 | Acer negundo | Boxelder | 17,14,12,10 | | Fair | SHRB |
| 144 | Juniperus virginiana | Redcedar, Eastern | | | 30 Fair | DADB |
| 145 | Juniperus virginiana | Redcedar, Eastern | | | 20 Fair | DADB |
| 146 | Acer negundo | Boxelder | 11,7,7,5 | | Fair | DADB |
| 147 | Acer negundo | Boxelder | | 9 | Fair | DADB |
| 148 | Acer negundo | Boxelder | 8,6 | | Fair | DADB |
| 149 | Acer negundo | Boxelder | | 8 | Fair | DADB |
| 150 | Acer negundo | Boxelder | | 16 | Fair | TA |
| 151 | Populus deltoides | Cottonwood, Eastern | | 28 | Fair | DADB |
| 152 | Populus deltoides | Cottonwood, Eastern | | 10 | Fair | DADB |
| 153 | Populus deltoides | Cottonwood, Eastern | | 35 | Fair | DADB |
| 154 | Acer negundo | Boxelder | 14,12,9,5 | | Fair | DADB |
| 155 | Acer saccharinum | Maple, Silver | | 42 | Fair | CDCC |
| 156 | Acer saccharinum | Maple, Silver | | 45 | Fair | TA |
| 157 | Acer saccharinum | Maple, Silver | | 46 | Fair | DADB |
| 158 | Acer saccharinum | Maple, Silver | | 30 | Poor | CDCC |
| 159 | Acer saccharinum | Maple, Silver | | 40 | Good | CDCC |
| 160 | Acer saccharinum | Maple, Silver | | 46 | Fair | TA |

INSIDE SCOPE OF WORK

Multi-stem trees were measured by taking the total of all stems at 4.5ft above ground.

| | |
|---|---|
| DADB | (DEATH, ANIMOR WINDOWS BRANCHES) |
| CDCC | (CAVITY, DECAY, CANKER, CRACK) |
| TA | (TREE ARCHITECTURE) |
| IPM | (INSECT/DISEASE MANAGEMENT) |

Staff consider signs of stress, poor structure, mechanical damage, soil and root problems, disease, and pests in the assessment of tree condition.

| | |
|---|---|
| Good | |
| Fair | |
| Poor | |

Started collection in the NE corner and worked West, then South down to the SE corner. Tag #102 was dropped and lost, so it is not part of the inventory.

QUALIFYING DECIDUOUS TREES SAVED

QUALIFYING EVERGREEN TREES SAVED

NON-QUALIFYING TREES REMOVED

QUALIFYING DECIDUOUS TREES REMOVED

PERMITTED REMOVAL THRESHOLD(PERCENT OF EXISTING QUALIFYING INCHES) FOR COMMERCIAL IS 40%

TOTAL QUALIFYING TREES WITHIN THE AREA OF DISTURBANCE = 112 INCHES
QUALIFYING TREES REMOVED=39 INCHES (35%)
NO REPLACEMENT MITIGATION REQUIRED

NORTH
SCALE: 1" = 100'

100 50 0 100 200

PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE ½ SCALE- 1"=200'.

Know what's below. Call before you dig.

KWIK TRIP

KWIK STAR


KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

insites
SITE PLANNING LANDSCAPE ARCHITECTURE
4205 Lancaster Lane North Suite 113
Plymouth, Minnesota 55441
763. 383. 8400
insitesinc.net mail@insitesinc.net


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 Landscape Architect under the laws of the State of Minnesota.

Date 2-2026 License No. 19306

Signed Robert J. Mueller

# TREE INVENTORY/REMOVAL

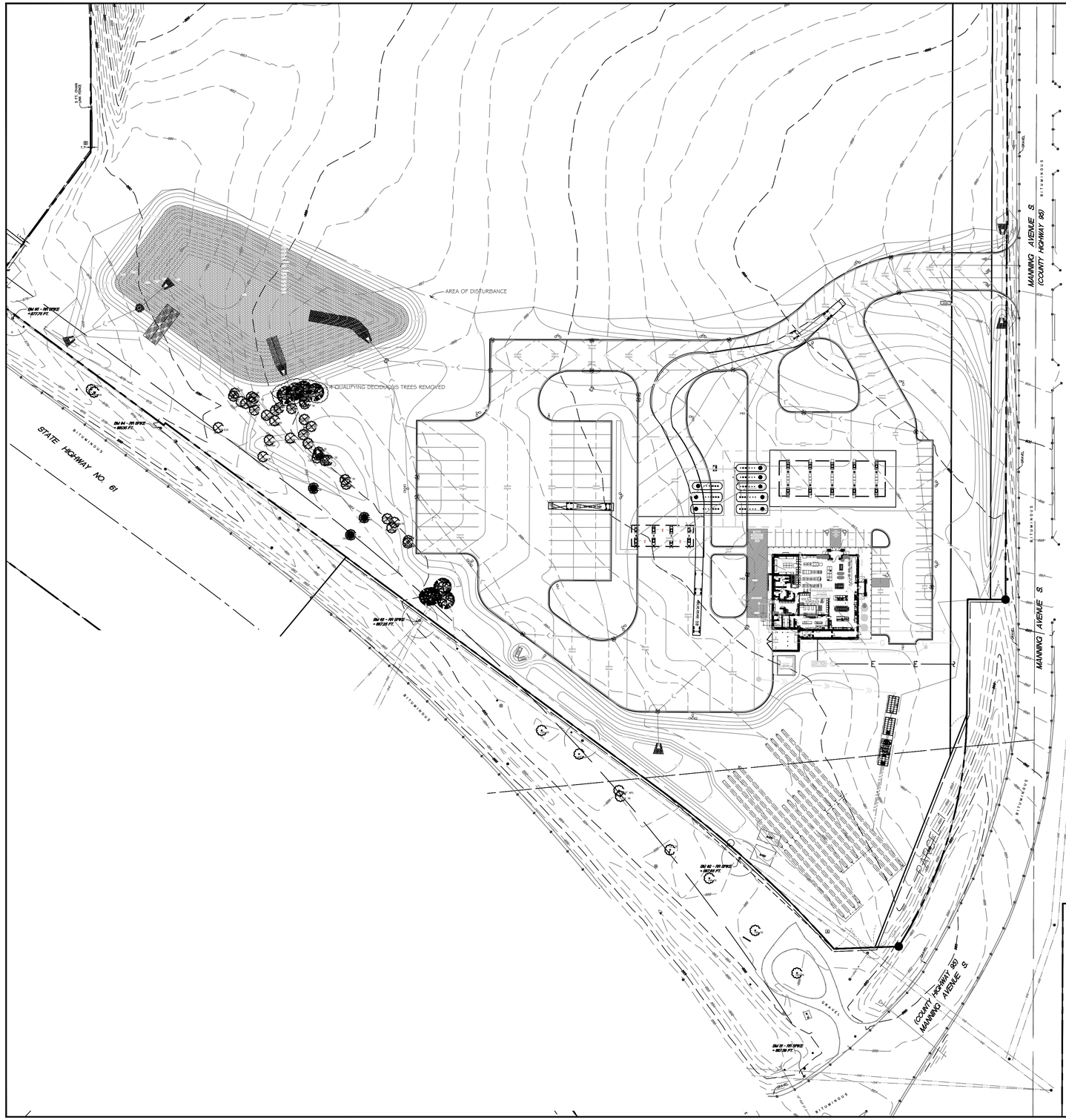
CONVENIENCE STORE 1789

COTTAGE GROVE, MINNESOTA

| NO. | DATE | DESCRIPTION |
|---|---|---|
| - | 22MAY25 | INTERNAL REVIEW 1 |
| - | 06AUG25 | INTERNAL REVIEW 2 |
| - | 19SEP25 | SUBMITTAL |
| | 28JAN26 | CITY COMMENTS |
| | 27FEB26 | DR3 |

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 25-1789
DATE 02/27/2026
SHEET C702

INSITES 25-010 PM LB




| Tag # | Botanical Name | Common Name | Diameter (in) | Height (ft) | Condition | Remarks |
|---|---|---|---|---|---|---|
| 1 | Acer negundo | Boxelder | 7.6 | | Fair | TA |
| 2 | Acer negundo | Boxelder | | 16 | Fair | TA |
| 3 | Acer negundo | Boxelder | | 7 | Fair | TA |
| 4 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 5 | Populus deltoides | Cottonwood, Eastern | | 18 | Fair | DADB |
| 6 | Populus deltoides | Cottonwood, Eastern | | 18 | Fair | DADB |
| 7 | Acer negundo | Boxelder | | 6 | Good | DADB |
| 8 | Acer negundo | Boxelder | | 6 | Fair | CODC |
| 9 | Acer negundo | Boxelder | | 10 | Fair | DADB |
| 10 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 11 | Populus deltoides | Cottonwood, Eastern | | 31 | Fair | TA |
| 12 | Populus deltoides | Cottonwood, Eastern | | 21.5 | Fair | DADB |
| 13 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 14 | Populus deltoides | Cottonwood, Eastern | | 26 | Fair | DADB |
| 15 | Populus deltoides | Cottonwood, Eastern | | 41 | Fair | DADB |
| 16 | Acer negundo | Boxelder | | 12 | Fair | TA |
| 17 | Populus deltoides | Cottonwood, Eastern | | 43 | Fair | DADB |
| 18 | Acer negundo | Boxelder | 7.8,4 | | Fair | DADB |
| 19 | Prunus serotina | Cherry, Black | | 6 | Fair | DADB |
| 20 | Acer negundo | Boxelder | | 31 | Fair | DADB |
| 21 | Acer negundo | Boxelder | | 8 | Fair | DADB |
| 22 | Populus deltoides | Cottonwood, Eastern | | 20 | Fair | DADB |
| 23 | Acer negundo | Boxelder | | 7 | Fair | DADB |
| 24 | Populus deltoides | Cottonwood, Eastern | | 20 | Fair | DADB |
| 25 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 26 | Acer negundo | Boxelder | | 15 | Fair | DADB |
| 27 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 28 | Populus deltoides | Cottonwood, Eastern | | 30 | Fair | DADB |
| 29 | Acer negundo | Boxelder | 8.4 | | Fair | DADB |
| 30 | Acer negundo | Boxelder | 9.7 | | Fair | DADB |
| 31 | Acer negundo | Boxelder | | 7 | Fair | DADB |
| 32 | Populus deltoides | Cottonwood, Eastern | | 24 | Fair | DADB |
| 33 | Acer negundo | Boxelder | 13.27 | | Fair | DADB |
| 34 | Acer negundo | Boxelder | | 7 | Fair | DADB |
| 35 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 36 | Acer negundo | Boxelder | 10.4 | | Fair | DADB |
| 37 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 38 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 39 | Populus deltoides | Cottonwood, Eastern | | 20 | Fair | DADB |
| 40 | Acer negundo | Boxelder | 8.6 | | Fair | DADB |
| 41 | Prunus serotina | Cherry, Black | | 6 | Fair | DADB |
| 42 | Populus deltoides | Cottonwood, Eastern | | 40 | Fair | DADB |
| 43 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 44 | Acer negundo | Boxelder | | 8 | Fair | DADB |
| 45 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 46 | Populus deltoides | Cottonwood, Eastern | 24 | | Fair | DADB |
| 47 | Populus deltoides | Cottonwood, Eastern | 19 | | Fair | DADB |
| 48 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 49 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 50 | Juniperus virginiana | Redcedar, Eastern | | 16 | Fair | DADB |
| 51 | Prunus serotina | Cherry, Black | | 6 | Fair | DADB |
| 52 | Populus deltoides | Cottonwood, Eastern | | 12 | Fair | DADB |
| 53 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 54 | Populus deltoides | Cottonwood, Eastern | | 18 | Fair | DADB |
| 55 | Populus deltoides | Cottonwood, Eastern | | 30 | Fair | DADB |
| 56 | Populus deltoides | Cottonwood, Eastern | | 24 | Fair | DADB |
| 57 | Prunus serotina | Cherry, Black | | 6 | Fair | DADB |
| 58 | Populus deltoides | Cottonwood, Eastern | | 18 | Fair | DADB |
| 59 | Populus deltoides | Cottonwood, Eastern | | 30 | Fair | TA |
| 60 | Populus deltoides | Cottonwood, Eastern | | 6 | Fair | DADB |
| 61 | Populus deltoides | Cottonwood, Eastern | | 18 | Fair | DADB |
| 62 | Populus deltoides | Cottonwood, Eastern | | 18 | Fair | DADB |
| 63 | Populus deltoides | Cottonwood, Eastern | | 18 | Fair | DADB |
| 64 | Populus deltoides | Cottonwood, Eastern | | 16 | Fair | DADB |
| 65 | Juniperus virginiana | Redcedar, Eastern | | 26 | Fair | DADB |
| 66 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 67 | Populus deltoides | Cottonwood, Eastern | | 18 | Fair | DADB |
| 68 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 69 | Populus deltoides | Cottonwood, Eastern | | 38 | Fair | DADB |
| 70 | Populus deltoides | Cottonwood, Eastern | | 18 | Fair | DADB |
| 71 | Populus deltoides | Cottonwood, Eastern | | 16 | Fair | DADB |
| 72 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 73 | Acer negundo | Boxelder | | 20 | Fair | DADB |
| 74 | Populus deltoides | Cottonwood, Eastern | | 20 | Fair | DADB |
| 75 | Acer negundo | Boxelder | 8.6 | | Fair | TA |
| 76 | Acer negundo | Boxelder | | 7 | Fair | TA |
| 77 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 78 | Acer negundo | Boxelder | | 26 | Fair | DADB |
| 79 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 80 | Acer negundo | Boxelder | | 12 | Poor | CODC |
| 81 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 82 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 83 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 84 | Prunus serotina | Cherry, Black | | 6 | Fair | DADB |
| 85 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 86 | Populus deltoides | Cottonwood, Eastern | 34.24 | | Fair | DADB |
| 87 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 88 | Acer negundo | Boxelder | 9.3 | | Fair | DADB |
| 89 | Acer negundo | Boxelder | | 10 | Fair | DADB |
| 90 | Acer negundo | Boxelder | 9.7 | | Fair | DADB |
| 91 | Acer negundo | Boxelder | | 11 | Fair | DADB |
| 92 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 93 | Acer negundo | Boxelder | | 10 | Fair | DADB |
| 94 | Acer negundo | Boxelder | | 7 | Fair | DADB |
| 95 | Acer negundo | Boxelder | 8.8,9 | | Fair | DADB |
| 96 | Acer negundo | Boxelder | 9.8 | | Poor | CODC |
| 97 | Populus deltoides | Cottonwood, Eastern | | 24 | Fair | DADB |
| 98 | Populus deltoides | Cottonwood, Eastern | | 30 | Fair | DADB |
| 99 | Populus deltoides | Cottonwood, Eastern | | 32 | Fair | DADB |
| 100 | Populus deltoides | Cottonwood, Eastern | | 31 | Fair | DADB |
| 101 | Populus deltoides | Cottonwood, Eastern | | 28 | Fair | DADB |
| 102 | | | | | | |
| 103 | Populus deltoides | Cottonwood, Eastern | | 23 | Fair | DADB |
| 104 | Populus deltoides | Cottonwood, Eastern | | 36 | Fair | DADB |
| 105 | Populus deltoides | Cottonwood, Eastern | | 20 | Fair | DADB |
| 106 | Populus deltoides | Cottonwood, Eastern | | 18 | Fair | DADB |
| 107 | Populus deltoides | Cottonwood, Eastern | | 26 | Fair | DADB |
| 108 | Maclura pomifera | Osageapple, Common | | 33 | Fair | TA |
| 109 | Acer negundo | Boxelder | | 7 | Poor | CODC |
| 110 | Acer negundo | Boxelder | 11.11.4 | | Fair | TA |
| 111 | Acer negundo | Boxelder | | 9 | Fair | DADB |
| 112 | Acer negundo | Boxelder | | 9 | Fair | DADB |
| 113 | Acer negundo | Boxelder | | 15 | Fair | DADB |
| 114 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 115 | Acer negundo | Boxelder | | 18 | Fair | DADB |
| 116 | Acer negundo | Boxelder | | 6 | Fair | DADB |
| 117 | Acer negundo | Boxelder | | 9 | Fair | DADB |
| 118 | Acer negundo | Boxelder | | 7 | Fair | CODC |
| 119 | Acer negundo | Boxelder | | 7 | Fair | DADB |
| 120 | Acer negundo | Boxelder | | 10 | Fair | DADB |
| 121 | Prunus serotina | Cherry, Black | | 7 | Fair | DADB |
| 122 | Prunus serotina | Cherry, Black | | 6 | Fair | DADB |
| 123 | Prunus serotina | Cherry, Black | | 9 | Fair | DADB |
| 124 | Prunus serotina | Cherry, Black | | 16 | Fair | TA |
| 125 | Acer negundo | Boxelder | | 9 | Fair | TA |
| 126 | Acer negundo | Boxelder | | 13 | Fair | DADB |
| 127 | Acer negundo | Boxelder | | 11 | Fair | DADB |
| 128 | Acer negundo | Boxelder | | 31 | Fair | CODC |
| 129 | Juniperus virginiana | Redcedar, Eastern | | | 20 | Fair DADB |
| 130 | Juniperus virginiana | Redcedar, Eastern | | | 12 | Good DADB |
| 131 | Acer negundo | Boxelder | | 10 | Fair | DADB |
| 132 | Acer negundo | Boxelder | | 12 | Fair | DADB |
| 133 | Acer negundo | Boxelder | | 12 | Fair | DADB |
| 134 | Acer negundo | Boxelder | | 10 | Fair | DADB |
| 135 | Acer negundo | Boxelder | | 23 | Fair | TA |
| 136 | Acer negundo | Boxelder | | 16 | Fair | DADB |
| 137 | Acer negundo | Boxelder | | 13 | Fair | DADB |
| 138 | Acer negundo | Boxelder | | 14 | Fair | DADB |
| 139 | Acer negundo | Boxelder | 12.12.7 | | Fair | DADB |
| 140 | Acer negundo | Boxelder | | 11 | Fair | DADB |
| 141 | Juniperus virginiana | Redcedar, Eastern | | | 18 | Fair DADB |
| 142 | Acer negundo | Boxelder | 17.13.7 | | | Fair DADB |
| 143 | Acer negundo | Boxelder | 17.14.12.10 | | | Fair DADB |
| 144 | Juniperus virginiana | Redcedar, Eastern | | | 30 | Fair DADB |
| 145 | Juniperus virginiana | Redcedar, Eastern | | | 20 | Fair DADB |
| 146 | Acer negundo | Boxelder | 11.7.7.5 | | | Fair DADB |
| 147 | Acer negundo | Boxelder | | 9 | Fair | DADB |
| 148 | Acer negundo | Boxelder | 8.6 | | Fair | DADB |
| 149 | Acer negundo | Boxelder | | 8 | Fair | DADB |
| 150 | Acer negundo | Boxelder | | 16 | Fair | TA |
| 151 | Populus deltoides | Cottonwood, Eastern | | 28 | Fair | DADB |
| 152 | Populus deltoides | Cottonwood, Eastern | | 18 | Fair | DADB |
| 153 | Populus deltoides | Cottonwood, Eastern | | 35 | Fair | DADB |
| 154 | Acer negundo | Boxelder | 14.12.9.5 | | Fair | DADB |
| 155 | Acer saccharinum | Maple, Silver | | 42 | Fair | CODC |
| 156 | Acer saccharinum | Maple, Silver | | 45 | Fair | TA |
| 157 | Acer saccharinum | Maple, Silver | | 46 | Fair | DADB |
| 158 | Acer saccharinum | Maple, Silver | | 30 | Poor | CODC |
| 159 | Acer saccharinum | Maple, Silver | | 45 | Good | DADB |
| 160 | Acer saccharinum | Maple, Silver | | 46 | Fair | TA |

Multi-stem trees were measured by taking the total of all stems at 4.5ft above ground.

| | |
|---|---|
| DADB | (DAMAGE, ANIMAL/BROWSE) |
| CODC | (CAVITY, DECAY, CANKER, CRACK) |
| TA | (TREE ARCHITECTURE) |
| IDM | (INSECT/DISEASE MANAGEMENT) |

Visual condition signs of stress, poor structure, mechanical damage, soil and root problems, disease, and pests in the assessment of tree condition.

Good
Fair
Poor

Started collection in the NE corner and worked West, then South down to the SE corner. Tag #102 was dropped and lost, so it is not part of the inventory.

| | |
|---|---|
| | QUALIFYING DECIDUOUS TREES SAVED |
| | QUALIFYING EVERGREEN TREES SAVED |
| Boxelder | NON-QUALIFYING TREES REMOVED |
| | QUALIFYING DECIDUOUS TREES REMOVED |

ERMITTED REMOVAL THRESHOLD(PERCENT OF EXISTING QUALIFYING INCHES) FOR COMMERCIAL IS 40%

TOTAL QUALIFYING TREES WITHIN THE AREA OF DISTURBANCE = 112 INCHES
QUALIFYING TREES REMOVED=39 INCHES (35%)
NO REPLACEMENT MITIGATION REQUIRED

NORTH
SCALE:1" = 60

60 30 0 60 120

PLOTTING NOTE: PLANS PLOTTED TO 11x17
SHEET SIZE ARE ½ SCALE- 1"=120'

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

KWIK TRIP
KWIK STAR

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota

Date 2-2026 Lic. 19306

Signed Robert J. Mueller

# TREE INVENTORY/REMOVAL

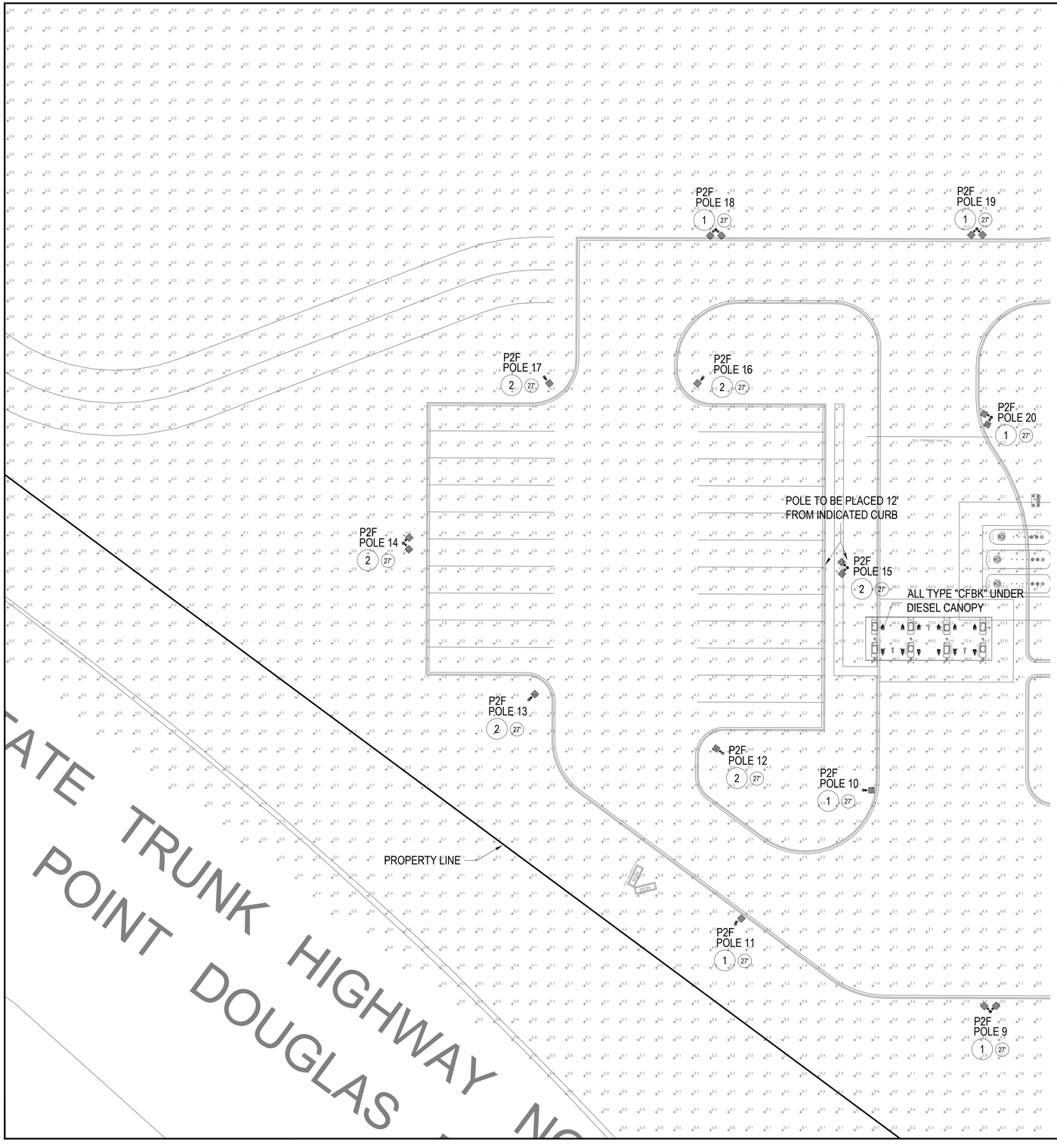
CONVENIENCE STORE 1789

-- COTTAGE GROVE, MINNESOTA

| NO. | DATE | DESCRIPTION |
|---|---|---|
| - | 22MAY25 | INTERNAL REVIEW 1 |
| - | 06AUG25 | INTERNAL REVIEW 2 |
| - | 19SEP25 | SUBMITTAL |
| | 28JAN26 | CITY COMMENTS |
| | 27FEB26 | CR3 |

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 25-1789
DATE 02/27/2026
SHEET C702

INSITES 25-010 PM LB




## GENERAL NOTES:

1. FOOTCANDLE LEVELS SHOWN ON THIS PLAN ARE CALCULATED AT GRADE LEVEL.
2. ALL POLES SHALL BE INSTALLED A MINIMUM OF 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE UNLESS NOTED.
3. POLES THAT ARE LOCATED AT CORNER OF ISLAND SHALL BE A MINIMUM OF 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE. POLES THAT MUST BE INSTALLED LESS THAN 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE SHALL HAVE PROTECTIVE BOLLARDS INSTALLED AROUND THE POLE BASE. COORDINATE WITH KWIK TRIP PRIOR TO INSTALLATION.

## KEYED NOTES:

(1) CONTRACTOR SHALL POLE MOUNT FIXTURE 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE.

(2) CONTRACTOR SHALL POLE MOUNT FIXTURE 12'-0" FROM BACK OF CURB TO EDGE OF POLE BASE.

## FIXTURE QUANTITIES

D20 - 37
S7E - 4
CF - 20
CFBK - 12
P2F - 29

PROVIDE (5) 16' POLES AND (17) 27' POLES.

## CALCULATION STATISTICS

OVERALL SITE:
AVERAGE: 1.3 FC
MAXIMUM: 87.0 FC
MINIMUM: 0.0 FC

## FIXTURE TYPES:

D20 - RECESSED LED DOWNLIGHT
GOTHAM EVO-35/30-8AR-WD-120-TRW

S7E - LED STRIP LIGHT MOUNTED IN GABLE LITHONIA
TZL1N-L96-10000LM-FST-MVOLT

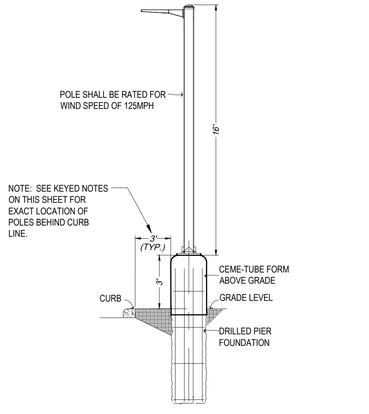
CF - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-WHT MOUNTED UNDER GAS CANOPY MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING IN DIRECTION OF ARROW.

CFBK - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-BLK MOUNTED UNDER DIESEL CANOPY MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING IN DIRECTION OF ARROW.

P2F - LSI LIGHTING: MRS-LED-30L-SIL-FT-UNV-50-70CRI-WHT

## FIXTURE SYMBOLS:

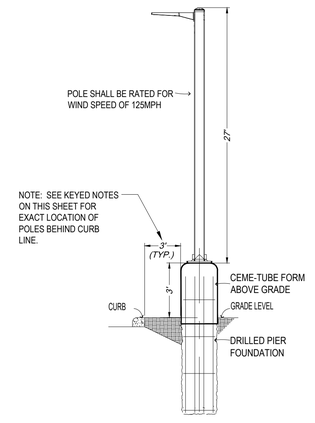
- LED FORWARD THROW LIGHT MOUNTED UNDER FUEL CANOPIES
- LED STRIP LIGHT MOUNTED IN GABLE
- RECESSED LED DOWNLIGHT
- POLE MOUNTED LED FIXTURE
- (16' / 27') POLE HEIGHT




LOT LIGHT ELEVATION DETAIL

NOT TO SCALE

DETAIL APPLIES TO POLES 1 THRU 8, 19, 21 THRU 22




LOT LIGHT ELEVATION DETAIL

NOT TO SCALE

DETAIL APPLIES TO POLES 9 THRU 18, 20

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

NORTH
SCALE: 1" = 30'

30 15 0 30 60

PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE ½ SCALE- 1"=60'

KWIK TRIP

KWIK STAR

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insites
SITE PLANNING LANDSCAPE ARCHITECTURE
4209 Lancaster Lane North Suite 113
Plymouth, Minnesota 55441
763 . 383 . 8400
insitesinc.net mail@insitesinc.net

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.

Date 2-2026 Reg. No. 53354

Signed

# PHOTOMETRIC SITE PLAN

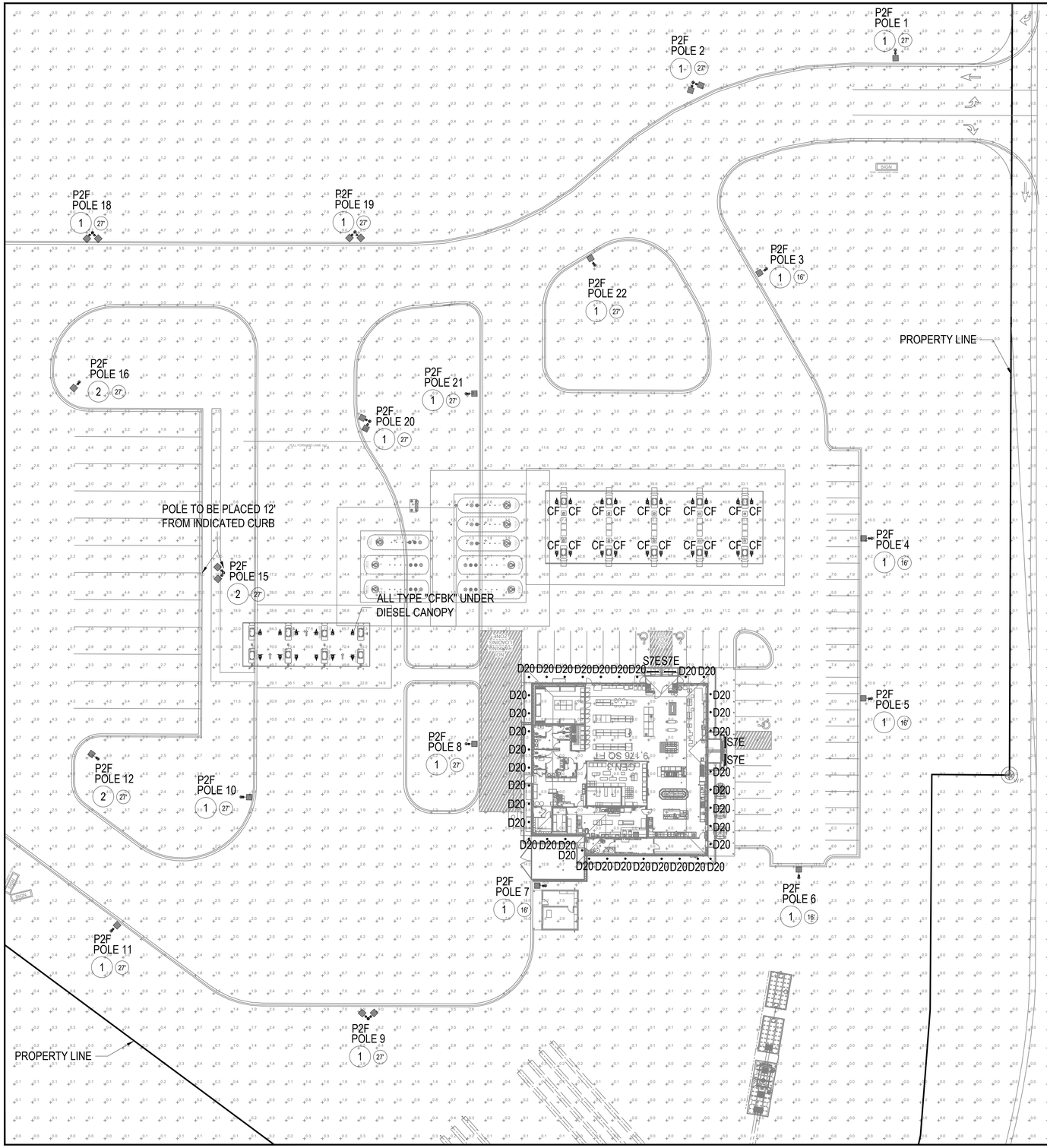
## CONVENIENCE STORE 1789

## -- COTTAGE GROVE, MINNESOTA

| NO. | DATE | DESCRIPTION |
|---|---|---|
| - | 22MAY25 | INTERNAL REVIEW 1 |
| - | 06AUG25 | INTERNAL REVIEW 2 |
| - | 19SEPT25 | SUBMITTAL |
| - | 26JAN26 | CITY COMMENTS 1 |
| - | 23FEB26 | CITY COMMENTS 2 |

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 25-1789
DATE 04/21/2025
SHEET **C800**

INSITES 25-01 0 PM L:\5




## GENERAL NOTES:

1. FOOTCANDLE LEVELS SHOWN ON THIS PLAN ARE CALCULATED AT GRADE LEVEL.
2. ALL POLES SHALL BE INSTALLED A MINIMUM OF 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE UNLESS NOTED.
3. POLES THAT ARE LOCATED AT CORNER OF ISLAND SHALL BE A MINIMUM OF 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE. POLES THAT MUST BE INSTALLED LESS THAN 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE SHALL HAVE PROTECTIVE BOLLARDS INSTALLED AROUND THE POLE BASE. COORDINATE WITH KWIK TRIP PRIOR TO INSTALLATION.

## KEYED NOTES:

1. CONTRACTOR SHALL POLE MOUNT FIXTURE 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE.
2. CONTRACTOR SHALL POLE MOUNT FIXTURE 12'-0" FROM BACK OF CURB TO EDGE OF POLE BASE.

## FIXTURE QUANTITIES

D20 - 37
S7E - 4
CF - 20
CFBK - 12
P2F - 29

PROVIDE (5) 16' POLES AND (17) 27' POLES.

## FIXTURE TYPES:

D20 - RECESSED LED DOWNLIGHT
GOTHAM EVO-35/30-8AR-WD-120-TRW

S7E - LED STRIP LIGHT MOUNTED IN GABLE LITHONIA
TZL1N-L96-10000LM-FST-MVOLT

CF - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-WHT MOUNTED UNDER GAS CANOPY MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING IN DIRECTION OF ARROW.

CFBK - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-BLK MOUNTED UNDER DIESEL CANOPY MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING IN DIRECTION OF ARROW.

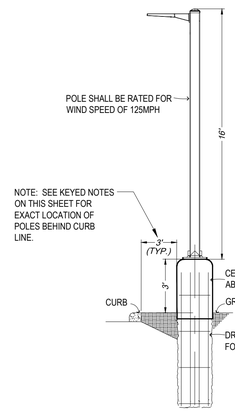
P2F - LSI LIGHTING: MRS-LED-30L-SIL-FT-UNV-50-70CRI-WHT

## CALCULATION STATISTICS

OVERALL SITE:
AVERAGE: 1.3 FC
MAXIMUM: 87.0 FC
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## FIXTURE SYMBOLS:

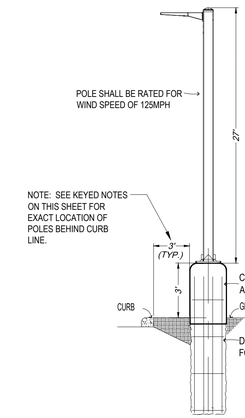
- LED FORWARD THROW LIGHT MOUNTED UNDER FUEL CANOPIES
- LED STRIP LIGHT MOUNTED IN GABLE
- RECESSED LED DOWNLIGHT
- POLE MOUNTED LED FIXTURE
- 16' 27' POLE HEIGHT




LOT LIGHT ELEVATION DETAIL

NOT TO SCALE

DETAIL APPLIES TO POLES 3 THRU 7




LOT LIGHT ELEVATION DETAIL

NOT TO SCALE

DETAIL APPLIES TO POLES 1 THRU 2, 8 THRU 22

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

NORTH
SCALE: 1" = 30'

30 15 0 30 60

PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE ½ SCALE- 1"=60'

KWIK TRIP

KWIK STAR


**KWIK TRIP, Inc.**
**P.O. BOX 2107**
**1626 OAK STREET**
**LACROSSE, WI 54602-2107**
**PH. (608) 781-8988**
**FAX (608) 781-8960**

insites
SITE PLANNING LANDSCAPE ARCHITECTURE
4209 Lancaster Lane North Suite 113
Plymouth, Minnesota 55441
763 . 383 . 8400
insites.net mail@insites.net


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.

Date 2-2026 Reg. No. 43354

Signed

# PHOTOMETRIC SITE PLAN

## CONVENIENCE STORE 1789

-- COTTAGE GROVE, MINNESOTA

| NO. | DATE | DESCRIPTION |
|---|---|---|
| - | 22MAY25 | INTERNAL REVIEW 1 |
| - | 06AUG25 | INTERNAL REVIEW 2 |
| - | 19SEPT25 | SUBMITTAL |
| - | 26JAN26 | CITY COMMENTS 1 |
| - | 23FEB26 | CITY COMMENTS 2 |

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 25-1789
DATE 04/21/2025
SHEET **C801**

INSITES 25-01 PM LB

BOLTON & MENK
Real People. Real Solutions.

3507 High Point Drive North
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Oakdale, MN 55128

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Bolton-Menk.com

# MEMORANDUM

**Date**: 04/13/2026

**To**: Paul Sponholz, PE

**From:** Mike Boex, PE

**Subject**: Kwik Trip Store 1789 (TH 10/61 & MN 95) Plan Review
City of Cottage Grove, MN
Project No.: 26X.139196.000

This memo summarizes the review of the Kwik Trip Store #1789 (TH 10/61 & MN 95) Plan Submittal, submitted by Kwik Trip Inc., dated 1/28/2026 (received 3/26/2026).

**Preliminary Plat Plans**

Plat:

1. The plat reflects a continuous right-of-way width along Manning Avenue of 93-feet; however, the City believes MnDOT was requesting 95-feet.
2. MnDOT may require a separate 20-ft trail easement along Hwy. 61.
    a. If required, private infrastructure should not encroach onto the easement.
3. Provide a 10-ft perimeter drainage and utility easement around the new lot.
4. Through the records search that was performed during preparation of the plat, clarify the right-of-way per document 15211 and why the new lot was not modified to follow this boundary.
5. Washington County records indicate this property may be subject to a Northern States Power Company Easement per Book 150 Deeds Pg 480 (unspecified location). This type of easement wasn't apparent on the submitted plans; please indicate what the property research found.

Sheet C001:

6. Identify the vertical datum of the benchmarks used on the project.
7. Please add a note on the cover sheet that the City of Cottage Grove's Standard Specifications for Street and Utility Construction shall govern for all improvements within the City right-of-way, public easement, or public parcels. Work in state right-of-way will follow MnDOT specifications, 2025 edition.

Sheet C100:

8. Numerous aspects of the east-west road/drive connection to Manning Avenue do not meet city standards, or is not set up for clear public/private delineation in the future.
    a. Based on the submitted plat, the road/drive lies within a single lot and will therefore be considered privately owned and maintained.



Bolton & Menk is an equal opportunity employer.

   b. If there is ever a petition to make this road public in the future, the City reserves the right to make the necessary modifications to bring the road into compliance with City standards at no cost to the City. This would also mean limiting the site to three (max.) access connections vs. the four depicted.
      i. Alternately, the road can remain private and utilize private access and maintenance agreements with other future users of the site.

9. Surfacing improvements shall be identified on future submittals; no pavement sections appear to be identified.
10. Per city code, all parking stalls shall have a minimum width of 9-ft.
11. Numerous keynotes (perhaps up to fourteen) appear to be unused on the plan. Please remove unneeded keynotes or identify where they are used.
12. For context, Manning Avenue turn lane improvements should be depicted on the plans. The radius of the new drive appears to extend beyond turn lane arrows (perhaps new lanes) on Manning Avenue. As shown, the plans are unclear.
    a. Preliminary layout of turn and bypass lanes along Manning Avenue have been discussed with MnDOT. Further discussion will be needed to determine final design, bidding and construction given it needs to be publicly let and constructed through the public process.
13. As a reminder, the City will include costs in the developer's agreement regarding a cost-share on the turn lanes/sight correction at 114th Street.
14. Additional details regarding the proposed shed shall be submitted to the City for review.

Sheet C180:

15. Truck turning movements appear to run over the island at the third drive entrance.
16. Turning movements will need to contemplate turn lane improvements on Manning Avenue.

Sheet C202:

17. MnDOT will review proposed grading within Manning Avenue (TH 95) and TH 61/10 right-of-way.
    a. The grading plan should be updated once Manning Avenue improvements are depicted.
18. Both TH 95 and TH 61 are designated corridors for future trails according to the Regional Bicycle Transportation Network. TH 61/10 has a trail planned as part of the Metro Collaborative Bikeway while TH 95 has a trail planned as part of the Mississippi River Trail Bikeway.
    a. Grading should consider areas for future trail improvements.
       i. TH 61/10: trail in 20-ft trail easement adjacent to right-of-way
       ii. TH 95/Manning Avenue: trail within proposed right-of-way

Sheet C203:

19. The maximum intersection approach grade to Manning Avenue: provide a 2% maximum grade for the first 100-ft approaching an intersection (at a yield or stop condition), as measured from the proposed stop location.

Sheet C300:

20. Attempt to place the new oil skimmer (currently at CB#12) at a low point to contain a potential spill to the skimmer structure. As depicted, it appears there is a potential for bypass flow to the low point at CB#4.
21. Pretreatment: Two Oil skimmers include 4' sump manholes upstream of the pond, however sumps at CB#3 and CB#19 would be helpful in providing pretreatment to the pond.

Sheet C301:

22. A MnDOT permit is anticipated for both grading and stormwater work.
    a. The pond outlet should consider the location of the future trail; further coordination with MnDOT is anticipated.

Sheet C400:

23. Submit the septic design and Washington County approvals to the City once complete. Depict all applicable Washington County setbacks, demonstrating compliance, on the plan per the County's ordinance.

Sheet C500:

24. It appears details 10 and 11 are not referenced within the plan. Please remove unused details or indicate where they are used.

Sheet C700:

25. Avoid planting trees or shrubs within public right-of-way. There are currently plantings proposed within Manning Avenue right-of-way.
    a. Plantings should also avoid the TH 61/10 trail easement.
26. Notes: there is a statement that "irrigation design should encompass all landscape area with sod and/or plantings." This should be revised to include all turf grass, even if seeded.
27. It is recommended to plant trees a minimum of 5-ft away from the private water, sewer, or storm sewer pipes.
28. Provide 15-ft of sod along all hardscape (i.e. private road and parking lot), sod within interior islands, and sod from new Manning Avenue MnDOT right-of-way line from south side of private road to SE corner of the proposed building. Areas within MnDOT right-of-way will be determined by MnDOT (anticipate seed mix) and areas outside of 15-ft requirement can be seed mix.
29. 79 overstory trees are required but the planting table adds up to 78 overstory trees.

Sheet C800:

30. The fixture quantities tabulation doesn't appear to match what's depicted on the plan.
31. Pole heights:
    a. The details state light poles 1-4 are 16-ft height, while the fixture quantities state there are ten 16-ft poles.
    b. The details state light poles 5-25 are 27-ft height, while only 22 total poles are depicted.
    c. Please resolve all differences between the plans and notes.

**Traffic Study & Related Comments:**

32. A memo dated 10/15/2025 was provided to Kwik Trip on 10/30/2025. Revise the traffic impact analysis accordingly and depict improvements as outlined in the memo.

**Stormwater:**

33. HydroCAD:
    a. Please include the inflow and outflow hydrograph plots in the HydroCAD report so the model routings and stability can be reviewed.
    b. HydroCAD simulates a 4" vertical orifice at elevation 880, but a 5" orifice is shown on Sheet C302. HydroCAD also simulates a 6' length weir at elevation 882, but a 60" weir is shown on Sheet C302 at elevation 881.9 feet. Please be consistent.
34. Soil Borings: Soil borings are required in the vicinity of proposed volume control BMPs. Borings are needed to identify soil conditions and the presence of groundwater or bedrock. Soil borings should extend a minimum of 5 feet below the lowest constructed elevation of proposed BMPs.
35. P8 Water Quality Model:
    a. The P8 existing conditions model shows a very low TP load of only 0.67 lbs./year from 11.06 acres. We would expect about 0.5 lbs./acre/year from ag lands--so about 5.5 lbs./year. For example, MIDS suggests a TP load of about 4.46 lbs./year from 11.06 acres of HSGB Turf. Please review the existing conditions P8 assumptions and results.
    b. The proposed conditions P8 includes an unswept impervious runoff coefficient of 0.6 which is less than the SWWD guidance value of 0.9, so please update the P8 model.
36. Total phosphorus (TP) allowable rates are not met. The allowed loading rate is 0.22 lbs./acre/year at 11.06 acre is 2.43 lbs./year, while the current proposed discharge is 3.6 lbs./year. The proposed stormwater ponds are not sufficient to achieve the required TP rates. TP mitigation can be made with a cash dedication; the cost for commercial development is $22,868.00 per lb. of TP removal.
37. Peak discharge rate is exceeded for the 100-year storm event. The surface water management plan unit outflow rate for the Link TS 11.06 acres is 7.52 cfs (11.06 acres * 0.68 cfs/acre). The current design shows 14.07 cfs discharge—which exceeds the target discharge rate by 6.5 cfs.
    a. The 2.03 acre subwatershed 2S contributes a peak flow of 11.2 cfs in the 100-year flood. Subwatershed 2S comprises 18% of the 11.06 acre. The stormwater narrative report describes uncontrolled runoff from subwatershed 2S: "*The remainder of the unrestricted flows are from areas that are in easements that can't be used for storage or are areas where storm sewers/swales are not able to flow into the wet basin, which is why the TS Link discharge doesn't work for the 100-year event*." Please work to further reduce the discharge from uncontrolled areas, including subwatershed 2S, to align closer with the target unit outflow rate of 0.68 cfs/acre or explain why this is not feasible.
38. TSS reduction is not being met. The existing TSS rate (allowable rate) is 141 lb./yr. The proposed conditions TSS rate is 282 lb./year. Please work to meet the TSS requirements.
39. Rational Storm Sewer Design: The Storm Sewer Design table includes a number of errors in the computed pipe velocity column. Velocity values listed do not appear to match either the HydroCAD model or a Manning's equation value. Please check and update the pipe velocities listed within the Storm Sewer Design table.

40. The City will require an executed stormwater maintenance agreement for the proposed stormwater features on the site.
41. NPDES Construction Stormwater Permit: As this project disturbs more than 1 acre, an NPDES Construction Stormwater Permit and SWPPP will be required.
42. Models: Please note that digital copies of the final version stormwater models and shapefiles or CAD drawings of existing and proposed drainage areas are to be submitted to the city once the review and revision process is complete.




FRONT LEFT VIEW




FRONT RIGHT VIEW



REAR RIGHT VIEW




REAR LEFT VIEW



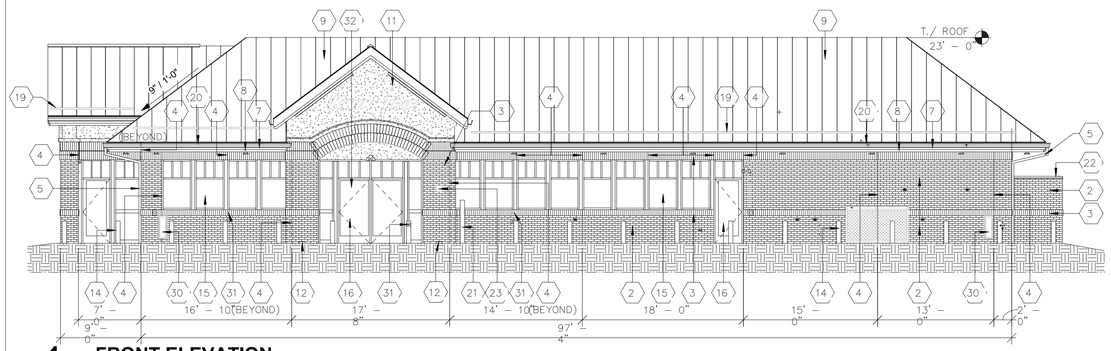

FRONT ELEVATION

KWIK TRIP

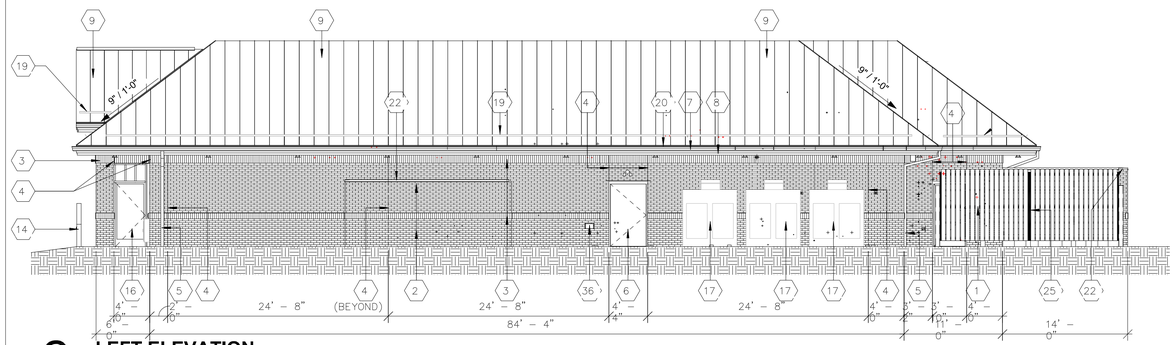
KWIK STAR

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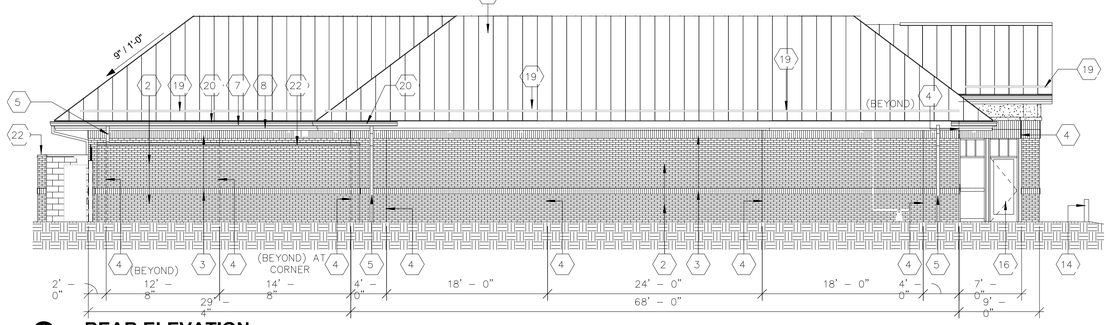
EXTERIOR ELEVATIONS
LEFT HAND GEN 3



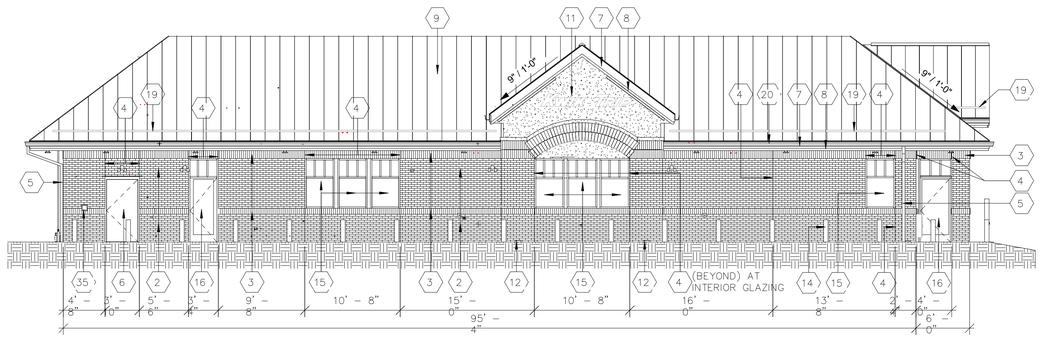

1 **FRONT ELEVATION**
1/8" = 1'–0"




2 **LEFT ELEVATION**
1/8" = 1'–0"




3 **REAR ELEVATION**
1/8" = 1'–0"




4 **RIGHT ELEVATION**
1/8" = 1'–0"

| Front Elevation | Area SF | % Elevation |
|---|---|---|
| Brick | 672 | 29% |
| EIFS | 120 | 5% |
| Glass Storefront Doors | 97 | 4% |
| Storefront Windows | 345 | 15% |
| Standing Seam Roof | 1064 | 46% |
| | 2298 | |

| Delivery Elevation | | |
|---|---|---|
| Brick | 1060 | 45% |
| Glass Storefront Doors | 37 | 2% |
| H.M. Doors | 64 | 3% |
| Standing Seam Roof | 1211 | 51% |
| | 2372 | |

| Rear Elevation | | |
|---|---|---|
| Brick | 1039 | 46% |
| Glass Storefront Doors | 34 | 1% |
| Storefront Windows | 31 | 1% |
| Standing Seam Roof | 1169 | 51% |
| | 2273 | |

| Side Vestibule Elevation | | |
|---|---|---|
| Brick | 822 | 37% |
| EIFS | 106 | 5% |
| Glass Storefront Doors | 68 | 3% |
| Storefront Windows | 137 | 6% |
| H.M. Doors | 28 | 1% |
| Standing Seam Roof | 1072 | 48% |
| | 2233 | |

## EXTERIOR ELEVATION KEYNOTES

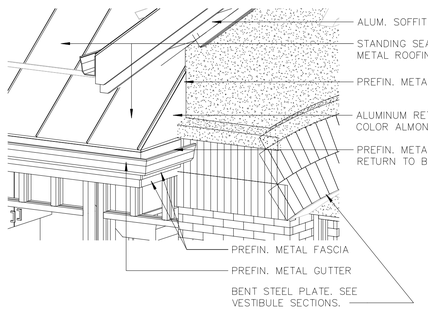
| MARK | DESCRIPTION |
|---|---|
| 1 | TRASH ENCLOSURE. |
| 2 | MODULAR BRICK VENEER (RED). |
| 3 | BRICK SOLDIER COURSE (TAN). SEE SECTION FOR SIZE |
| 4 | BRICK CONTROL JOINT. SEALANT COLOR TO MATCH BRICK COLOR. |
| 5 | ALUMINUM DOWNSPOUT. |
| 6 | HOLLOW METAL DOOR & FRAME. PAINT. CAULK COLOR TO MATCH BRICK. |
| 7 | ALUMINUM FASCIA – ALMOND. |
| 8 | ALUMINUM FASCIA – RED. |
| 9 | PREFINSIHED STANDING SEAM METAL ROOFING. |
| 10 | CT CABINET AND ELECTRICAL METER. RE: ELECT. PLANS. |
| 11 | EIFS. COLOR: TAN. |
| 12 | CAST ALUMINUM BRICK VENT – ACCEPTABLE OPTIONS: HOHMANN & BARNARD #C825, 8" X 2 1/4" OR EX 825. |
| 13 | EMERGENCY FUEL SHUT OFF. RECESS FLUSH w/ WALL. |
| 14 | 6" BOLLARD w/ 40" PLASTIC SLEEVE. SEE SHEET A124. |
| 15 | ALUMINUM STOREFRONT FRAMING w/ INSULATED GLAZING. CAULK COLOR GRAY DYMONIC. |
| 16 | ALUMINUM STOREFRONT ENTRANCE. CAULK COLOR GRAY DYMONIC, |
| 17 | ICE MERCHANDISER |
| 18 | LP CAGE |
| 19 | SNOW RETENTION BAR |
| 20 | PREFINISHED METAL GUTTER |
| 21 | BLUE HDCP. BOLLARD. REFER TO SITE PLANS. |
| 22 | PREFINISHED METAL WALL CAP. |
| 23 | KNOX BOX LOCATION WHEN NEEDED. OWNER PROVIDED. |
| 24 | SPLASH BLOCK |
| 25 | PROVIDE LOCK BOLT FOR EACH LEAF |
| 26 | INSULATED POLYCARBONATE DOOR |
| 27 | 12 X 12 GLASS BLOCK |
| 28 | 6 X 6 GLASS BLOCK |
| 29 | SUPPLY FAN. SEE HVAC PLANS. |
| 30 | FIRE EXTINGUISHER CABINET |
| 31 | HANDICAP PUSH PLATE. SE EELECTRICAL SHEETS FOR MOUNTING HEIGHTS. |
| 32 | STREET ADDRESS NUMBERS TO BE LOCATED ON ENTRANCE DOOR. VERIFY WITH OWNER BEFORE APPLYING. |
| 33 | BRICK SOLDIER COURSE FIELD COLOR – (RED). |
| 34 | ALUMINUM STOREFRONT FRAMING w/ INSULATED SPANDREL GLAZING. CAULK COLOR GRAY DYMONIC. |
| 35 | CO2 FILL BOX. SEE FLOOR PLAN FOR MOUNTING HEIGHTS. |
| 36 | RECESSED OIL FILL BOX. SEE FLOOR PLAN FOR MOUNTING HEIGHTS. |

## Exterior Door Color Code

| BAC Blend-a-Color | 02 | 32 | 64 | 120 |
|---|---|---|---|---|
| W1 White | - | 12 | 1 | - |
| B1 Black | - | 24 | 1 | - |
| R2 Maroon | - | 19 | - | - |
| R3 Magenta | - | 26 | 1 | 1 |

## EXTERIOR COLOR SCHEDULE

| MATERIAL | MANUFACURER | COLOR |
|---|---|---|
| BOLLARDS | -- | BLACK, GLOSS |
| FASCIA | UNA-CLAD 24 GA. | REGAL RED ALMOND |
| GUTTERS & DOWNSPOUTS | -- | ALMOND |
| SOFFIT | UNA-CLAD | ALMOND |
| METAL ROOF | UNA-CLAD | HEMLOCK GREEN |
| MORTAR | -- | GREY |
| SEALANT RED BRICK | TREMCO DYMONIC | REDWOOD TAN |
| TAN BRICK | TREMCO DYMONIC | LIMESTONE |
| ROOF CAP CAR WASH | UNA-CLAD | HEMLOCK GREEN |
| TAN BRICK | LEGENDARY | CLEAR BUFF |
| RED BRICK | LEGENDARY | CABERNET BURGUNDY |
| EIFS | TOTAL WALL | DIRTY MARTINI SWIRL TEXTURE |
| TRASH ENCLOSURE CAP | UNA-CLAD | HEMLOCK GREEN |
| BRICK LINTEL PAINT | TOTAL WALL | MORNING MIST (OR EQUAL) |




8 **FRONT VESTIBULE METAL ROOF RETURN**

## EXTERIOR ELEVATION NOTES

A. SEE FLOOR PLAN FOR WINDOW TYPE KEYS.
B. CONTROL JOINT SEALANT TO MACH VENEER COLOR.
C. ALL DOWNSPOUTS TO CONNECT W/ BELOW GRADE DRAIN.
D. VERIFY NUMBER OF GABLE'S AND LOCATION OF SIGNAGE WITH OWNER.
E. CAST ALUMINUM BRICK VENT SHALL APPLY TO ALL STORES WITH CANOPY BRICK COLUMNS. REFER TO A700/A701 IF STORE REQUIRES BRICK COLUMNS
F. CONTROL JOINTS LOCATED AT WINDOW AND DOOR LOCATIONS TO HAVE BACKER ROAD AND SEALANT AT LOOSE LINTELS.


VANTAGE ARCHITECTS ▼ INC
750 N. Third Street ▼ La Crosse, WI 54601
Ph (608) 784-2729 Fax (608) 784-2826

KWIK TRIP
KWIK STAR

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1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960


09.06.2024

PROJECT TITLE: Store #1739 Kwik Trip, Inc.
PROJECT LOCATION: Cottage Grove, MN

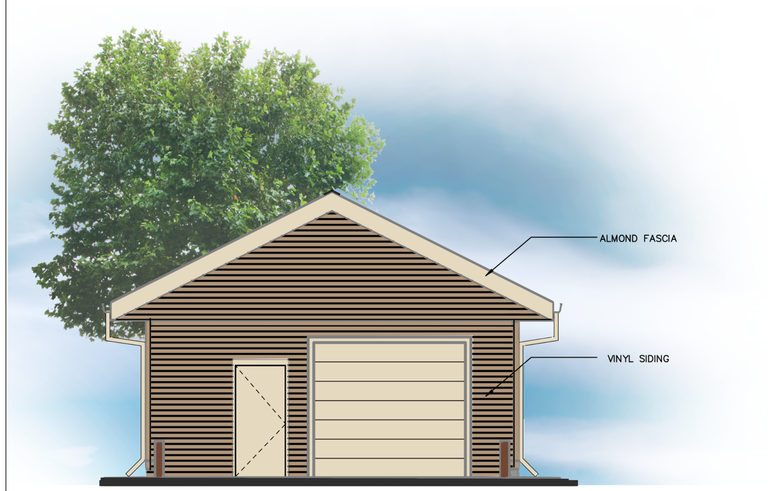
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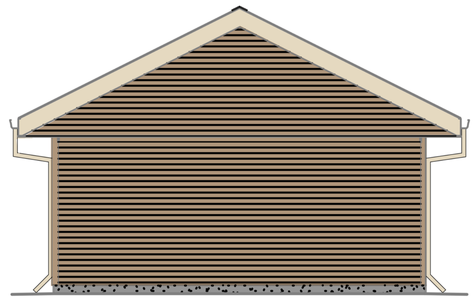
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SHEET TITLE
Exterior Elevations

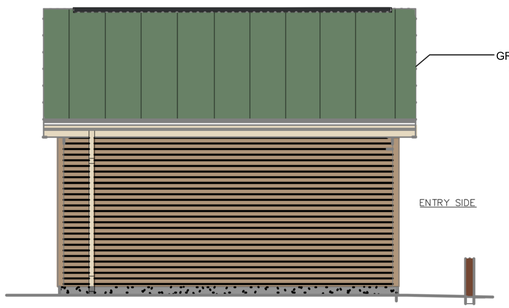
SHEET NO.
A200




1 **FRONT ELEVATION**
1/4" = 1'-0"



2 **BACK ELEVATION**
1/4" = 1'-0"




3 **LEFT/RIGHT ELEVATIONS**
1/4" = 1'-0"

VANTAGE ARCHITECTS INC
750 N. Third Street
La Crosse, WI 54601
Ph (608) 784-2729
Fax (608) 784-2826

KWIK TRIP

KWIK STAR

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FAX (608) 781-8960




CANOPY ELEVATION

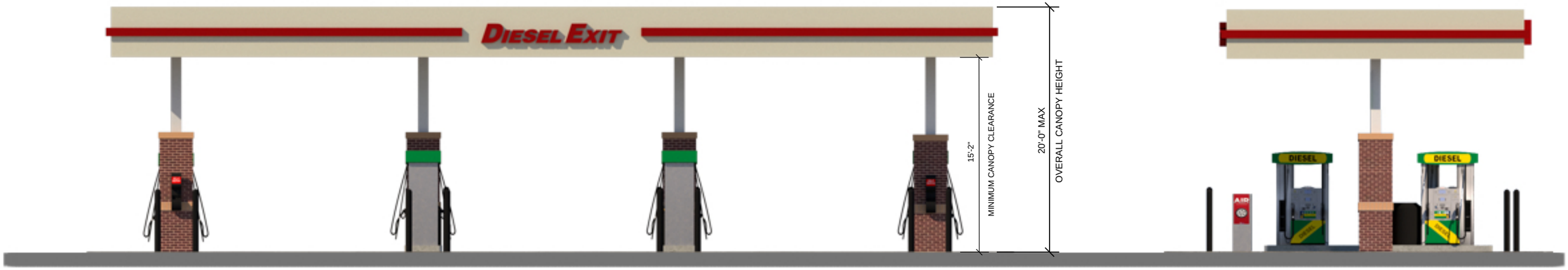



CANOPY PERSPECTIVE

KWIK TRIP
KWIK STAR

KWIK TRIP, INC.
P.O. Box 2107
1626 Oak Street
La Crosse WI 54602-2107
PH. (608) 781-8988

10 MPD Canopy




CANOPY EXIT ELEVATION

CANOPY END ELEVATION




CANOPY PERSPECTIVE

KWIK TRIP
KWIK STAR

KWIK TRIP, INC.
P.O. Box 2107
1626 Oak Street
La Crosse, WI 54602-2107
PH. (608) 781-8988
Fax (608) 781-8960

3 Lane Diesel Canopy

PROPOSED SIGNS:
#01 24" LED KWIK TRIP BUILDING LETTERS
#02 24" LED KWIK TRIP BUILDING LETTERS
#03 24" LED KWIK TRIP BUILDING LETTERS
#05 24" LED KWIK TRIP CANOPY LETTERS
#06 24" LED KWIK TRIP CANOPY LETTERS
#07 18" LED DIESEL ENTER CANOPY SIGN
#08 18" LED DIESEL EXIT CANOPY SIGN
#09 - #15 30 MINUTE PARKING SIGNS
#16 NO PARKING SIGN
#17- #20 COMBINATION TRUCK PARKING/24 PARKING SIGNS
#21 -#28 NO PARKING SIGNS
#29 DRIVEWAY DIRECTIONAL SIGN
#30 FREESTANDING MONUMENT SIGN
#31 FREESTANDING MONUMENT SIGN

STATE TRUNK HIGHWAY NOS. 10 AND 61
POINT DOUGLAS ROAD
STATE HIGHWAY NO. 61
MANNING AVENUE S.
(COUNTY HIGHWAY 95)
STATE TRUNK HIGHWAY NO.
PARCEL 1
BITUMINOUS
GRAVEL
63'-0"
22'-0"
BM 65 - RR SPIKE = 877.76 FT.
BM 64 - RR SPIKE = 881.55 FT.
BM 63 - RR SPIKE = 887.26 FT.
BM 66 - RR SPIKE = 883.67 FT.
BM 67 - RR SPIKE = 882.57 FT.
9,119 SQ FT

SITE PLAN
1" = 90'-0"

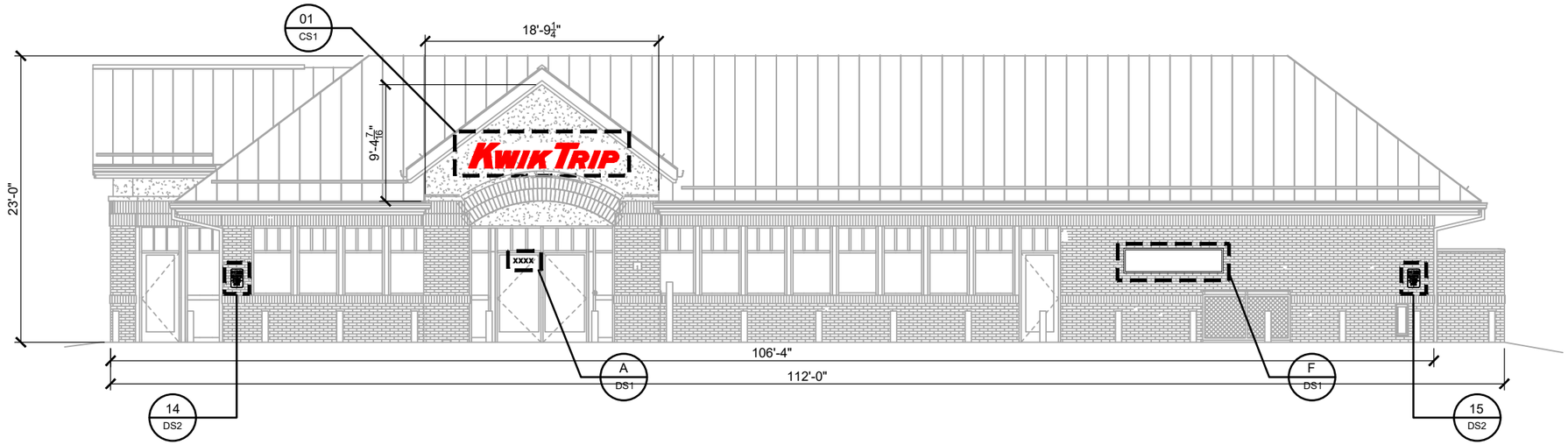
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KWIK STAR

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LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

SITE PLAN
CONVENIENCE STORE #1789
WITH SIDE DIESEL
HWY 61 & CTY RD 95
COTTAGE GROVE, MN

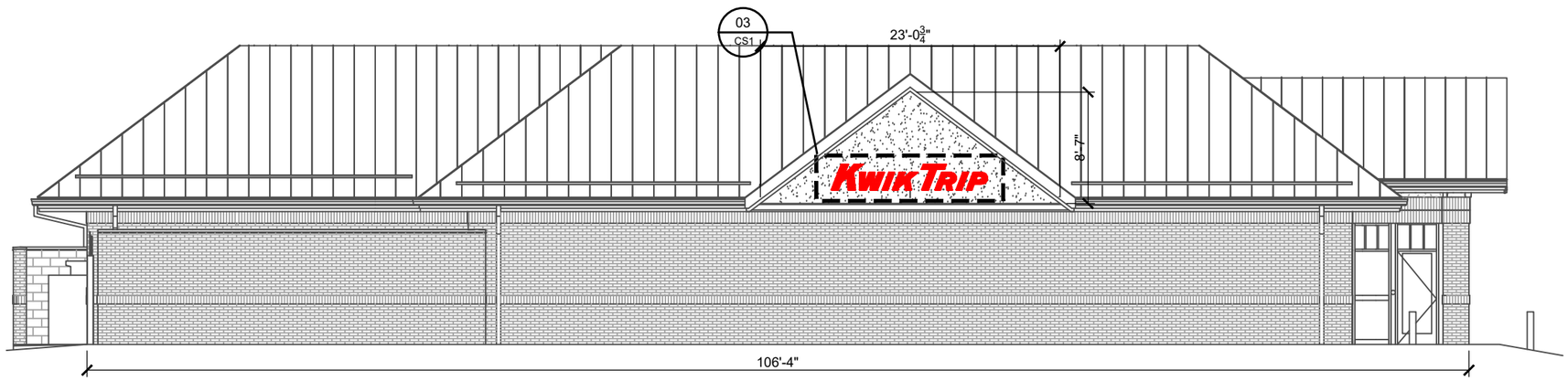
| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 2026 02/06 | BKGD UPDATE |
| 2 | 2026 02/19 | NO LED STRIPE |
| 3 | 2026 03/02 | LED STRIPE |

| | |
|---|---|
| DRAWN BY | MJM |
| SCALE | MULTIPLE |
| PROJ. NO. | 0001 |
| DATE | 2025 08-04 |
| SHEET | SP1 |




## STORE ELEVATION

SCALE: 3/32" = 1'-0"




## STORE ELEVATION

SCALE: 3/32" = 1'-0"




## LOGO DETAIL - SIGNs #01 & 03

SCALE: 1/2" = 1'-0"

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CONVENIENCE STORE SIGNAGE

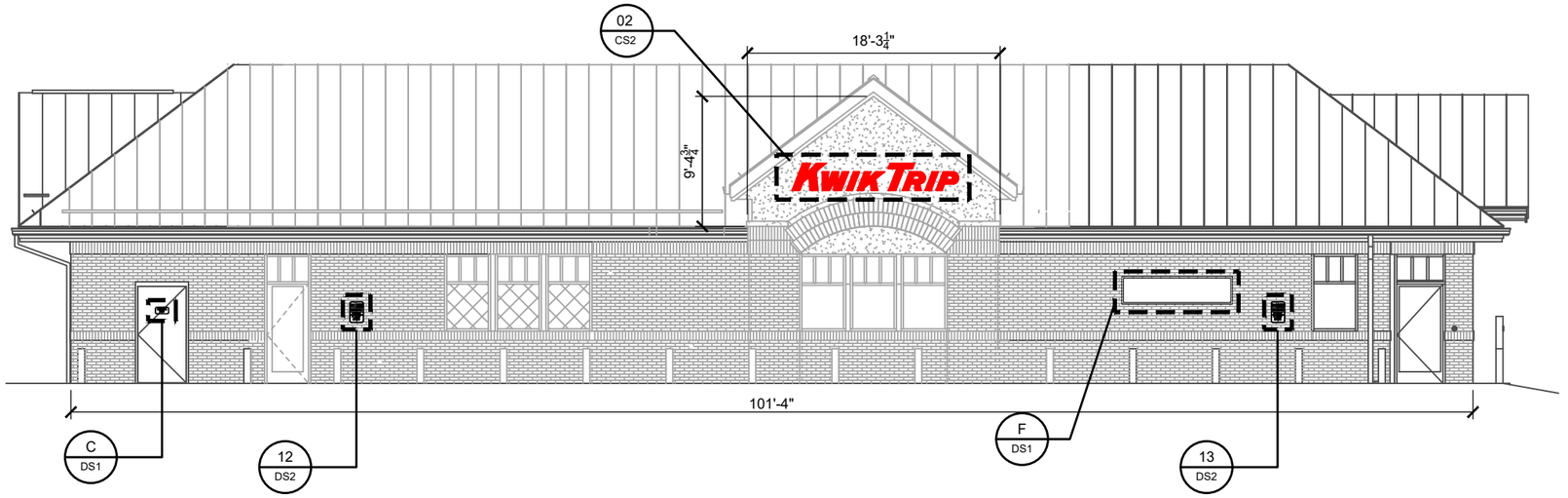
CONVENIENCE STORE #1789
WITH SIDE DIESEL

HWY 61 & CTY RD 95
COTTAGE GROVE, MN

| # | DATE | DESCRIPTION |
|---|---|---|
| | | |

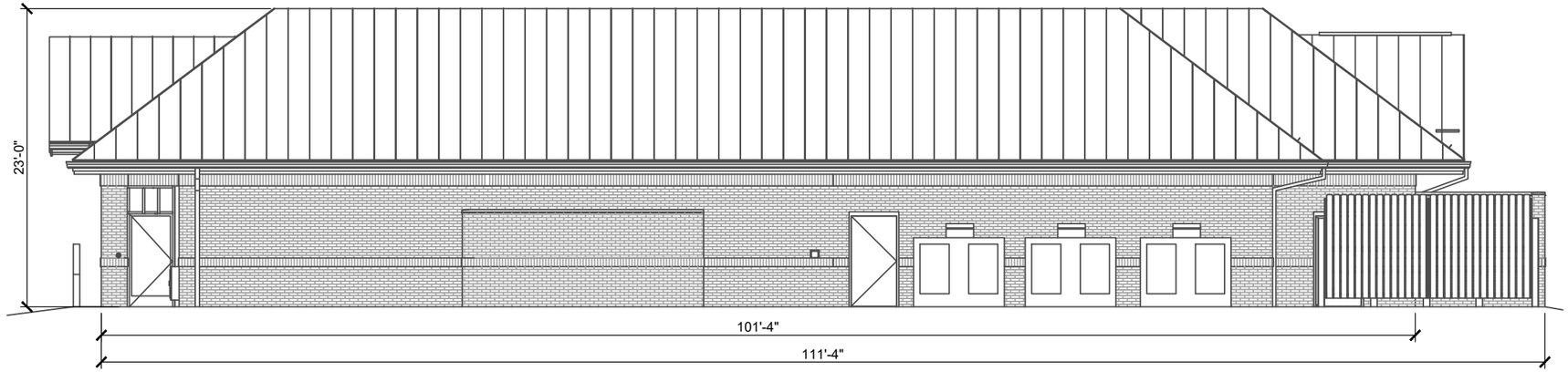
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|---|---|
| DRAWN BY | MJM |
| SCALE | MULTIPLE |
| PROJ. NO. | 0001 |
| DATE | 2025 08-04 |
| SHEET | CS1 |

K:\RetailBuildingOperations_Shared\Store Engineering_Shared\Development\Potential Sites\NC 1789 Cottage Grove, MN (HWY 61 & County Rd 95)\Project XXXX\Plans\Gas-Signs-Canopy\Signs\1789 Sign Plan REV1.dwg, 9/30/2025 10:22:57 AM




## STORE ELEVATION

SCALE: 3/32" = 1'-0"




## STORE ELEVATION

SCALE: 3/32" = 1'-0"




## LOGO DETAIL - SIGN #02

SCALE: 1/2" = 1'-0"

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CONVENIENCE STORE SIGNAGE

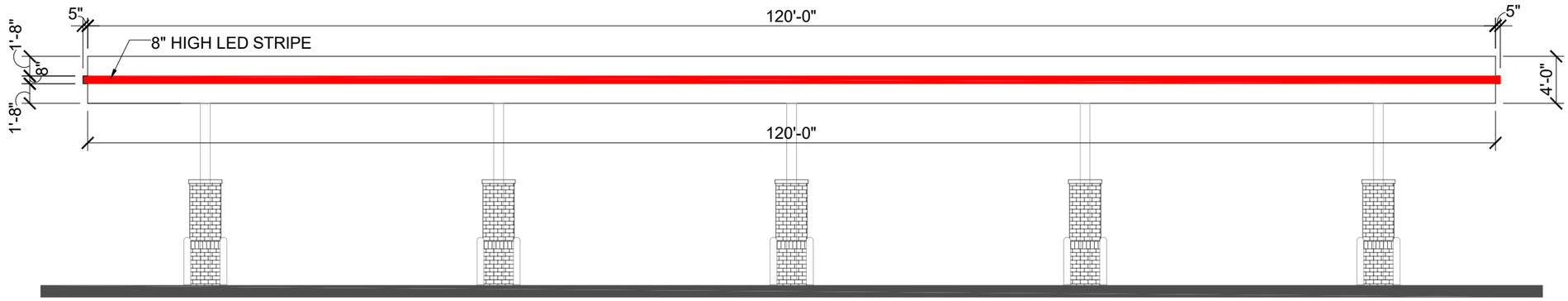
CONVENIENCE STORE #1789
WITH SIDE DIESEL

HWY 61 & CTY RD 95
COTTAGE GROVE, MN

| # | DATE | DESCRIPTION |
|---|---|---|
| | | |

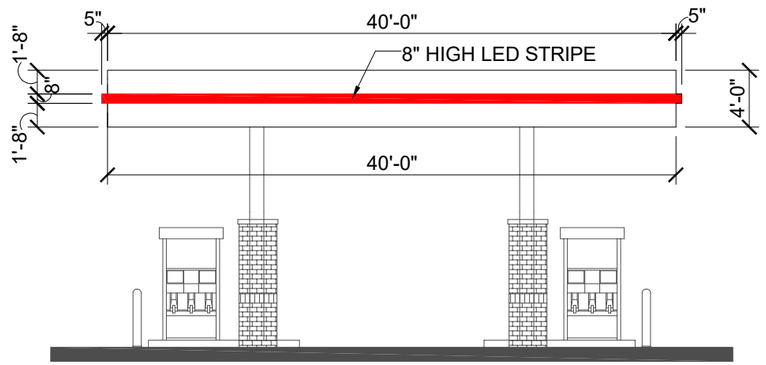
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|---|---|
| DRAWN BY | MJM |
| SCALE | MULTIPLE |
| PROJ. NO. | 0001 |
| DATE | 2025 08-04 |
| SHEET | CS2 |

K:\RetailBuildingOperations_Shared\Development\Potential Sites\NC 1789 Cottage Grove, MN (HWY 61 & County Rd 95)\Project XXXX\Plans\Gas-Signs-Canopy\SSigns\1789 Sign Plan REV1.dwg, 9/30/2025 10:23:03 AM




## CANOPY ELEVATION

SCALE: 3/32" = 1'-0"




## CANOPY ELEVATION

SCALE: 3/32" = 1'-0"

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P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
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FAX (608) 781-8960

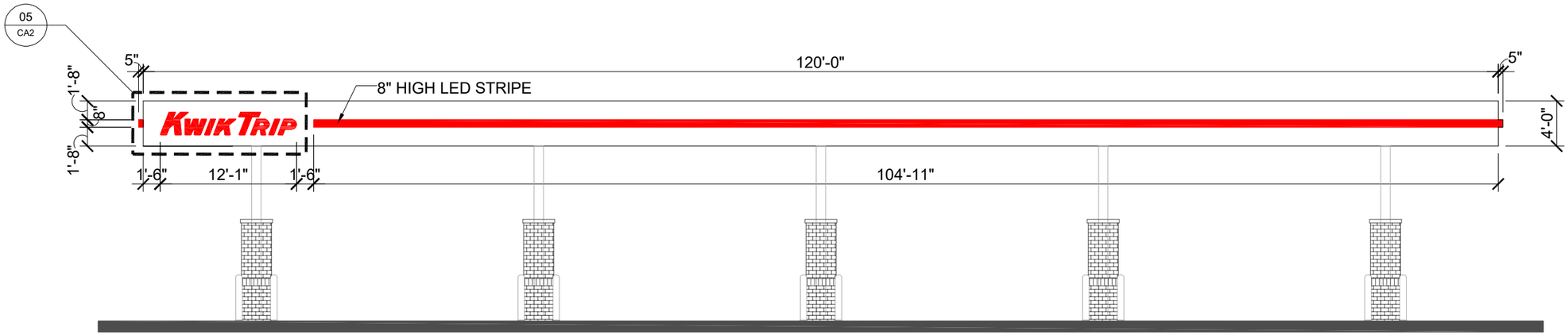
CANOPY SIGNAGE

CONVENIENCE STORE #1789
WITH SIDE DIESEL

HWY 61 & CTY RD 95
COTTAGE GROVE, MN

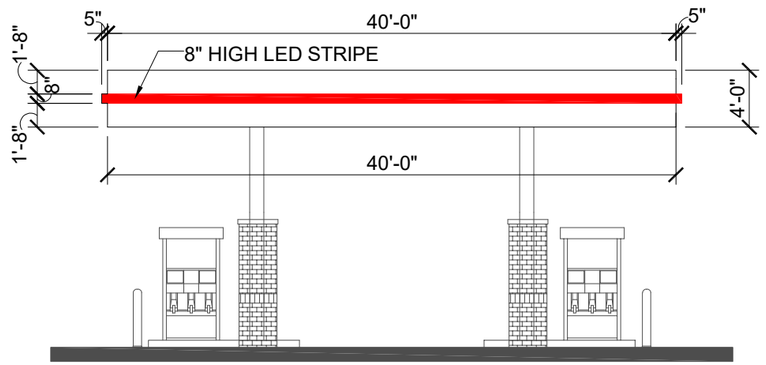
| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 2026 02/06 | BKGD UPDATE |
| 2 | 2026 02/19 | NO LED STRIPE |
| 3 | 2026 03/02 | LED STRIPE |
| 5 | 2026 04/06 | CITY COMMENTS |

| | |
|---|---|
| DRAWN BY | MJM |
| SCALE | MULTIPLE |
| PROJ. NO. | 0001 |
| DATE | 2025 08-04 |
| SHEET | CA1 |




## CANOPY ELEVATION

SCALE: 3/32" = 1'-0"




## CANOPY ELEVATION

SCALE: 3/32" = 1'-0"




## LOGO DETAIL - SIGN #05

SCALE: 1/2" = 1'-0"

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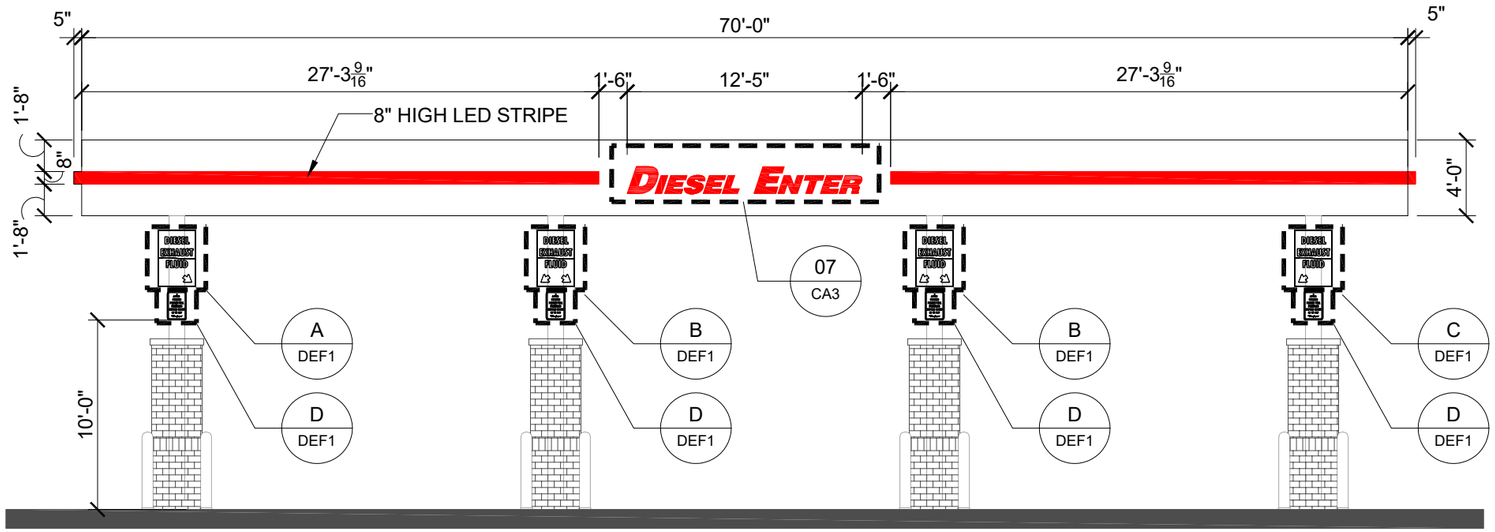
CANOPY SIGNAGE

CONVENIENCE STORE #1789
WITH SIDE DIESEL

HWY 61 & CTY RD 95
COTTAGE GROVE, MN

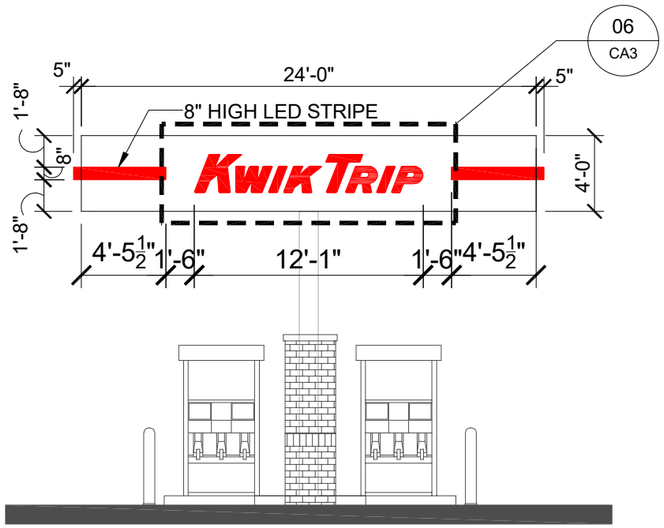
| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 2026 02/06 | BKGD UPDATE |
| 2 | 2026 02/19 | NO LED STRIPE |
| 3 | 2026 03/02 | LED STRIPE |
| 5 | 2026 04/06 | CITY COMMENTS |

| | |
|---|---|
| DRAWN BY | MJM |
| SCALE | MULTIPLE |
| PROJ. NO. | 0001 |
| DATE | 2025 08-04 |
| SHEET | CA2 |



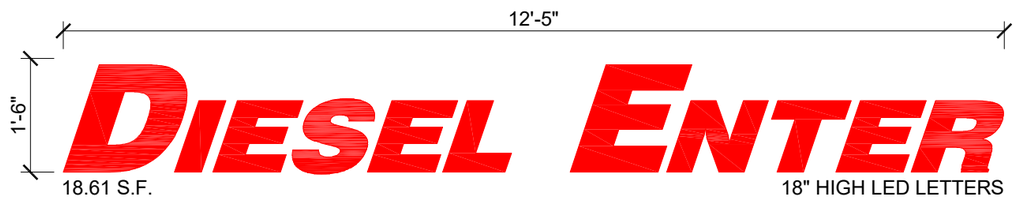

## CANOPY ELEVATION

SCALE: 1/8" = 1'-0"




## CANOPY ELEVATION

SCALE: 1/8" = 1'-0"




## LOGO DETAIL - SIGN #07

SCALE: 1/2" = 1'-0"




## LOGO DETAIL - SIGN #06

SCALE: 1/2" = 1'-0"

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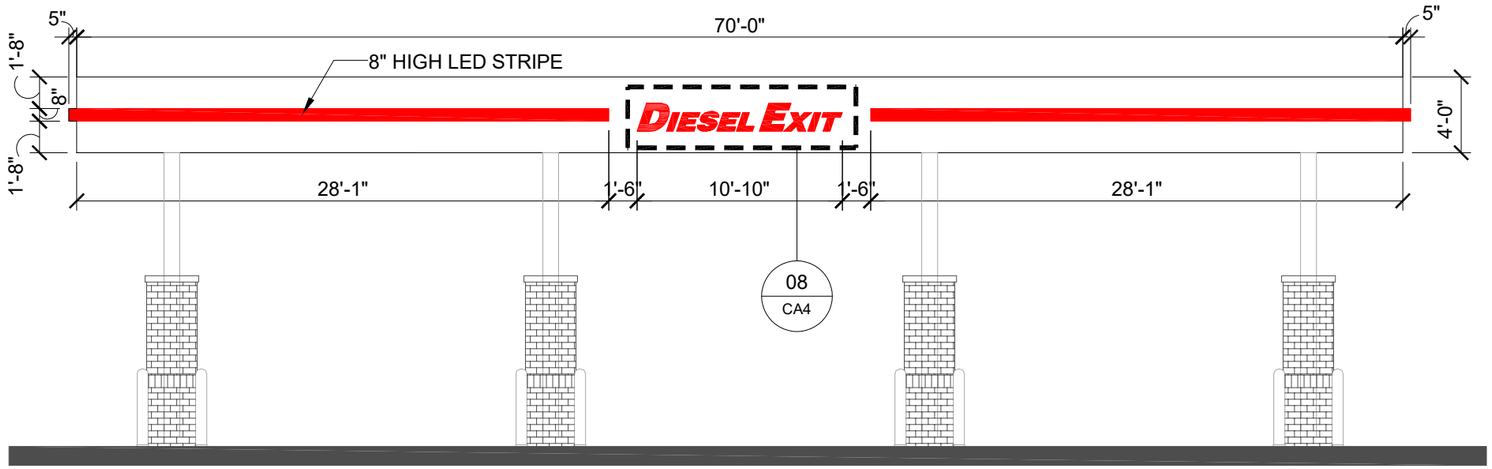
CANOPY SIGNAGE

CONVENIENCE STORE #1789
WITH SIDE DIESEL

HWY 61 & CTY RD 95
COTTAGE GROVE, MN

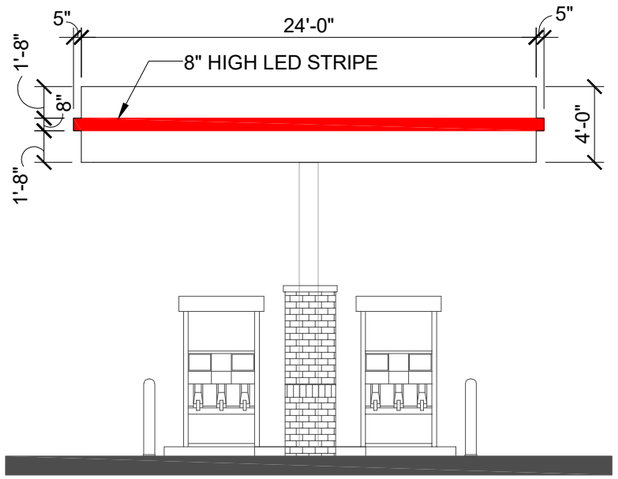
| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 2026 02/06 | BKGD UPDATE |
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| | |
|---|---|
| DRAWN BY | MJM |
| SCALE | MULTIPLE |
| PROJ. NO. | 0001 |
| DATE | 2025 08-04 |
| SHEET | CA3 |



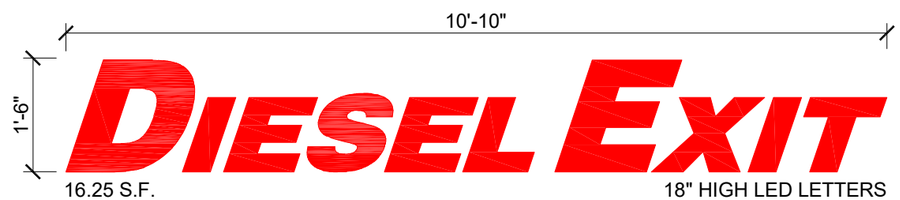

## CANOPY ELEVATION

SCALE: 1/8" = 1'-0"




## CANOPY ELEVATION

SCALE: 1/8" = 1'-0"




## LOGO DETAIL - SIGN #08

SCALE: 1/2" = 1'-0"

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CANOPY SIGNAGE

CONVENIENCE STORE #1789
WITH SIDE DIESEL

HWY 61 & CTY RD 95
COTTAGE GROVE, MN

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 2026 02/06 | BKGD UPDATE |
| 2 | 2026 02/19 | NO LED STRIPE |
| 3 | 2026 03/02 | LED STRIPE |
| 4 | 2026 04/06 | CITY COMMENTS |

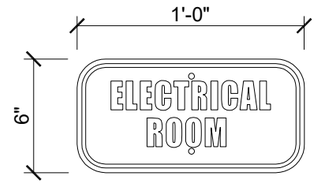
| | |
|---|---|
| DRAWN BY | MJM |
| SCALE | MULTIPLE |
| PROJ. NO. | 0001 |
| DATE | 2025 08-04 |
| SHEET | CA4 |




5" WHITE VINYL ADDRESS LETTERS
ON GLASS DOOR AS SHOWN ABOVE
(VERIFY ACTUAL NUMBERS WITH PROJECT MANAGER)

## ADDRESS SIGN A

SCALE: 3/4" = 1'-0"




C

## INFORMATIONAL SIGN C

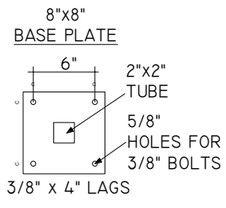
SCALE: 1 1/2" = 1'-0"

### GENERAL SPECIFICATIONS

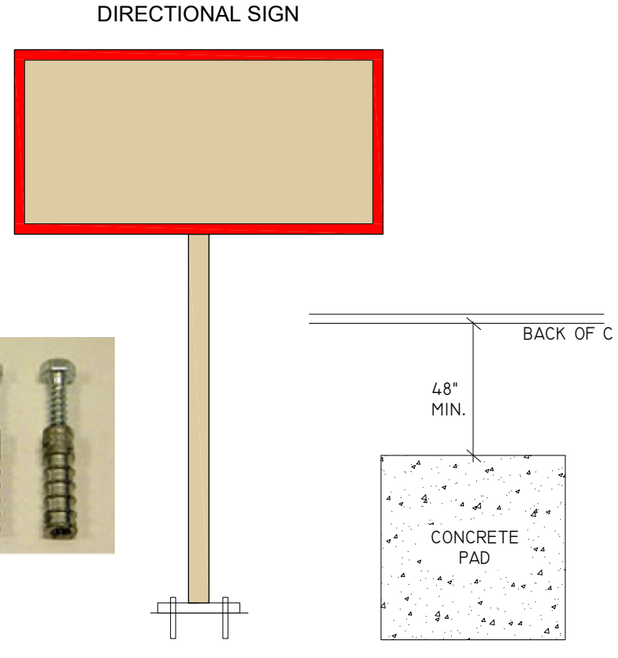
*ROOM SIGNS*
*Qty: 3 total (different copy on each)*
*Size: per art*
*Material: white sign blank*
*Finish: cut vinyl*

*Install along with various signs for same site, crew to give to KT trim guys to install.*

NOTES:
- SIGN VENDOR TO ANCHOR SIGN/S TO CONCRETE PAD
- SIGN VENDOR TO ANCHOR SIGNS WITH (4) 3/8" X 4" LAGS & SHIELD ANCHORS. USE STAINLESS STEEL HARDWARE
- STAINLESS STEEL FLAT WASHERS MAY BE USED UNDER BASE PLATE AS NEEDED TO SHIM SIGN TO BE PLUMB
- CONCRETE PAD INSTALLED BY OTHERS (KWIK TRIP/KWIK STAR CONCRETE VENDOR)
  - CONCRETE PAD TO BE 5"X 36"X 36"
- CONCRETE PAD TO BE AT LEAST 48" FROM BACK OF CURB

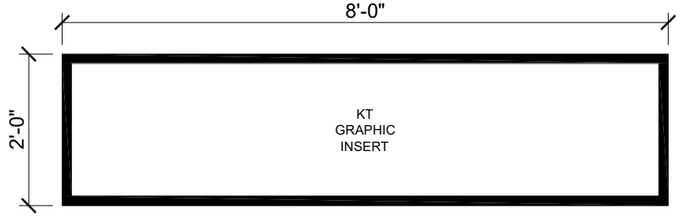





## DIRECTIONAL SIGN CONCRETE BASE DETAIL

NOT TO SCALE




"SIGN F"
BLACK ALUMINUM FRAME

## INFORMATIONAL SIGNS F

SCALE: 1/2" = 1'-0"

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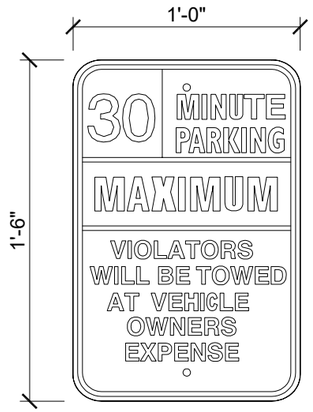
DIRECTIONAL SIGNAGE
CONVENIENCE STORE #1789
WITH SIDE DIESEL
HWY 61 & CTY RD 95
COTTAGE GROVE, MN

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 2026 02/06 | BKGD UPDATE |

| | |
|---|---|
| DRAWN BY | MJM |
| SCALE | MULTIPLE |
| PROJ. NO. | 0001 |
| DATE | 2025 08-04 |
| SHEET | DS1 |

## GENERAL SPECIFICATIONS

*18"x12" ALUMINUM SIGN*
*Qty:*
*Size: 18"x12"*
*Material: Standard white blank*
*Finish: cut vinyl graphics*
*Install: on building*




QTY 4
SIGNS #12-15

## PARKING SIGNS #12-15

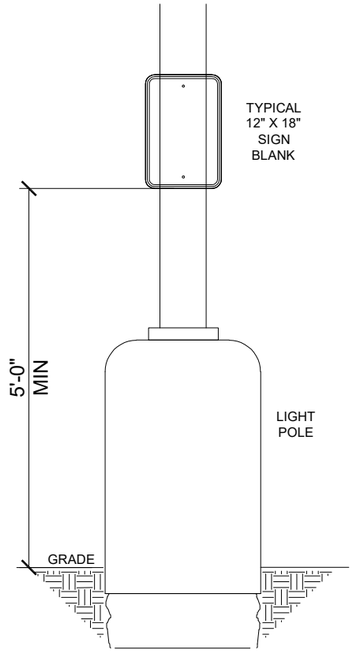
SCALE: 1 1/2" = 1'-0"

12" X 18" ALUMINUM SIGN

SINGLE SIDED SIGN




QTY: 6
SIGNS #16, #22, #23,
#26 - #28




## PARKING SIGNS #16, #22, #23, #26 - #28

SCALE: 1/2" = 1'-0"

12" X 18" ALUMINUM SIGN

SINGLE SIDED SIGN

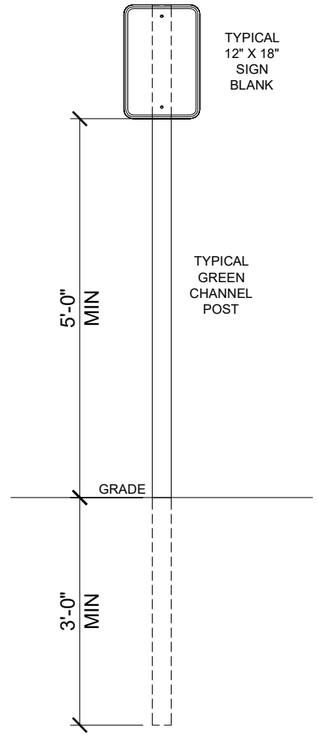



QTY: 3
SIGNS #09-#11

SINGLE SIDED SIGN




QTY: 3
SIGNS #21, #24 & #25




## PARKING SIGNS #09-11 & #16, #21-28

SCALE: 1/2" = 1'-0"

SINGLE SIDED DIRECTIONAL SIGN




NON-LIT DIRECTIONAL SIGN
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM
1'-6"H X 3'-0"W X 4'-6"T= 4.50 SQ FT

12" X 18" ALUMINUM SIGN

## PARKING SIGNS #17-20

SCALE: 3/4" = 1'-0"

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FAX (608) 781-8960

DIRECTIONAL SIGNAGE

CONVENIENCE STORE #1789
WITH SIDE DIESEL

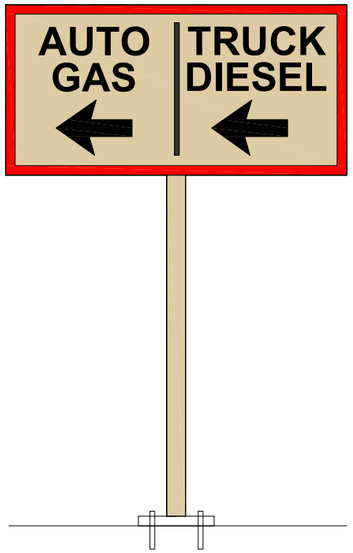
HWY 61 & CTY RD 95
COTTAGE GROVE, MN

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 2026 02/06 | BKGD UPDATE |

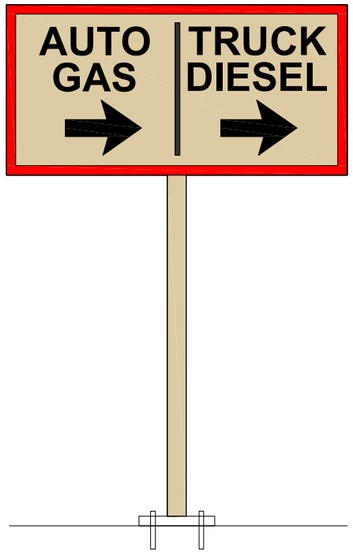
| | |
|---|---|
| DRAWN BY | MJM |
| SCALE | MULTIPLE |
| PROJ. NO. | 0001 |
| DATE | 2025 08-04 |
| SHEET | DS2 |

DOUBLE SIDED DIRECTIONAL SIGN

SOUTH SIDE




NORTH SIDE




NON-LIT DIRECTIONAL SIGN
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM
1'-6"H X 3'-0"W X 4'-6"T= 4.50 SQ FT

## DIRECTIONAL SIGN #29

SCALE: 3/4" = 1'-0"

# #30 & #31 KWIK STAR FREESTANDING MONUMENT SIGN

SEE ATTACHED ARTWORK

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
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LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

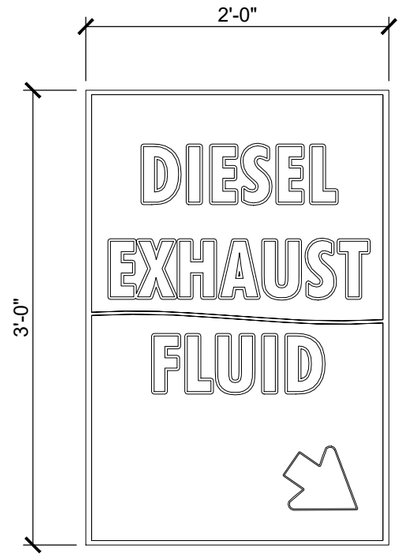
DIRECTIONAL SIGNAGE

CONVENIENCE STORE #1789
WITH SIDE DIESEL

HWY 61 & CTY RD 95
COTTAGE GROVE, MN

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 2026 02/06 | BKGD UPDATE |

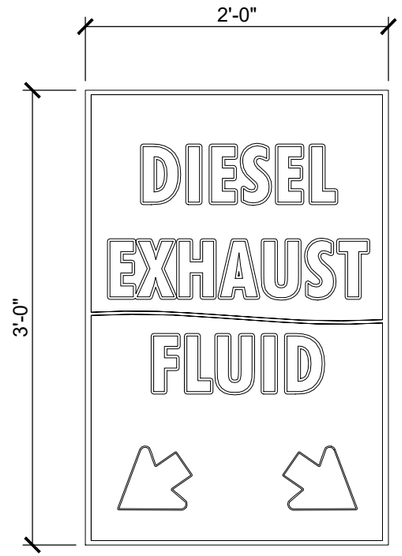
| | |
|---|---|
| DRAWN BY | MJM |
| SCALE | MULTIPLE |
| PROJ. NO. | 0001 |
| DATE | 2025 08-04 |
| SHEET | DS3 |




QTY: X

## DEF SIGN A

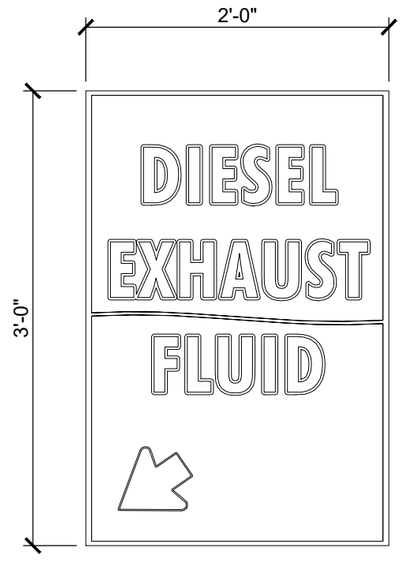
SCALE: 3/4" = 1'-0"




QTY: X

## DEF SIGN B

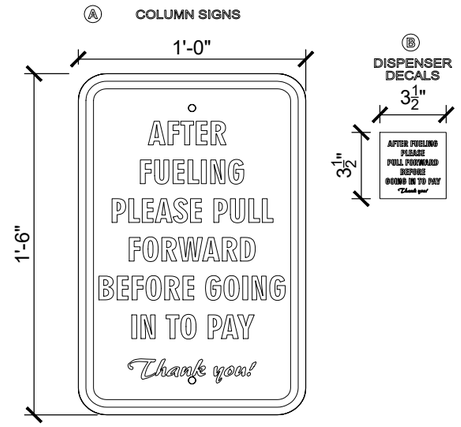
SCALE: 3/4" = 1'-0"




QTY: X

## DEF SIGN C

SCALE: 3/4" = 1'-0"




## PULL AHEAD SIGN D

SCALE: 1 1/2" = 1'-0"

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DEF / DSL SIGNAGE

CONVENIENCE STORE #1789
WITH SIDE DIESEL

HWY 61 & CTY RD 95
COTTAGE GROVE, MN

| # | DATE | DESCRIPTION |
|---|---|---|
| | | |

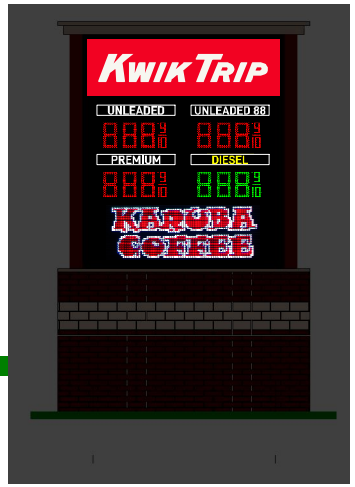
| | |
|---|---|
| DRAWN BY | MJM |
| SCALE | MULTIPLE |
| PROJ. NO. | 0001 |
| DATE | 2025 08-04 |
| SHEET | DEF1 |

K:\RetailBuildingOperations_Shared\Store Engineering_Shared\Development\Potential Sites\NC 1789 Cottage Grove, MN (HWY 61 & County Rd 95)\Project XXXX\Plans\Gas-Signs-Canopy\Signs\1789 Sign Plan REV1.dwg, 9/30/2025 10:23:28 AM

SIGN #30

PRICE DIGITS TO BE DAKTRONICS - DAKTRONICS AND WATCHFIRE ARE APPROVED MANUFACTURERS FOR EMCS




Approved by:_____ Date:_____ Landlord:_____ Date:_____

*Colors on sketch are only a representation, actual color of finished product may differ from this sketch.
*To make the best use of standard sized materials and control costs the size of the finished product may vary slightly.


La Crosse Sign Group
lacrossesign.com
1450 Oak Forest Drive, Onalaska, WI 54650, 608-781-1450
2242 Mustang Way, Madison, WI 53718, 608-222-5353
2502 Melby Street, Eau Claire, WI 54703, 715-835-6189



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Client
Kwik Trip #1789
Cottage Grove, MN
Project
A - Monument

Consultant
Carlee Strong

Design Art
Danielle Hadley

Monument Sign Specifications
-MAIN ID: Fabricated Aluminum w/ Flat Illuminated Faces
-Pricers: 12" FL-5000 & Illuminated Products
-Message Center: Watchfire 72x216 8mm

Area
-MAIN CABINET: 69.75
-Total 69.75 sqft

Color Key

1. Black S/G
2. MP 55090- PMS186c Red S/G
3. White
4. Yellow
5. Black
6. 

Job Number
132066-3b

Creation Date
1/27/2026

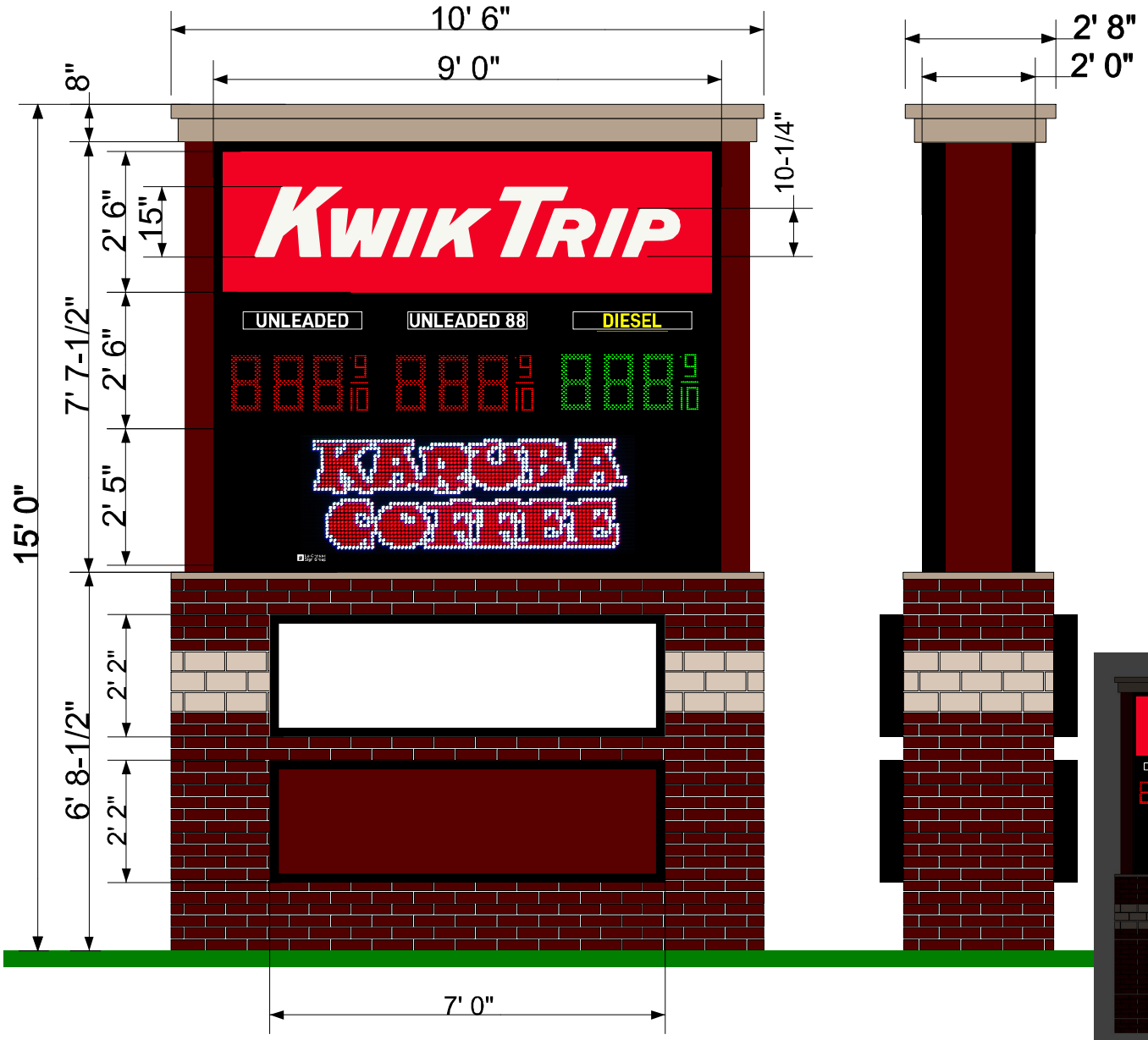
Revision Date
3/10/2026

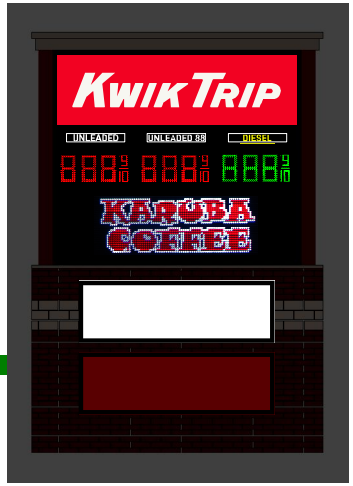
Revision Number
3

File Path
1 - Kwik Trip\Cottage Grove, MN 1789\ 132066
-Artwork for KT1789 Cottage Grove\Design\1789
Cottage Grove Art 132066-3b Monument

SIGN #31

PRICE DIGITS TO BE DAKTRONICS - DAKTRONICS AND WATCHFIRE ARE APPROVED MANUFACTURERS FOR EMCS




Approved by:_____ Date:_____ Landlord:_____ Date:_____

*Colors on sketch are only a representation, actual color of finished product may differ from this sketch.
*To make the best use of standard sized materials and control costs the size of the finished product may vary slightly.


La Crosse Sign Group
lacrossesign.com
1450 Oak Forest Drive, Onalaska, WI 54650, 608-781-1450
2242 Mustang Way, Madison, WI 53718, 608-222-5353
2502 Melby Street, Eau Claire, WI 54703, 715-835-6189



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Client
Kwik Trip #1789
Cottage Grove, MN
Project
A - Monument

Consultant
Carlee Strong

Design Art
Danielle Hadley

Monument Sign Specifications
-MAIN ID: Fabricated Aluminum w/ Flat Illuminated Faces
-Pricers: 12" FL-5000 & Illuminated Products
-Message Center: Watchfire 72x216 8mm
-Tenant Cabinets: Illuminated w/ Flat Illuminated Faces

Area
-MAIN CABINET: 68.6
-TENANTS: 15.17 each = 30.34 total
-Total 98.94 sqft

Color Key
1. Black S/G
2. MP 55090- PMS186c Red S/G
3. White
4. Yellow
5. Black
6.

Job Number
132066-3a

Creation Date
1/27/2026

Revision Date
3/10/2026

Revision Number
3

File Path
1 - Kwik Trip\Cottage Grove, MN 1789\ 132066
-Artwork for KT1789 Cottage Grove\Design\1789
Cottage Grove Art 132066-3a Monument

# KWIK TRIP 1789

KNOW ALL PERSONS BY THESE PRESENTS: That Kwik Trip, Inc., a Wisconsin corporation, owner of the following described property;

That part of the Southeast Quarter of Section 36, Township 27 North , Range 21 West, Washington County, Minnesota, lying west of the westerly right of way line of State Trunk Highway No. 95, as it existed prior to the recording of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82–160, according to the recorded plat thereof and lying northerly of the northerly right of way line of State Trunk Highway No. 61 and lying east of the following described line: Commencing at the northwest corner of said Southeast Quarter; thence South 89 degrees 58 minutes 28 seconds East, assumed bearing , along the north line of said Southeast Quarter, a distance of 1460.00 feet; thence South 00 degrees 01 minute 32 seconds West, a distance of 817.05 feet to the northerly right of way line of State Trunk Highway No. 61, to a point hereinafter referred to as point A; thence North 00 degrees 01 minutes 32 seconds East, a distance of 817.05 feet to the north line of said Southeast Quarter; thence South 89 degrees 58 minutes 28 seconds East, along said north line, a distance of 118.16 feet to the point of beginning of the line to be described; thence South 00 degrees 01 minutes 32 seconds West, a distance of 657.55 feet to the intersection with a line that bears North 36 degrees 33 minutes 28 seconds East from said Point A; thence South 36 degrees 33 minutes 28 seconds West, a distance of 198.50 feet to said Point A, and there terminating.

Has caused the same to be surveyed and platted as KWIK TRIP 1789 and does hereby dedicate to the public for public use the public way as shown on this plat and also dedicate the drainage and utility easement as created by this plat.

In witness whereof said Kwik Trip, Inc., a Wisconsin corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

Signed: Kwik Trip, Inc., a Wisconsin corporation

By: _____ its _____

By: _____ its _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20___, by _____, its _____ of Kwik Trip, Inc., a Wisconsin corporation.

_____ (Signature)
_____ (Printed Name)
Notary Public, _____ County, Minnesota
My Commission Expires: _____

I, Arlee J. Carlson, 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___.

_____
Arlee J. Carlson, Licensed Land Surveyor
Minnesota License No. 44900

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20___ by Arlee J. Carlson, Licensed Land Surveyor.

_____ (Signature)
_____ (Printed Name)
Notary Public, _____ County, Minnesota
My Commission Expires: _____

CITY COUNCIL, 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 requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Signed: _____ Mayor  Signed: _____ Clerk

COUNTY SURVEYOR, COUNTY OF WASHINGTON, STATE OF MINNESOTA

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: _____ Washington County Surveyor  By: _____

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 _____ Washington County Auditor/Treasurer  By _____ Deputy

COUNTY REGISTRAR OF TITLES

Document Number _____

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

By _____ Washington County Registrar of Titles  By _____ Deputy

PRELIMINARY
SUBJECT TO REVISION

SUNDE LAND SURVEYING

# KWIK TRIP 1789

- ● DENOTES FOUND 2 INCH ALUM MNDOT MONUMENT, UNLESS OTHERWISE NOTED
- ○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED WITH PLS NO. 44900
- ◔ DENOTES FOUND CAST MONUMENT

BEARING ORIENTATION:
THE EAST LINE OF THE SE 1/4 OF SEC. 36, IS ASSUMED TO BEAR SOUTH 0 DEGREES 12 MINUTES 19 SECONDS WEST

Drainage and utility easements are shown thus:




Being ten feet in width and adjoining right-of-way lines and five feet in width adjoining side lines, as shown on the plat.

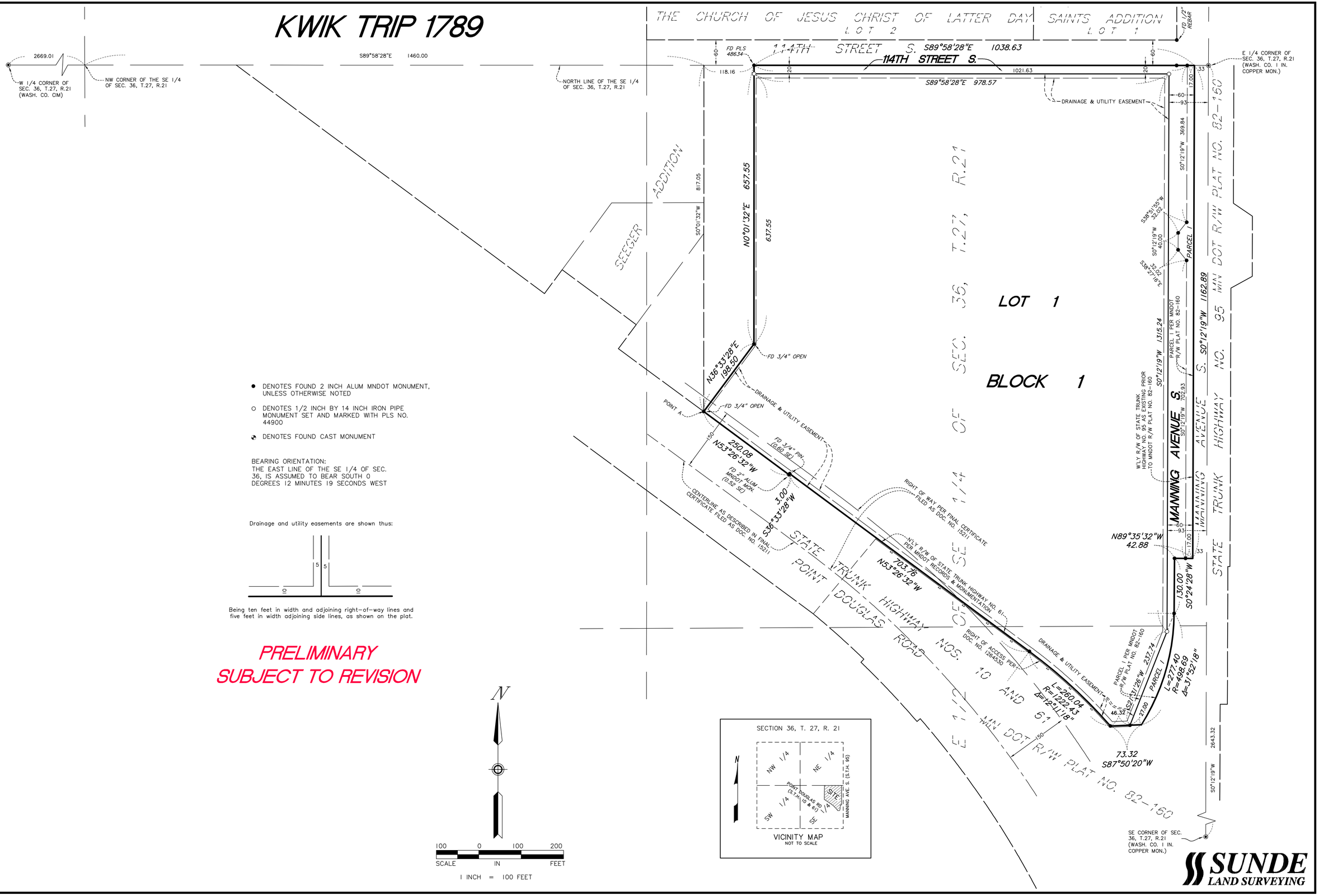
PRELIMINARY
SUBJECT TO REVISION



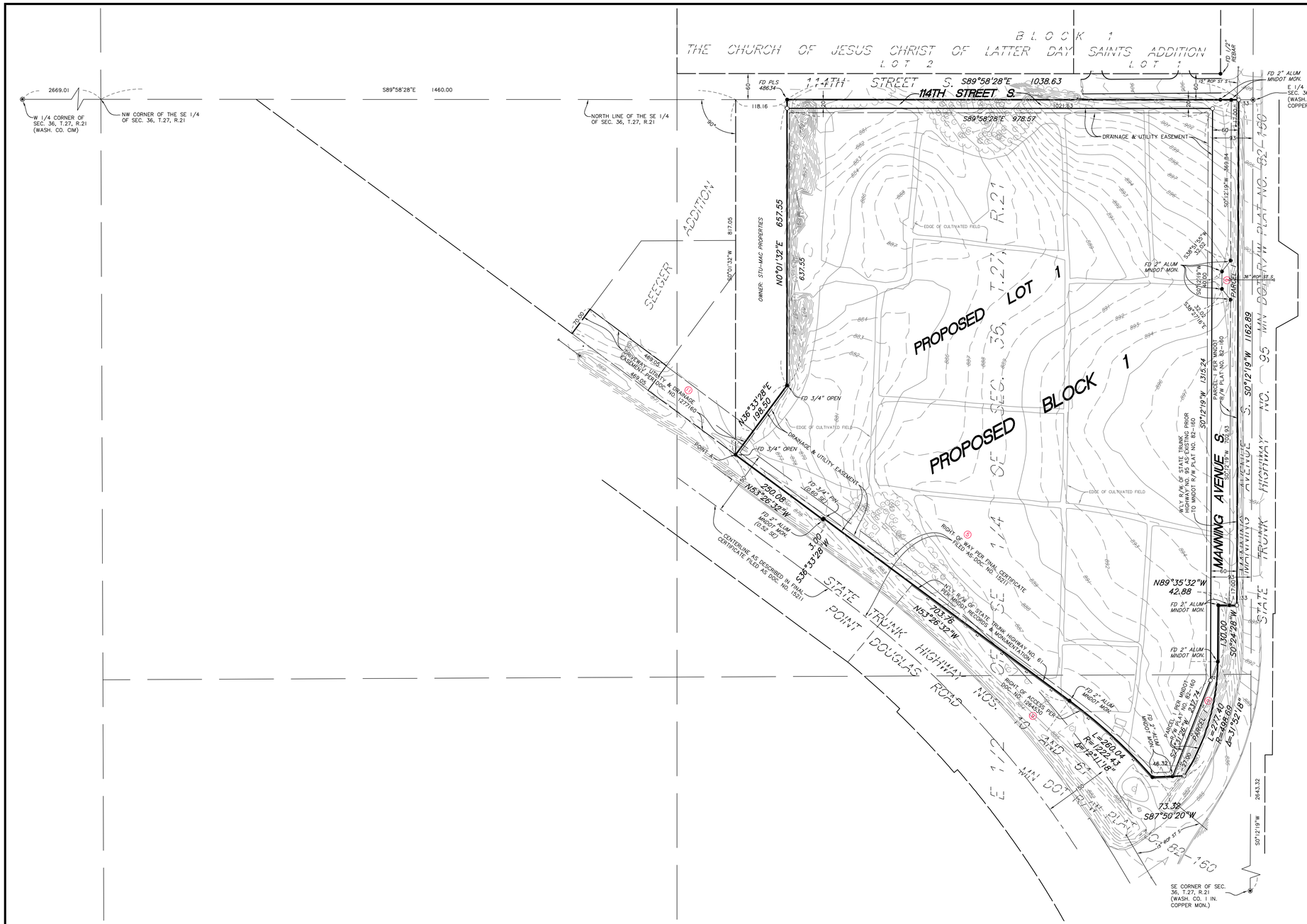




VICINITY MAP
NOT TO SCALE




SUNDE LAND SURVEYING




## DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Owners Policy of Title Insurance File No. 1660590, policy date January 1, 2025)

The Land referred to herein below is situated in the County of Washington, State of Minnesota, and is described as follows:

That part of the Southeast Quarter of Section 36, Township 27 North, Range 21 West, Washington County, Minnesota, lying west of the westerly right of way line of State Trunk Highway No. 95, as it existed prior to the recording of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82–160, according to the recorded plat thereof and lying northerly of the northerly right of way line of State Trunk Highway No. 61 and lying east of the following described line:

Commencing at the northwest corner of said Southeast Quarter; thence South 89 degrees 58 minutes 28 seconds East, assumed bearing, along the north line of said Southeast Quarter, a distance of 1460.00 feet; thence South 00 degrees 01 minute 32 seconds West, a distance of 817.05 feet to the northerly right of way line of State Trunk Highway No. 61, to a point hereinafter referred to as point A; thence North 00 degrees 01 minutes 32 seconds East, a distance of 817.05 feet to the north line of said Southeast Quarter, thence South 89 degrees 58 minutes 28 seconds East, along said north line, a distance of 118.16 feet to the point of beginning of the line to be described; thence South 00 degrees 01 minutes 32 seconds West, a distance of 657.55 feet to the intersection with a line that bears North 36 degrees 33 minutes 28 seconds East from said Point A; thence South 36 degrees 33 minutes 28 seconds West, a distance of 198.50 feet to said Point A, and there terminating.

NOTE: This property is Torrens, the Torrens Certificate No. is 80426.

## TITLE COMMITMENT

First American Title Insurance Company Owners Policy of Title Insurance File No. 1660590, policy date January 1, 2025, was relied upon as to matters of record.

### Schedule B Exceptions:

(1) Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.

2. An easement for electric energy transmission and incidental purposes in the document recorded May 27, 1949 as Doc. No. 4582 of Official Records. [it is a blanket easement]
3. Condemnation of certain lands taken by the State of Minnesota for trunk highway and incidental purposes as contained in Final Certificate recorded July 2, 1953 as Doc. No.6575, together with the right of access. [part of MNDOT R/W plat No. 82–160]
4. An easement for electric energy transmission and incidental purposes in the document recorded June 20, 1960 as Doc. No. 14402 of Official Records. [it is not on, or does not touch, the surveyed property.]
5. Condemnation of certain lands taken by the State of Minnesota for trunk highway and incidental purposes as contained in Final Certificate recorded September 20, 1960 as Doc. No.15211, together with the right of access. [shown on survey]
6. The terms, provisions and easement(s) contained in the document entitled "Easement and Agreement" recorded May 1, 1975 as Doc. No. 40601 of Official Records. [amended per exception 18]
7. The terms and provisions contained in the document entitled "Resolution No. 88–227" recorded November 18, 1988 as Doc. No. 93142 of Official Records. [expired]
8. A document entitled "Minnesota Department of Transportation Right of Way Plat No. 82–147" recorded May 10, 2018 as Doc. No. 1253357 of Official Records. [amended by MNDOT R/W Plat No. 82–160]
9. Condemnation of certain lands taken by the State of Minnesota for trunk highway and incidental purposes as contained in Final Certificate recorded March 16, 2020 as Doc. No.1264530, together with the right of access. [shown on survey]
10. The terms and provisions contained in the document entitled "Resolution 2020–135" recorded November 19, 2020 as Doc. No. 1269903 of Official Records. [not plottable]
11. The terms, provisions and easement(s) contained in the document entitled "Easement Agreement for Driveway, Utility and Drainage Purposes" recorded September 28, 2021 as Doc. No. 1277160 of Official Records. [shown on survey]
12. Rights of the public in and to that portion of the Land lying within State Highway No. 61 and Manning Avenue South aka State Highway No. 95.

## GENERAL NOTES

1.) Survey coordinate basis: Washington County System NAD83 (1986 adjustment)

2.) Adjoining ownership information shown hereon was obtained from the Washington County Property Tax Information web site.

## UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 242402074, 242402076, 242402157 and 242402158.

4.) Contact GOPHER STATE ONE CALL at 651–454–0002 (800–252–1166) for precise onsite location of utilities prior to any excavation.

## ZONING NOTES

1.) Zoning information is per Zoning Map of Cottage Grove.

2.) The existing zoning classification of the subject property is B3 – General Business.

## FLOOD ZONE NOTE

1.) The subject property appears to lie within Zone X (Area of Minimal Flood Hazard) per the National Flood Insurance Program, Flood Insurance Rate Map No. 27163C0438E, dated February 3, 2010, Community No. 270502. This information was obtained from the FEMA Map Service Center web site.

## PARKING

No designated parking spaces were observed on site.

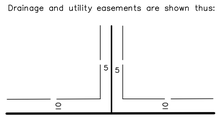
## AREAS

Gross = 1,316,815 square feet or 30.230 acres
Proposed Lot 1 = 1,217,912 square feet or 27.959 acres
Dedicated Manning Avenue & 114th Street = 98,903 square feet or 2.271 acres

## LEGEND

- ○ Denotes iron monument set marked with P.L.S. No. 44900
- ● Denotes found monument
- —△— Denotes Right of Access

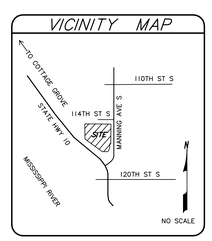
Drainage and utility easements are shown thus:

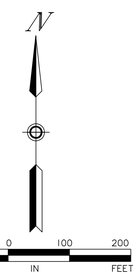



Being ten feet in width and adjoining right–of–way lines and five feet in width adjoining side lines, as shown on the plat.

## OWNER/APPLICANT

Kwik Trip, Inc
1626 Oak Street
LaCrosse, WI 54602–2107
Contact Person: Leah Berlin
Phone (608) 793–6221




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

Dated this 5th day of March, 2026

SUNDE LAND SURVEYING, LLC

By: Arlee J. Carlson

Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

| | | |
|---|---|---|
| Added D & U easements | MAP | 4/03/2026 |
| Revised Dedicated roadway | MAP | 3/05/2026 |
| Revision | By | Date |
| | MAP | |

Drawing Title:

PRELIMINARY PLAT OF:

KWIK TRIP 1789

MANNING AVE., COTTAGE GROVE, MN

SUNDE LAND SURVEYING
Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420–3435
952–881–2455 (Fax: 952–888–9526)
www.sunde.com

| | |
|---|---|
| Project: 2024–121–A Bk/Pg: 1307/1 | Date: 3/05/2026 |
| Township: 27 Range: 21 Section: 36 | |
| File: 2024121A–pplat–R1.dwg | Sheet: 1 of 1 |

# KWIK TRIP 1789

KNOW ALL PERSONS BY THESE PRESENTS: That Kwik Trip, Inc., a Wisconsin corporation, owner of the following described property;

That part of the Southeast Quarter of Section 36, Township 27 North , Range 21 West, Washington County, Minnesota, lying west of the westerly right of way line of State Trunk Highway No. 95, as it existed prior to the recording of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82–160, according to the recorded plat thereof and lying northerly of the northerly right of way line of State Trunk Highway No. 61 and lying east of the following described line: Commencing at the northwest corner of said Southeast Quarter; thence South 89 degrees 58 minutes 28 seconds East, assumed bearing , along the north line of said Southeast Quarter, a distance of 1460.00 feet; thence South 00 degrees 01 minute 32 seconds West, a distance of 817.05 feet to the northerly right of way line of State Trunk Highway No. 61, to a point hereinafter referred to as point A; thence North 00 degrees 01 minutes 32 seconds East, a distance of 817.05 feet to the north line of said Southeast Quarter; thence South 89 degrees 58 minutes 28 seconds East, along said north line, a distance of 118.16 feet to the point of beginning of the line to be described; thence South 00 degrees 01 minutes 32 seconds West, a distance of 657.55 feet to the intersection with a line that bears North 36 degrees 33 minutes 28 seconds East from said Point A; thence South 36 degrees 33 minutes 28 seconds West, a distance of 198.50 feet to said Point A, and there terminating.

Has caused the same to be surveyed and platted as KWIK TRIP 1789 and does hereby dedicate to the public for public use the public way as shown on this plat and also dedicate the drainage and utility easement as created by this plat.

In witness whereof said Kwik Trip, Inc., a Wisconsin corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

Signed: Kwik Trip, Inc., a Wisconsin corporation

By: _____ its _____

By: _____ its _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20___, by _____, its _____ of Kwik Trip, Inc., a Wisconsin corporation.

_____ (Signature)
_____ (Printed Name)
Notary Public, _____ County, Minnesota
My Commission Expires: _____

I, Arlee J. Carlson, 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___.

_____
Arlee J. Carlson, Licensed Land Surveyor
Minnesota License No. 44900

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20___ by Arlee J. Carlson, Licensed Land Surveyor.

_____ (Signature)
_____ (Printed Name)
Notary Public, _____ County, Minnesota
My Commission Expires: _____

CITY COUNCIL, 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 requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Signed: _____ Mayor  Signed: _____ Clerk

COUNTY SURVEYOR, COUNTY OF WASHINGTON, STATE OF MINNESOTA

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: _____ Washington County Surveyor  By: _____

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 _____ Washington County Auditor/Treasurer  By _____ Deputy

COUNTY REGISTRAR OF TITLES

Document Number _____

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

By _____ Washington County Registrar of Titles  By _____ Deputy

PRELIMINARY
SUBJECT TO REVISION

SUNDE LAND SURVEYING

# KWIK TRIP 1789

- ● DENOTES FOUND 2 INCH ALUM MNDOT MONUMENT, UNLESS OTHERWISE NOTED
- ○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED WITH PLS NO. 44900
- ⊕ DENOTES FOUND CAST MONUMENT

BEARING ORIENTATION:
THE EAST LINE OF THE SE 1/4 OF SEC. 36, T.27, R.21, IS ASSUMED TO BEAR SOUTH 00 DEGREES 12 MINUTES 19 SECONDS WEST

Drainage and utility easements are shown thus:



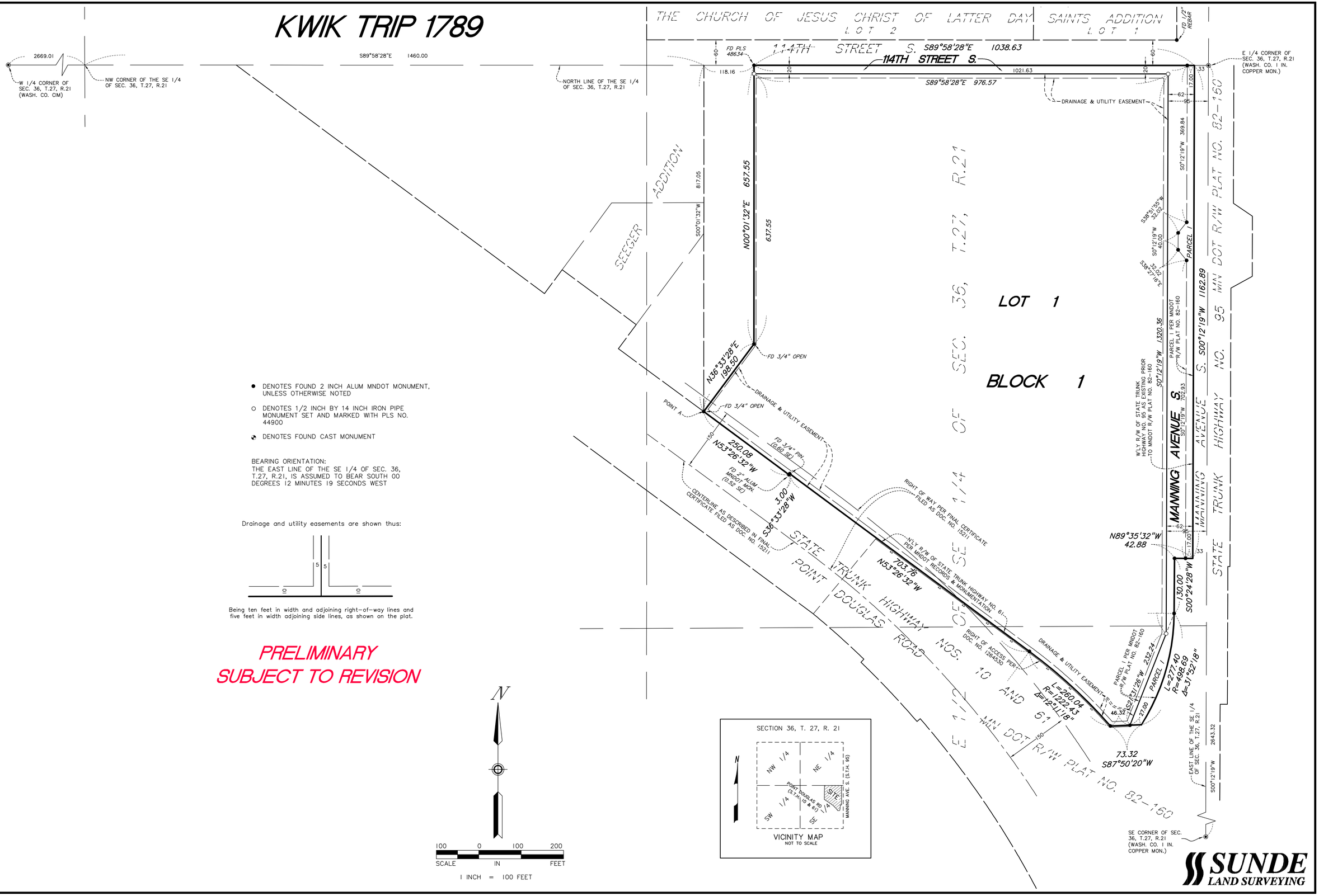

Being ten feet in width and adjoining right-of-way lines and five feet in width adjoining side lines, as shown on the plat.

PRELIMINARY
SUBJECT TO REVISION










SUNDE LAND SURVEYING

# City Council Action Request

# 14.A.

| | |
|---|---|
| **Meeting Date** | 5/20/2026 |
| **Department** | Administration |
| **Agenda Category** | Action Item |
| **Title** | Closed Meeting — Property Acquisition |
| **Staff Recommendation** | Closed session pursuant to Minn. Stat. 13D.05 subd. 3(c) to develop offers for the purchase of property at PID # 2902721220004. |
| **Budget Implication** | N/A |
| **Attachments** | None |