PLANNING & ZONING COMMISSION
Attendance at the Hermantown's November 17, 2026, Planning and Zoning Commission meeting is in person.

Agenda
November 17, 2026
7:00 PM

1. ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES
3A. October 20, 2026 regular meeting.

4 PUBLIC HEARINGS

4A. An application by Timothy Ashbaugh for a Special Use Permit for the construction of a 1,440 square foot accessory structure on a property at 5371 Maple Grove Road. The property is located in a R-3, Residential zoning district.

4B. An application by Kuepers, Inc. for a Commercial Industrial Development Permit for the construction of three apartment buildings (190 units total) and associated site improvements on two parcels totaling approximately 19.6 acres. The proposed project is located at 4463 Ugstad Road and is located in a C, Commercial zoning district.

4C. An application by Kuepers, Inc. for a Preliminary and Final Plat of 3 lots and public right of way associated with the construction of three apartment buildings (190 units total) and associated site improvements on approximately 19.6 acres. The proposed project is located at 4463 Ugstad Road and is located in a C, Commercial zoning district.

4D. An application by Kuepers, Inc. for a Wetland Replacement Plan associated with the construction of three apartment buildings (190 units total) and associated site improvements on approximately 19.6 acres. The proposed project is located at 4463 Ugstad Road and is located in a C, Commercial zoning district.

4E. An application by John Saxe (Farrell Equipment and Supply Co.) for a Commercial Industrial Development Permit associated with the construction of a 15,688 square foot contractor supply business with associated site and stormwater improvements. The property is located at 5468 Miller Trunk Highway and is located in a C-1, Office/Light Industrial zoning district.

4F. An application by John Saxe (Farrell Equipment and Supply Co.) for a Special Use Permit associated with grading and filling within a General Development Shoreland Area for the construction of a 15,688 square foot contractor supply business with associated site and stormwater improvements. The property is located at 5468 Miller Trunk Highway and is located in a C-1, Office/Light Industrial zoning district.

5. PUBLIC DISCUSSION – Public comment on any item not otherwise listed on the agenda.

6. CONTINUING BUSINESS

7. NEW BUSINESS

8. COMMUNICATIONS

Logged Correspondence: 2026-733 – 2026-778

9. COMMISSION MEMBER REPORTS

Joe Peterson
Corey Kolquist
Beth Wentzlaff
Kevin Hagen
Matthew Fournier
John Stauber
Amanda Radzak
Ryan Johnson

ADJOURN

PLANNING & ZONING COMMISSION
October 20, 2026 Meeting Summary
7:00 PM

1. ROLL CALL

Members Present: Joe Peterson; Corey Kolquist; Beth Wentzlaff; John Stauber; Matthew Fournier; Kevin Hagen; Amanda Radzak; and Ryan Johnson

Members Absent: None

Others Present: Eric Johnson, Community Development Director; John Mulder, City Administrator; Joe Wicklund, Asst. City Administrator; David Bolf, City Engineer; Tom Johnson; Hermantown; Mickey Pearson; Hermantown; Kim Parmeter; Midway; Tim Resberg, Hermantown; Jeremy Lambert, Superior; Patrick O'Connell, Chisholm; Tony Walli, Superior; Dan Nordling, Hermantown; Jackie Dolentz, Hermantown; Sarah Lofald, Hermantown; Derek Pedersen, Proctor; Richard Winkler, Duluth; JoAnn Bates, Hermantown; Bob Kohlmeier, Hermantown; Eleanor Dolan, Duluth; Ahnika Berg, Duluth; Dawn LaPointe, Hermantown; Cathy Kohlmeier, Hermantown; Meagan Elling, Solway; Candi Mock, Hermantown; Joyce Hoyen, Duluth; David Dispasquale, Duluth; Tom Bates, Hermantown; David Thornton, Hermantown; Clarissa Ek, Solway; Jim Klukkert, Duluth; Allison Hafften, Solway; Lisa Bodine, Duluth; Virginia Lord;

2. APPROVAL OF AGENDA

Motion made by Corey Kolquist to approve the October 20, 2026 agenda as presented. Seconded by Kevin Hagen. Motion carried 7-0.

3. APPROVAL OF MINUTES

Motion made by Matthew Fournier to approve the September 15, 2026 minutes as presented. Seconded by John Stauber. Motion carried 7-0.

4. PUBLIC HEARING

4A. An application for a Special Use Permit by Harmony Group, LLC for the development of up to three (3) Communication Services Facility (data center) buildings, office/support buildings, auxiliary buildings, and associated site improvements including utilities electrical/mechanical support equipment, stormwater management facilities, parking and access drives, pedestrian circulation, and landscaping to support the overall use and function of the campus. The property is located in the southwest quadrant of Morris Thomas Road and Midway Road. The property is located in a BLM, Business and Light Manufacturing zoning district.

Eric Johnson, Community Development Director, presented the application from Harmony Group, LLC, requesting a Special Use Permit (SUP) to develop a 1.66-million-square-foot technology campus featuring

three data center buildings, three mechanical buildings, a two-story office, an auxiliary/fire pump house, private substations, noise walls, 570 parking spaces, and supporting stormwater, access, pedestrian, and landscaping improvements. The secured campus will have gated primary access and emergency-only access from Morris Thomas Road.

Environmental review was completed through an Alternative Urban Areawide Review (AUAR), adopted and approved by the City on October 5, 2026, under Resolution No. 2026-124. The final AUAR was submitted to the Environmental Quality Board (EQB), and all relevant environmental issues have been addressed.

The project is located in the southwest quadrant of Morris Thomas Road and Midway Road within the Business and Light Manufacturing (BLM) zoning district.

The Applicant has obtained signed concurrence from all property owners within the project area for the proposed light industrial use and associated applications and permits.

The Applicant proposes a multi-building data center campus at Morris Thomas Road and Midway Road, including:

- Three 375,000-square-foot data center buildings.
- Three 150,000-square-foot mechanical buildings.
- One 60,000-square-foot, two-story office/support building.
- One 30,000-square-foot auxiliary/fire pump building.
- Three utility pads totaling approximately 200,000 square feet.
- Three equipment yards totaling approximately 750,000 square feet.
- Approximately 570 parking spaces.
- Seven stormwater detention basins totaling approximately 12.3 acres.
- Project construction is anticipated to occur over 6–8 years.

The project is anticipated to be built over 6–8 years and includes:

Data Centers: Three 375,000-square-foot buildings, approximately 33 feet tall, housing IT infrastructure for data storage, processing, and transmission.

Office Building: One two-story, 60,000-square-foot building, approximately 41 feet tall, providing staff offices and amenities.

Mechanical Buildings: Three 150,000-square-foot buildings housing cooling and mechanical equipment, up to 56 feet tall.

Auxiliary/Fire Pump Building: One 30,000-square-foot, 30-foot-tall building for storage, logistics, and fire pump functions.

Utility Pads: Three pads totaling 200,000 square feet for private electrical substations.

Equipment Yards: Three yards adjacent to the data centers to house backup generators.

The property is zoned Business and Light Manufacturing (BLM). The Applicant has requested a Special Use Permit (SUP) and Preliminary and Final Plat, which the Planning and Zoning Commission will recommend to the City Council.

The SUP covers building placement and sizes, site layout, stormwater, utilities, landscaping, and screening. Future development may proceed through a Zoning Certificate if consistent with the approved Master Plan and Project Development Agreement.

Master Plan approval is valid for 10 years. The Community Development Director may approve minor modifications under Section 535.04.12 of the Zoning Ordinance. Major changes, including increased building footprints or height, require a modified application and new SUP approval.

David Bolf, City Engineer, presented the project's stormwater grading, public utilities, and transportation improvements to the Commission.

Vic Lund, St. Louis County Traffic Engineer, presented the Traffic Impact Analysis to the Commission.

Eric went on to show the architectural layout and features of each of the three buildings, the communication services facility - data center building; the mechanical buildings; and the auxiliary and fire pump building.

Eric then presented the park dedication, the wetlands and landscaping for the project.

The following people spoke regarding their support of the proposed Data Center.

Tom Johnson, Hermantown; Mickey Pearson, Duluth; Kim Parmeter, Midway; Jeremy Lambert, Superior; Patrick O'Connell, Chisholm; Derek Pedersen, Proctor; Lisa Bodine, Duluth;

The following individuals who spoke in opposition to the proposed Data Center project, and raised the following concerns:

Tim Resberg, Hermantown; Jackie Dolentz, Hermantown; Richard Winkler, Duluth; Bob Kohlmeier, Hermantown; Dawn LaPointe, Hermantown; Meagan Elling, Solway; Candi Mock, Hermantown; Tom Bates, Hermantown; David Thornton, Hermantown; Clarissa Ek, Solway; Jim Klukkert, Duluth; Allison Hafften, Solway; Virginia Lord, Superior;

Individuals speaking in opposition to the proposed Data Center raised the following concerns:

- The project is incompatible with the surrounding residential area due to its size, location, and proximity to residents.
- Potential impacts on neighboring property values and noise concerns.
- The project should be classified as heavy industrial rather than light manufacturing.
- The project does not align with the original Comprehensive Plan guidelines.
- Objections to approval of the AUAR and questions regarding the status and availability of the SUP application.
- Concerns regarding ongoing litigation and whether the SUP should be considered while lawsuits remain pending.

- Support for a moratorium on the project.
- Concerns that Harmony Group does not own all of the property, including approximately 80 acres owned by another party, and whether the applicant has the required written authorization to submit a SUP application.
- Questions regarding Google's interpretation of light manufacturing zoning and whether a Data Center qualifies as a permitted use.
- Concerns about the project's transparency, alleged deception, and the conduct of those involved in the process.
- Concerns regarding Google's interest in smaller communities and whether residents' concerns are being adequately considered.
- Strong opposition to the project.

Commission member, Beth Wentzlaff, commented that she is very concerned about the pending lawsuits and is very concerned about the unanswered questions and feels the commission is getting the horse out of the coral long before there is a cart built. She believes in data centers, but she does not approve about how this came about, and the change to the Comprehensive Plan changed by one signature of one person on the City Staff without the commission's knowledge.

Motion made by Ryan Johnson to approve the application for a Special Use Permit by Harmony Group, LLC for the development of up to three (3) Communication Services Facility (data center) buildings, office/support buildings, auxiliary buildings, and associated site improvements including utilities electrical/mechanical support equipment, stormwater management facilities, parking and access drives, pedestrian circulation, and landscaping to support the overall use and function of the campus. The property is located in the southwest quadrant of Morris Thomas Road and Midway Road. The property is located in a BLM, Business and Light Manufacturing zoning district. Seconded by Corey Kolquist. Motion carried. 6-1

4B. An application for a Preliminary and Final Plat by Harmony Group, LLC for a 3 lot development. The property is located in the southwest quadrant of Morris Thomas Road and Midway Road. The property is located in a BLM, Business and Light Manufacturing zoning district.

Eric presented that the Applicant, Harmony Group, LLC, is requesting approval of a Preliminary and Final Plat (PLAT) associated with a multi-building development of up to three (3) Data Center/Communication Service Facility buildings along with one (1) general office/support buildings, one (1) auxiliary/fire pump building, and associated site improvements including utilities, electrical/mechanical support equipment, stormwater management facilities, parking and access drives, pedestrian circulation, and landscaping to support the overall use and function of the campus.

The Applicant is proposing the constructing of a multi-building Communication Service Facility (data center) campus in the southwest quadrant of Morris Thomas Road and Midway Road (Project). The proposed project consists of the following elements:

- 3 – 375,000 square foot data center/communication facility buildings
- 3 – 150,000 square foot mechanical buildings
- 1 – 60,000 square foot 2-story (30,00 SF each) general office/support buildings
- 1 – 30,000 square foot auxiliary/fire pump building
- 3 – utility pads of approximately 200,000 square feet total

- 3 – equipment yards approximately 250,000 square feet each (750,000 square feet total)
- Approximately 570 parking spaces
- 7 – stormwater detention basins approximately 536,560 square feet (approximately 12.3 acres)

Motion made by Corey Kolquist to approve the application for a Preliminary and Final Plat by Harmony Group, LLC for a 3 lot development. The property is located in the southwest quadrant of Morris Thomas Road and Midway Road. The property is located in a BLM, Business and Light Manufacturing zoning district. Seconded by John Stauber. Motion carried. 6-1.

4C. An application by Vermillion Homes, Inc. for a Zoning Map Amendment (rezoning) of parcel 395-0133-00040 which consist of 6.0 acres. The parcel is currently zoned C-1, Office/Light Industrial with a proposed rezoning to C, Commercial.

Eric advised the Commission that the Applicant, Vermillion Homes, is requesting to rezone parcel 395-0133-00040 from C-1, Office/Light Industrial to C, Commercial.

The Applicant has marketed the property for several years and is negotiating the sale of approximately three acres to an auto/truck sales and repair business. In 2023, the property was rezoned from C, Commercial to C-1, Office/Light Industrial to accommodate a proposed landscape contractor business; however, the sale did not occur.

The proposed three-acre parcel would not meet the minimum lot width and size requirements of the C-1 district. Rezoning to C, Commercial, which has no minimum lot width or lot size requirements, would allow the parcel split and create an additional lot for future development.

Eric clarified that rezoning does not constitute development approval. Any future development will require an approved Commercial Industrial Development Permit (CIDP) and must comply with all applicable City regulations, including zoning, stormwater management, and wetland requirements.

Motion made by Beth Wentzlaff to approve the application by Vermillion Homes, Inc. for a Zoning Map Amendment (rezoning) of parcel 395-0133-00040 which consist of 6.0 acres. The parcel is currently zoned C-1, Office/Light Industrial with a proposed rezoning to C, Commercial. Seconded by Corey Kolquist. Motion carried 7-0.

5. PUBLIC DISCUSSION

Dawn LaPointe, Hermantown – expressed anger and disappointment over what she described as a lack of transparency, misinformation, and disregard for residents and the environment. She also criticized the actions of City staff, Council members, and Commissioners throughout the process.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

Eric advised that the November agenda is expected to be busy, with approximately five to six separate applications scheduled for consideration.

8. COMMUNICATIONS

Correspondence: 2026-658; and 2026-660 – 2026-673; 2026-692 – 2026-694; and 2026-696 – 2026-703.

9. COMMISSION MEMBER REPORTS

Joe Peterson – None
Corey Kolquist – None
Beth Wentzlaff – None
Kevin Hagen – None
Matthew Fournier – None
John Stauber – None
Amanda Radzak – None
Ryan Johnson – None

ADJOURN

Motion made by John Stauber to adjourn the meeting. Seconded by Kevin Hagen. Meeting adjourned at 11:30 pm.

Officiated by:	Transcribed by:
Joe Peterson, Chairman	Mary Melde, Administrative Assistant

4A. 5371 Maple Grove Road – Special Use Permit to construct an 1,440 square foot accessory structure in an R-3 zoning district

Applicant:	Timothy Ashbaugh
Case No.:	2026-59 SUP
Staff Contact:	Eric Johnson, Community Development Director
Request:	Issue a special use permit for construction of an 1,440 square foot accessory structure and associated driveway in a R-3 zoning district

RECOMMENDED ACTION:

Staff recommends that the Planning Commission recommend approval of the proposed Special Use Permit for the construction of a 1,440 (30' x 48') square foot accessory building for City Council consideration subject to the attached conditions.

DESCRIPTION OF REQUEST:

The applicant (Timothy Ashbaugh) desires to build an 1,440 square foot accessory structure on a property at 5371 Maple Grove Road. Construction of an accessory structure over 1,200 square feet in size is permitted with a Special Use Permit per Section 535.06.5 of the Zoning Ordinance. The applicant is requesting approval for construction of a 1,440 square foot accessory structure.

SITE INFORMATION:

Parcel Size:	+/- 7.0 acres
Legal Access:	5371 Maple Grove Road
Wetlands:	None in proposed project area
Existing Zoning:	R-3, Residential
Airport Overlay:	No
Shoreland Overlay:	Yes, no work within shoreland area proposed
Comprehensive Plan:	Residential

BACKGROUND

Accessory structures over 1,200 square feet in size are permitted only with a Special Use Permit in the R-3, Residential Zoning District. The applicant is requesting approval to construct a 1,440 square foot accessory building. The accessory building would be 30 feet by 48 feet in size, with 12-foot sidewalls. The overall height of the proposed building is approximately 20 feet. The construction type would be slab-on-grade, with metal siding and roof. The building will be used to house the applicant's personal belongings and vehicles. No business activity is proposed as part of this use.

The proposed project is located at 5371 Maple Grove Road, and is approximately +/- 7.0 acre in size. The proposed accessory structure is approximately 230 feet from the nearest neighboring structure and approximately 250 feet from Maple Grove Road.

Section 535.06.5 of the Zoning Ordinance lists the dimensional requirements for accessory structures in excess of 1,200 square feet. They are:

Table 1. Dimensional requirements for accessory structures in excess of 1,200 square feet	**R-3 Requirement**	**Provided**
Minimum depth of front yard from R.O.W.	Equal to or greater than the building line of the primary structure	+/- 250 feet
Minimum side yard setback	Equal to the height of the accessory structure	+/- 45 feet from west property line
Minimum rear yard setback	Equal to the height of the accessory structure	+/- 1050 feet
Minimum setback from primary structure	10 feet	+/- 80 feet
Maximum building height	35 feet	+/- 20 feet
Maximum sidewall height	14 feet	12 feet

There are several requirements that must be satisfied in order to qualify for a Special Use Permit, from Section 725 "Governing Criteria" of the Zoning Ordinance.

1. *Is the development compatible with development permitted under the general provisions of the Zoning Ordinance for lands in its vicinity?*
   The property immediately to the east of the subject property has an oversized accessory structure of approximately 1,296 square feet, with no other oversized accessory structures in the immediate vicinity. The Zoning Ordinance allows for 35% lot coverage for structures on a property. With the addition of a 1,440 square foot structure, the property would be at approximately 1.4%.

2. *Is the proposed use injurious to the use and enjoyment of the environment, or detrimental to the rightful use and enjoyment of other property in its vicinity?*
   The proposed accessory structure will not impact adjacent properties or the community in general. The accessory structure will allow the owner to improve their property by providing storage for personal property and vehicles.

3. *Is the use consistent with the Comprehensive Plan and the spirit and intent of the Zoning Ordinance?*
   The proposed accessory structure is consistent with Comprehensive Plan recommendations for residential areas of the City. The Zoning Ordinance allows for up to 35% lot coverage for structures with the proposed property being at 1.4% coverage after the construction of the

proposed accessory structure. The proposed use meets the performance standards set in Section 535.06.5 regulating accessory structures in excess of 1,200 square feet.

4. *Will the use result in a random pattern of development, or cause negative fiscal and environmental effects upon the community?*
   The Zoning Ordinance allows for 35% lot coverage for structures on a property. With the addition of a 1,440 square foot structure, the property would be at approximately 1.4%

5. *Are there other criteria of the Zoning Ordinance that should be considered?*
   The proposed accessory structure shall only be utilized for personal use with no business related activities permitted.

Wetlands

The National Wetland Inventory shows the potential presence of wetlands on the rear portion of the property approximately 670 feet north of Maple Grove Road. In addition, there is a Natural Environment Shoreland Area associated with this wetland. The proposed accessory structure location is not within the wetland or shoreland area and is approximately 440 feet south of the wetland and 500 feet south of the shoreland area.

Summary

The applicant meets the requirements for a Special Use Permit. Staff recommends a motion to recommend approval of the application to the City Council, subject to included conditions.

Recommendation

Staff recommends approval of the Special Use Permit, subject to the following conditions:

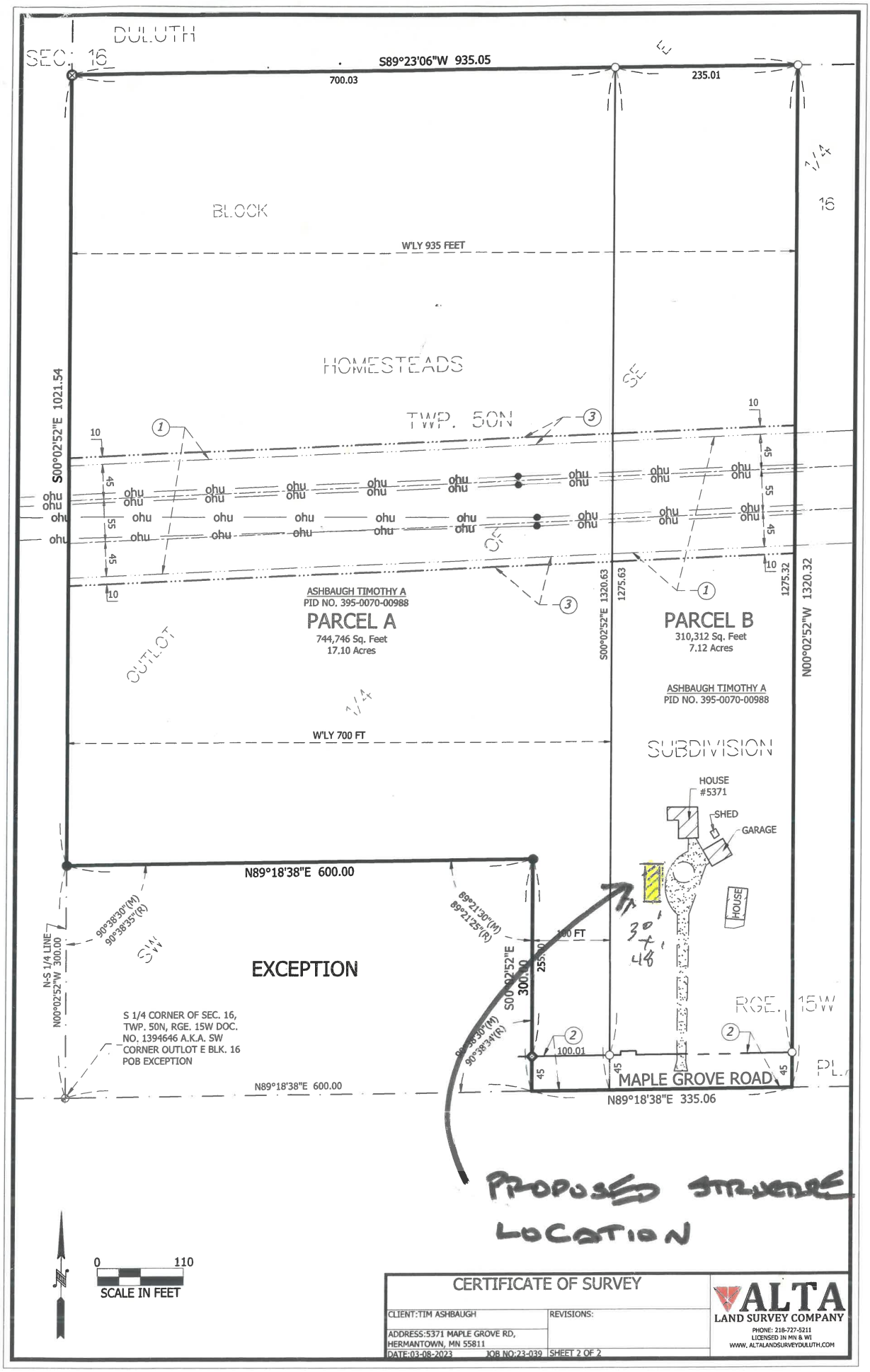
1. The approval is for a 1,440 square foot accessory structure on the property at 5371 Maple Grove Road (395-0070-00988).
2. The proposed accessory structure shall meet all setback requirements for setbacks for Accessory Structures in the R-3 Zoning District.
3. The proposed accessory structure location is depicted on the approved site plan. If approved by the Community Development Director, the accessory structure may be placed in other locations on the site, however the 1,440 square foot accessory building will need to meet the minimum setback requirements and/or obtain a variance per Section 535.06.5 of the Zoning Ordinance.
4. Erosion control measures shall be utilized and remain in place throughout the construction period and shall not be removed until vegetation is established on the site.
5. All work is to be outside of wetland or shoreland areas.
6. Accessory structures shall not be utilized for any use or activity not otherwise allowed in the zone district in which such accessory building is to be located.
7. No business activity is allowed in association with the accessory structure approval.
8. The applicant shall sign a consent form assenting to all conditions of this approval.
9. The applicant shall pay an administrative fine of $750 per violation of any condition of this approval.

ATTACHMENTS

- Location Map
- Proposed Site Plan
- Proposed Structure Image

Location Map



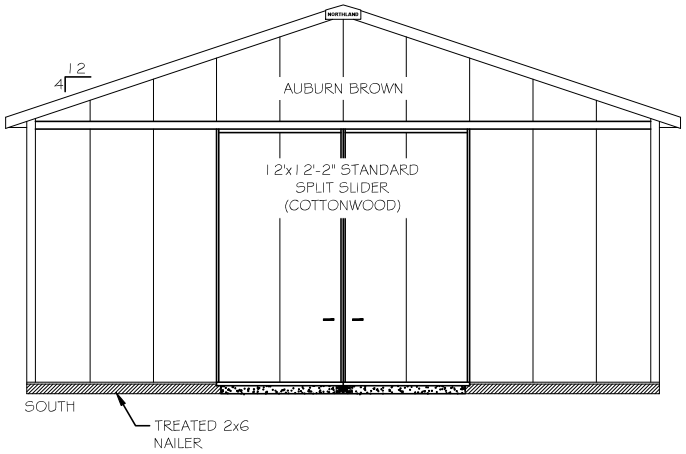


CERTIFICATE OF SURVEY

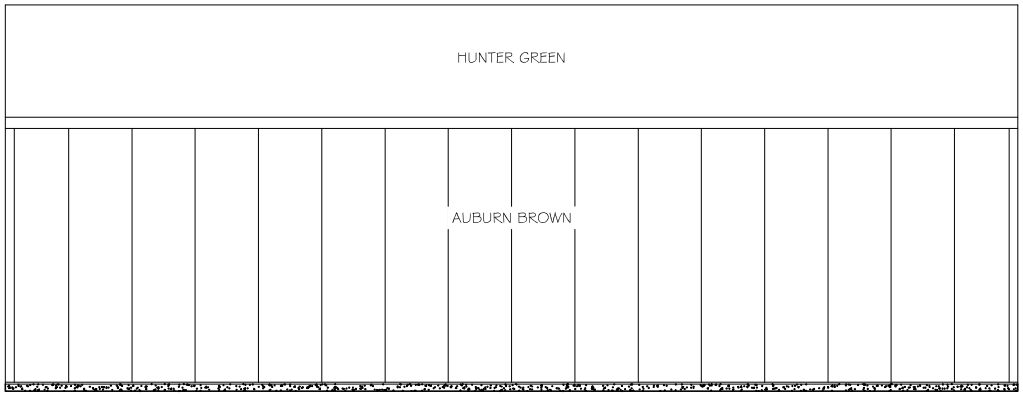
CLIENT: TIM ASHBAUGH	REVISIONS:
ADDRESS: 5371 MAPLE GROVE RD, HERMANTOWN, MN 55811	
DATE: 03-08-2023 JOB NO: 23-039	SHEET 2 OF 2

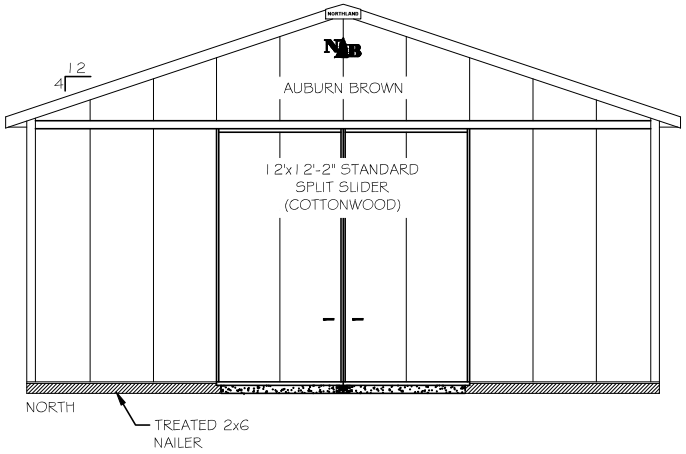
ALTA LAND SURVEY COMPANY
PHONE: 218-727-5211
LICENSED IN MN & WI
WWW. ALTALANDSURVEYDULUTH.COM

TRIM: COTTONWOOD
SOFFIT: COTTONWOOD

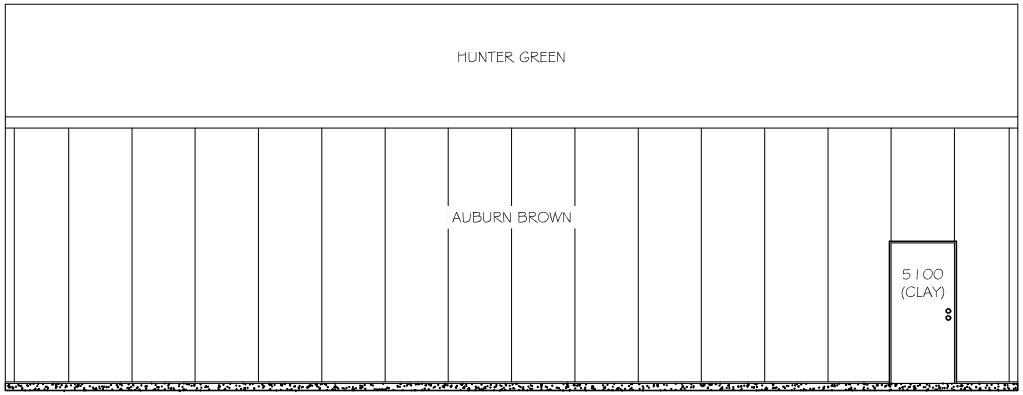


RIDGELITE w/ CONTINUOUS CLOSURE VENTING





RIDGELITE w/ CONTINUOUS CLOSURE VENTING



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.

Name: Troy L. Downs, P.E. License # 50897

Signature: Date: Oct. 28th, 2026

ELEVATIONS

Northland Buildings
The Leader in Custom Built Buildings

ENGINEERING DEPARTMENT
2894 58th Street
Eau Claire, WI 54703
Fax (715) 874-4213
Office (715) 874-4211

PROJECT TITLE

TIM ASHBAUGH

HERMANTOWN, MN 30'x48'x12'

FILE NAME: I:\ACAD\DWGS\ORDERING\26\SU\ASHBAUGH,TIM.DWG

REVISIONS				SCALE	JOB NO.
NO.	DATE	DESCRIPTION	BY	AS NOTED	7704841
0	10/28/26	PLANS SEALED BY ENGINEER	TLD	DRAWN BY	SHEET NO.
1				AKN	2 of 6
2				DATE	
3				10/26/26	

4B. 4463 Ugstad Road– Commercial Industrial Development Permit – Williams Apartment Development

Applicant:	Kuepers, Inc.
Case No.:	2026-18-CIDP/SUB-P
Staff Contact:	Eric Johnson, Community Development Director
Request:	Commercial Industrial Development Permit application associated with a 3 building (190 units total) apartment development

DESCRIPTION OF REQUEST
Applicant (Kuepers, Inc.) is requesting approval of a Commercial Industrial Development Permit (CIDP) associated with a three building (190 units total) apartment development with associated site improvements and public right of way.

SITE INFORMATION:	+/-19.6 acres
Legal Access:	Ugstad Road
Wetlands:	Yes – been delineated
Existing Zoning:	C, Commercial
Airport Overlay:	Zone 3
Shoreland Overlay:	No
Comprehensive Plan:	Mixed Use

Background
The Applicant is proposing the construction of 3 apartment buildings (two 60 unit buildings and one 70 unit building). The proposed development will have a combination of surface and under building parking for a total of 394 parking spaces. The proposed buildings would be accessed by the future Williams Drive roadway which connects to Ugstad Road. In addition, future right of way connecting to Rose Road is being dedicated as part of the proposed plat.

There are proposed amenity areas for the residents adjacent to each building. The two 60 unit buildings are proposed to be located on the north side of Williams Drive with the 70 unit building on the south side of Williams Drive.

There are 6 proposed stormwater ponds as part of the proposed development. All stormwater ponds and wetlands are located on the parcels associated with each apartment.

Zoning Analysis
The C, Commercial permits multiple family dwellings with the approval and issuance of a Commercial Industrial Development Permit (CIDP). The Planning and Zoning Commission is the approving body for a CIDP.

In addition, City staff will review the site, grading, utility, stormwater and building plans associated with the project. Upon approval of these documents, permits will be issued to commence with the project construction. Lastly, a development agreement will be entered into between the City and the applicant for the construction of public sewer and water mains as well as the construction of Williams Drive.

Setbacks
Setback standards in the C, Commercial zoning district and proposed setbacks are shown in Table 1:

Zoning District: C, Commercial		
Type	Required	Proposed
Min Lot Area	None	+/-19.6 acres
Lot Width	None	+/-1,240 feet
Front Yard	35 feet ROW	155 feet Ugstad Road ROW
Rear Yard	40 feet	40 feet minimum
Side Yard	10 feet	40 feet minimum
Lot coverage	50%	8.9%
Maximum building height	65 feet	51 feet
Parking	380 spaces (2 per unit)	394 spaces
Airport Safety Zone: 3		
Maximum Building Elevation	1580’	1435’

Stormwater
The proposed plan shows 6 individual stormwater ponds for the development on both the north and south sides of the proposed Williams Drive. Stormwater will be collected through a series of inlets located in the parking lot and roadway and then piped to the stormwater ponds with eventual discharge to the adjacent wetlands. The applicant’s engineer has submitted preliminary stormwater calculations for the proposed project which will be reviewed and approved by the City Engineer.

The stormwater pond and inlet/drainage system will be owned and maintained by the Applicant.

Utilities
The applicant will be extending public sanitary sewer and water mains into the property along the proposed Williams Road right of way with connection to Ugstad Road. Detailed plans for new public utilities will be reviewed and approved by the City Engineer prior to issuance of any building permits. No new public utilities will be accepted by the City until reviewed by the City Engineer and accepted by resolution of the City Council. The applicant is required to pay all applicable connection and availability fees associated with the utility work as well as for the construction of the proposed Williams Drive and sanitary sewer and water mains.

Driveway, Parking, and Traffic

City staff has discussed the roadway location of Williams Drive with the applicant and the ability to connect to Rose Road in the future. Initially, Williams Drive was located approximately 125 feet to the north of the proposed location. City staff directed the applicant to shift the road right of way to the south so it would align with Twin Pines Street on the east side of Ugstad Road. This alignment takes into account the existing street to the east (Twin Pines Street), provides for more efficient utilization of the roadway system for public works as well as provides additional distance from the Aery's site entrance into their property.

The proposed development will have a combination of surface and under building parking for a total of 394 (180 under building and 214 surface spaces) parking spaces. The proposed buildings would be accessed by the future Williams Drive roadway which connects to Ugstad Road.

The applicant has stated as part of the application that the proposed project will generate approximately 6.2 trips/unit for a total of 1,190 daily trips.

There is a proposed fire lane around each building for fire apparatus access. The fire lane can also serve as a walking path around each building.

Wetlands

The property has been delineated for wetlands in the spring of 2025. The applicant has submitted plans/application for a wetland replacement plan for approximately 0.67 acres of wetland impacts. The Hermantown Technical Evaluation Panel has recommended approval of the wetland replacement plan.

Park Dedication Fees

The property owner will be required to pay park dedication fees consistent with the requirements of the City Zoning Ordinance. Park dedication fees will be paid according to the following schedule. Payments are due at the time of final approval or as agreed to in the development agreement.

Development Type	Recommended
Multi-family, 2+ bedroom units	$800
Multi-family, 1 bedroom and studio	$400
Per bedroom fee	$150

Stormwater Utility Fees

Upon the completion of the project, a stormwater utility will be assessed on a square foot basis of impervious surface (building, sidewalk, parking lot). The site is eligible for a 50% credit by constructing the stormwater pond which will address stormwater quality and quantity.

Architecture

The exterior materials for the proposed apartment consist of LP siding & trim (horizontal & vertical mix), stone accents on the base of the building, and architectural shingles for roofing. The proposed structure is 51 feet in height measured at the peak of the roofline.

Trash facilities are located inside of each building at the parking area level.

Landscaping
The applicant is proposing to retain existing vegetation in the areas not affected by site grading/development. In addition, the applicant will continue coordination with City staff on the tree species and extent of seed/sodded areas.

Summary
Staff recommends approval of the Commercial Industrial development Permit (CIDP), to construct a a 3 building (190 units total) apartment development with site improvements on a 19.6 acre property located in a C, Commercial zoning district with the following conditions:

1. The proposed CIDP meets the intent of the C, Commercial zoning district and the overall goals and policies of the Zoning Ordinance.

2. The proposed development meets the Comprehensive Plan for mixed use development.

3. The Commercial Industrial Development Permit is hereby approved is hereby expressly subject to the following conditions:

    3.1 That the Project will be constructed as described in the plans accompanying the Application and the conditions contained herein.

    3.2 The Zoning Administrator of the City of Hermantown shall be notified at least five (5) days in advance of the commencement of the work authorized hereunder and shall be notified of its completion within five (5) days thereafter.

    3.3 No change shall be made in the Project without written permission being previously obtained from the City of Hermantown.

    3.4 Applicant shall grant access to the site at all reasonable times during and after construction to authorized representatives of the City of Hermantown for inspection of the Project to see that the terms of this permit are met.

    3.5 Applicant is initially and continually in compliance with all of the ordinances and regulations of the City of Hermantown.

    3.6 Trees and brush cannot be burned on the property, but may be chipped and shredded.

    3.7 An MPCA Stormwater Permit and erosion control measures must be in place prior to the start of operations.

    3.8 All utility line easements shall be observed and any encroachment into the utility right-of-way shall only be permitted with the written approval of the utility.

    3.9 The Applicant shall take measures to control erosion that has the potential to damage adjacent land, and control sedimentation that has the potential to leave the site.

4 Dimensional requirements of lot, setbacks, and roadways shall be according to the attached site plan and table 1.

Zoning District: C, Commercial		
Type	Required	Proposed
Min Lot Area	None	+/-19.6 acres
Lot Width	None	+/-1,240 feet
Front Yard	35 feet ROW	155 feet Ugstad Road ROW
Rear Yard	40 feet	40 feet minimum
Side Yard	10 feet	40 feet minimum
Lot coverage	50%	8.9%
Maximum building height	65 feet	51 feet
Parking	380 spaces (2 per unit)	394 spaces
Airport Safety Zone: 3		
Maximum Building Elevation	1580’	1435’

5 The applicant will have one year from the date of the CIDP approval to commence with construction.

6 The applicant to enter into a development agreement with the City for the purpose of constructing Williams Drive and the associated water and sanitary sewer mains with the Williams Drive right of way.

7 Applicant to submit final construction documents (site, water, storm sewer, sanitary sewer, etc.) according to City standards and coordinated with the City Engineer as part of the CIDP process.

8 Approval of a Final for the 3 lot subdivision and right of way associated with Williams Drive.

9 Approval of a wetland replacement plan for the associated wetland impacts.

10 The applicant is responsible for all City and WLSSD availability, hook-up and CAF fees associated with the CIDP.

11 The applicant is responsible for all City Engineer and Attorney fees related to the review and approval of the CIDP.

12 The applicant shall pay park dedication fees according to the following schedule. Payments are due at the time of approval of the CIDP/building permit/development agreement.

Development Type	Recommended
Multi-family, 2+ bedroom units	$800
Multi-family, 1 bedroom and studio	$400
Per bedroom fee	$150

13 The Applicant shall sign a consent form assenting to all conditions of this approval.

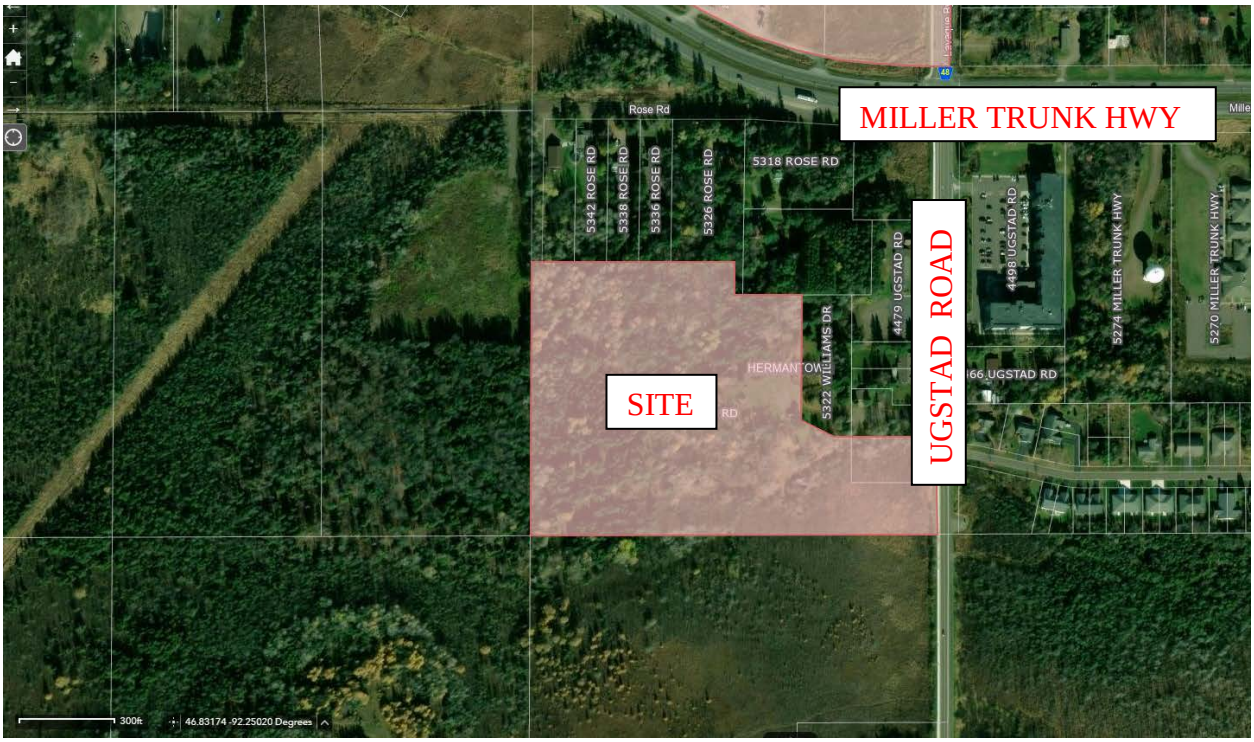
14 The Applicant shall pay an administrative fine of $750 per violation of any condition of this approval.

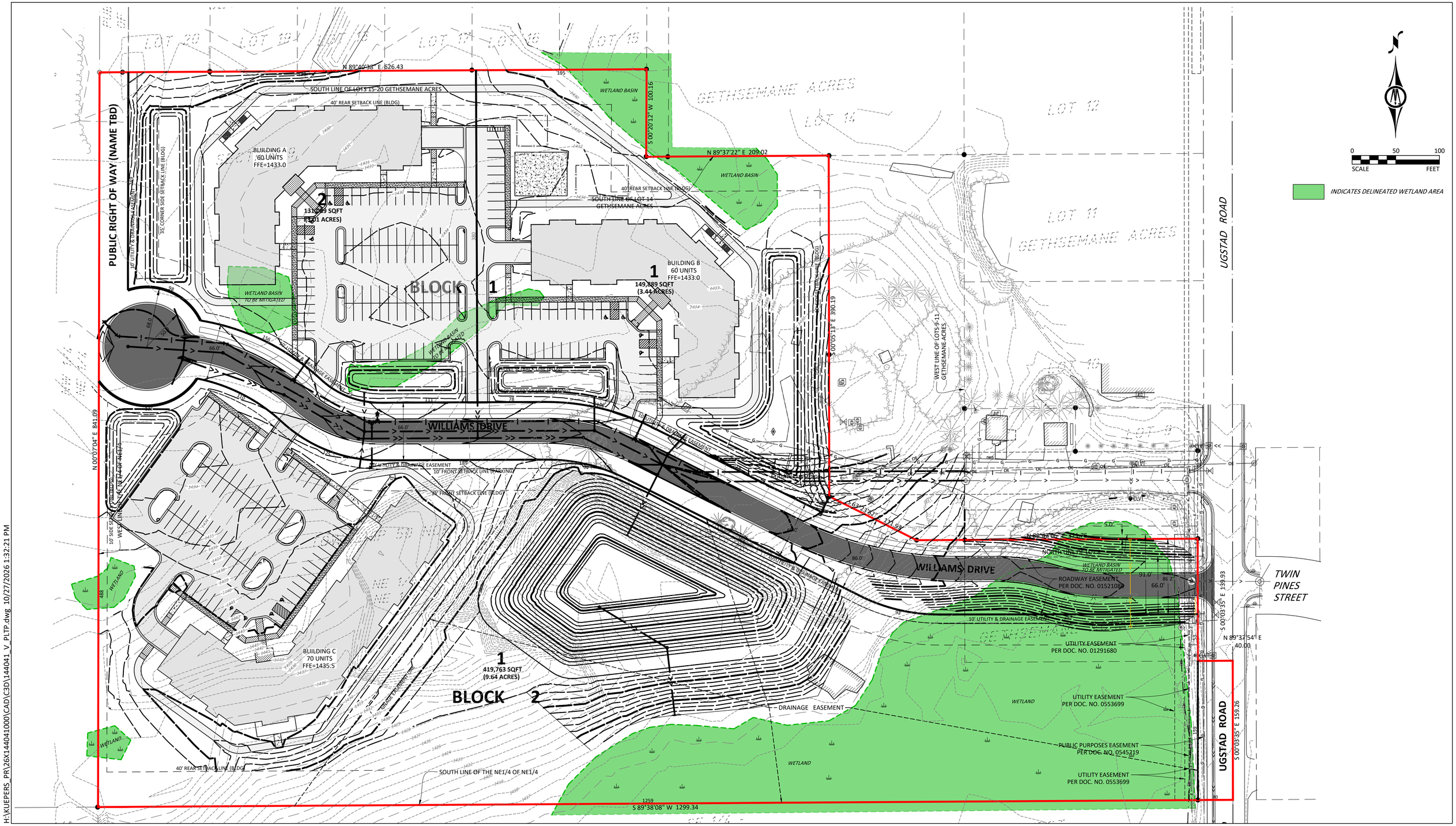
15 The approval made by this resolution extends only to the Project as defined in this resolution.

ATTACHMENTS:

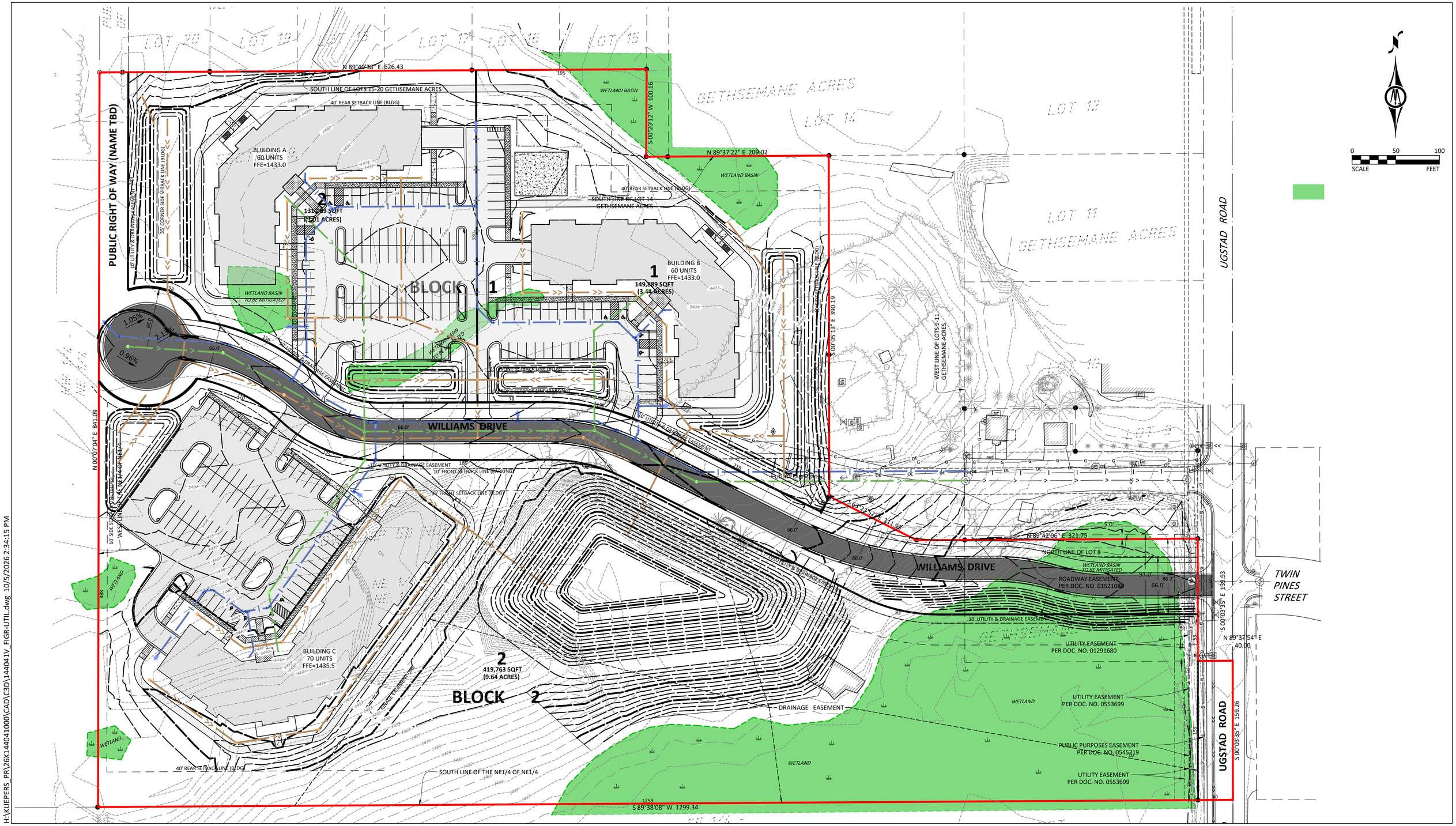
- Location Map
- Site/Grading Plan
- Utility Plan
- Floor Plan – 60 Unit Building
- Floor Plan – 70 Unit Building
- Building Elevations – 60 Unit Building
- Building Elevations – 70 Unit Building
- Site Renderings
- Traffic Memo

Location Map

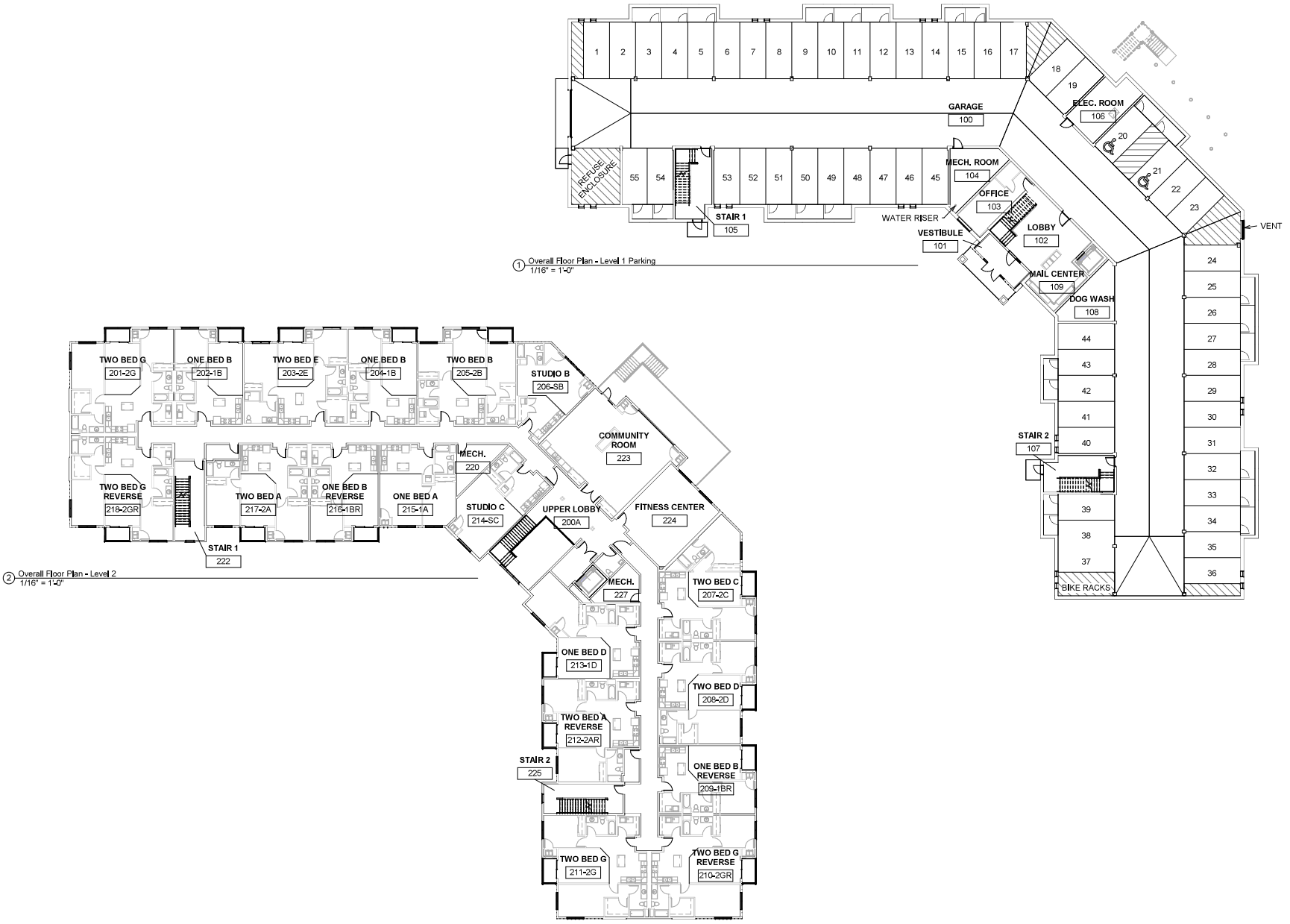




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No.	Description	Date

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.
Name: Christopher J. Raimann, AIA
Signed:

Date: 4-13-2020 License #: 46319

KUEPERS INC
ARCHITECTS & BUILDERS
BRAINERD/BAXTER, MN 218-829-0707

Building 1 at Williams Subdivision

Kuepers Inc.
60 Unit

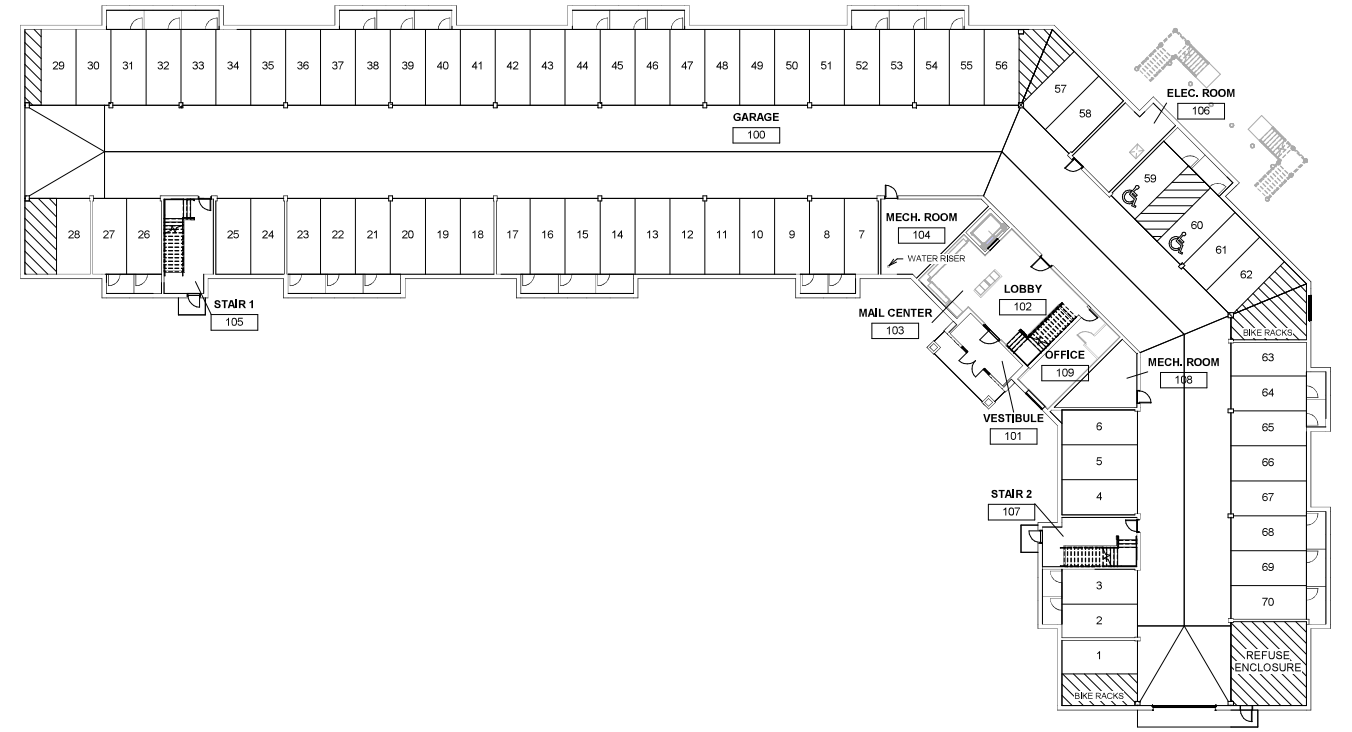
Project number	xx-xx-xxxx	Date	xx-xx-xxxx
Drawn by	RET	Checked by	CJR/ZAR

A1.1
Overall Floor Plan

Scale 1/16" = 1'-0"

PRELIMINARY NFC

9/23/2020 9:45:05 AM



1 Overall Floor Plan - Level 1 Parking
1/16" = 1'-0"

No.	Description	Date

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.
Name: Christopher J. Raimann, AIA
Signed:

Date: 4-13-2020 License #: 46319

KUEPERS INC
ARCHITECTS & BUILDERS
BRAINERD/BAXTER, MN 218-829-0707

Building 2 at Williams Subdivision

Kuepers Inc.
70 Unit

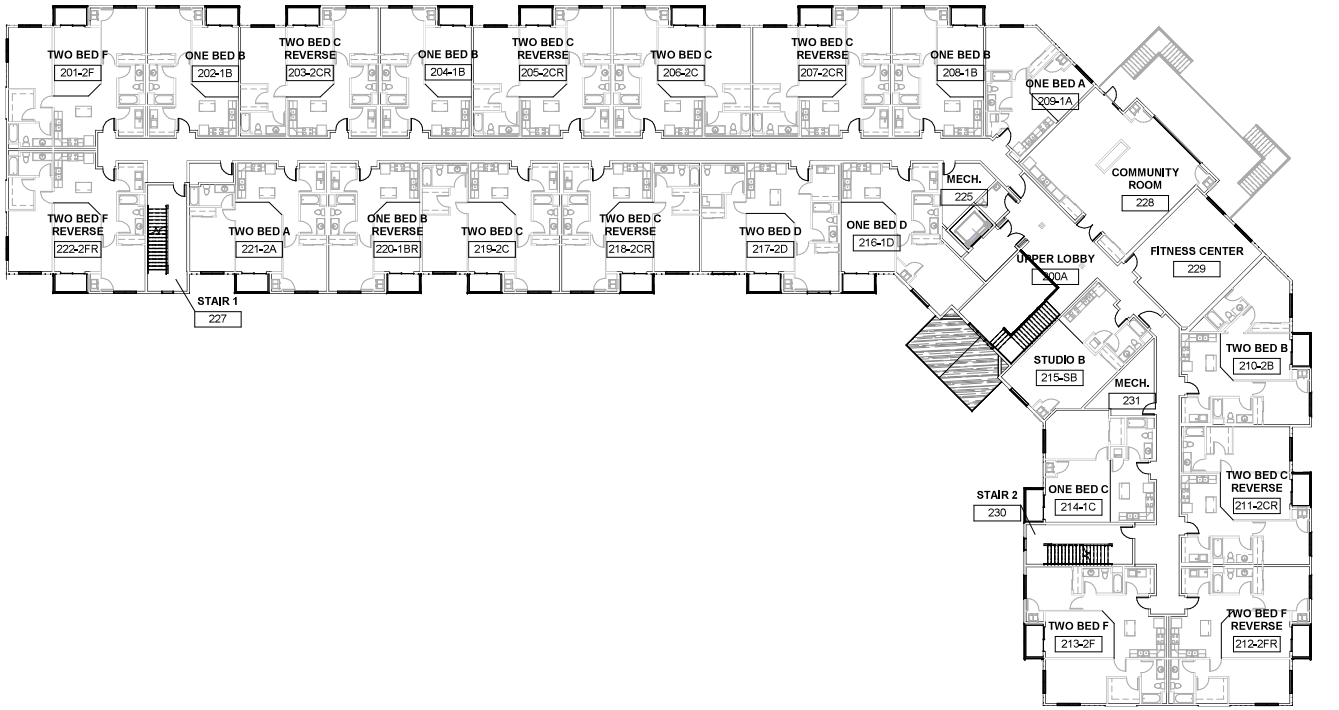
Project number	xx-xx-xxxx	Date	xx-xx-xxxx
Drawn by	Author	Checked by	Checker

PRELIMINARY NFC

A1.1
Overall Floor Plan

Scale 1/16" = 1'-0"

9/23/2020 9:57:54 AM



1 Overall Floor Plan - Level 2
1/16" = 1'-0"

No.	Description	Date

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.
Name: Christopher J. Raimann, AIA
Signed:

Date: 4-13-2020 License #: 46319

KUEPERS INC
ARCHITECTS & BUILDERS
BRAINERD/BAXTER, MN 218-829-0707

Building 2 at Williams Subdivision

Kuepers Inc.
70 Unit

Project number	xx-xx-xxxx	Date	xx-xx-xxxx
Drawn by	Author	Checked by	Checker

A1.2
Overall Floor Plan

Scale 1/16" = 1'-0"

PRELIMINARY NFC

9/23/2026 9:57:57 AM



1 Building Elevation - North
1/16" = 1'-0"



2 Building Elevation - East
1/16" = 1'-0"



3 Building Elevation - South
1/16" = 1'-0"



4 Building Elevation - West
1/16" = 1'-0"

No.	Description	Date

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.
Name: Christopher J. Raimann, AIA
Signed:

Date: 4-13-2020 License #: 46319

KUEPERS INC
ARCHITECTS & BUILDERS
BRAINERD/BAXTER, MN 218-829-0707

Building 1 at Williams Subdivision

Kuepers Inc.
60 Unit

Project number	xx-xx-xxxx	Date	xx-xx-xxxx
Drawn by	RET	Checked by	CJR/ZAR

A3.1
Building Elevations

Scale 1/16" = 1'-0"

PRELIMINARY NFC

9/23/2020 9:52:52 AM

GENERAL NOTES:

1. ALL PLUMBING PENETRATIONS MUST TERMINATE AT A MIN. OF 12" ABOVE THE ROOF SURFACE LINE.

2. ADDRESS NUMBERS SHALL BE INSTALLED IN A VISIBLE LOCATION PER IBC 501.2.

3. FDC (CONNECTION) MUST BE LOCATED AT THE ADDRESS SIDE OF THE BLDG. OR AT AN APPROVED LOCATION.

4. WATER FLOW ALARMS MUST BE INSTALLED ON THE EXTERIOR PER IBC 903.4.2.

5. ALL EXIT DISCHARGE SHALL BE ILLUMINATED PER IBC 1006.1

6. ALL GLAZING WITHIN 24" OF THE ARC OF A DOOR SHALL BE SAFETY GLAZING PER IBC 2406.3.



1 Building Elevations - North
1/16" = 1'-0"



2 Building Elevations - East
1/16" = 1'-0"



3 Building Elevations - South
1/16" = 1'-0"



4 Building Elevations - West
1/16" = 1'-0"

No.	Description	Date

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.
Name: Christopher J. Raimann, AIA
Signed:

Date: 4-13-2020 License #: 46319

KUEPERS INC
ARCHITECTS & BUILDERS
BRAINERD/BAXTER, MN 218-829-0707

Building 2 at Williams Subdivision

Kuepers Inc.
70 Unit

Project number	xx-xx-xxxx	Date	xx-xx-xxxx
Drawn by	Author	Checked by	Checker

A3.1
Building Elevations

Scale As indicated

PRELIMINARY NFC

9/23/2026 9:59:43 AM



Hermantown - Williams Subdivision | Renderings

HERMANTOWN, MN | 09.23.2026 | #XX-XXXX

KUEPERS INC
ARCHITECTS & BUILDERS



Hermantown - Williams Subdivision | Renderings

HERMANTOWN, MN | 09.23.2026 | #XX-XXXX

KUEPERS INC
ARCHITECTS & BUILDERS







RENDERINGS ARE FOR CONCEPTUAL USE ONLY



Hermantown - Williams Subdivision | Renderings

HERMANTOWN, MN | 09.23.2026 | #XX-XXXX

KUEPERS INC
ARCHITECTS & BUILDERS

BOLTON & MENK
Real People. Real Solutions.

1960 Premier Drive
Mankato, MN 56001

Phone: (507) 625-4171
Bolton-Menk.com

October 5, 2026

Eric Johnson
Community Development Director
City of Hermantown, MN
218-729-3600

Reference: Williams Subdivision – Kuepers-Hermantown Apartments
Hermantown, MN

Subject: Trip Generation Memorandum

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.

By: _____
Anna Irby, P.E.
License No. 63412

Date: October 5, 2026

This letter has been prepared to provide the trip generation potential and projected distribution for the proposed 190-unit apartment complex to be located along Ugstad Road in Hermantown, MN. A site plan has been attached for reference.

Trip Generation

The proposed development is expected to include 190 apartment units within three buildings on an 18-acre site. Access is proposed via Williams Drive, which would connect to Ugstad Road at an intersection aligned with Twin Pines Street, south of Highway 53. Williams Drive would terminate in a cul-de-sac at the western edge of the property but could provide a future connection to roadways or developments west of the site.

Average weekday daily traffic and weekday AM and PM peak-hour trips were estimated for ITE Land Use Code 220, Multifamily Housing (Low-Rise), using the methodology contained in the ITE *Trip Generation Manual*, 12th Edition.

Proposed Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)			Weekday PM Peak Hour Trips (vph)		
			Enter	Exit	Total	Enter	Exit	Total
Multifamily Housing [Low-Rise] (220)	190 units	1,190	19	60	79	61	38	99

Bolton & Menk is an equal opportunity employer.

The proposed development is estimated to generate approximately 1,190 weekday daily trips, including 79 trips during the AM peak hour (19 entering and 60 exiting) and 99 trips during the PM peak hour (61 entering and 38 exiting).

The proposed development is projected to generate fewer trips than the typical MnDOT thresholds for considering a traffic impact study: 250 peak-hour vehicle trips or 2,500 daily vehicle trips.

Distribution

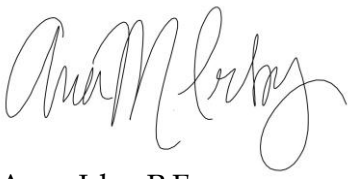
Based on existing development patterns and the surrounding roadway network, most site traffic is expected to travel north on Ugstad Road to and from Highway 53. Ugstad Road intersects Highway 53 at a signalized intersection, and Highway 53 provides the primary connection between Hermantown and Duluth. Accordingly, the northbound route is expected to serve the majority of site trips. Based on the projected peak-hour site traffic, no turn lanes are recommended at Williams Drive.

Conclusion

Overall, the proposed development is expected to generate relatively low traffic volumes and is not anticipated to have a significant impact on the surrounding study area.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,
Bolton & Menk, Inc.



Anna Irby, P.E.
Traffic Project Engineer

Bolton & Menk is an equal opportunity employer.

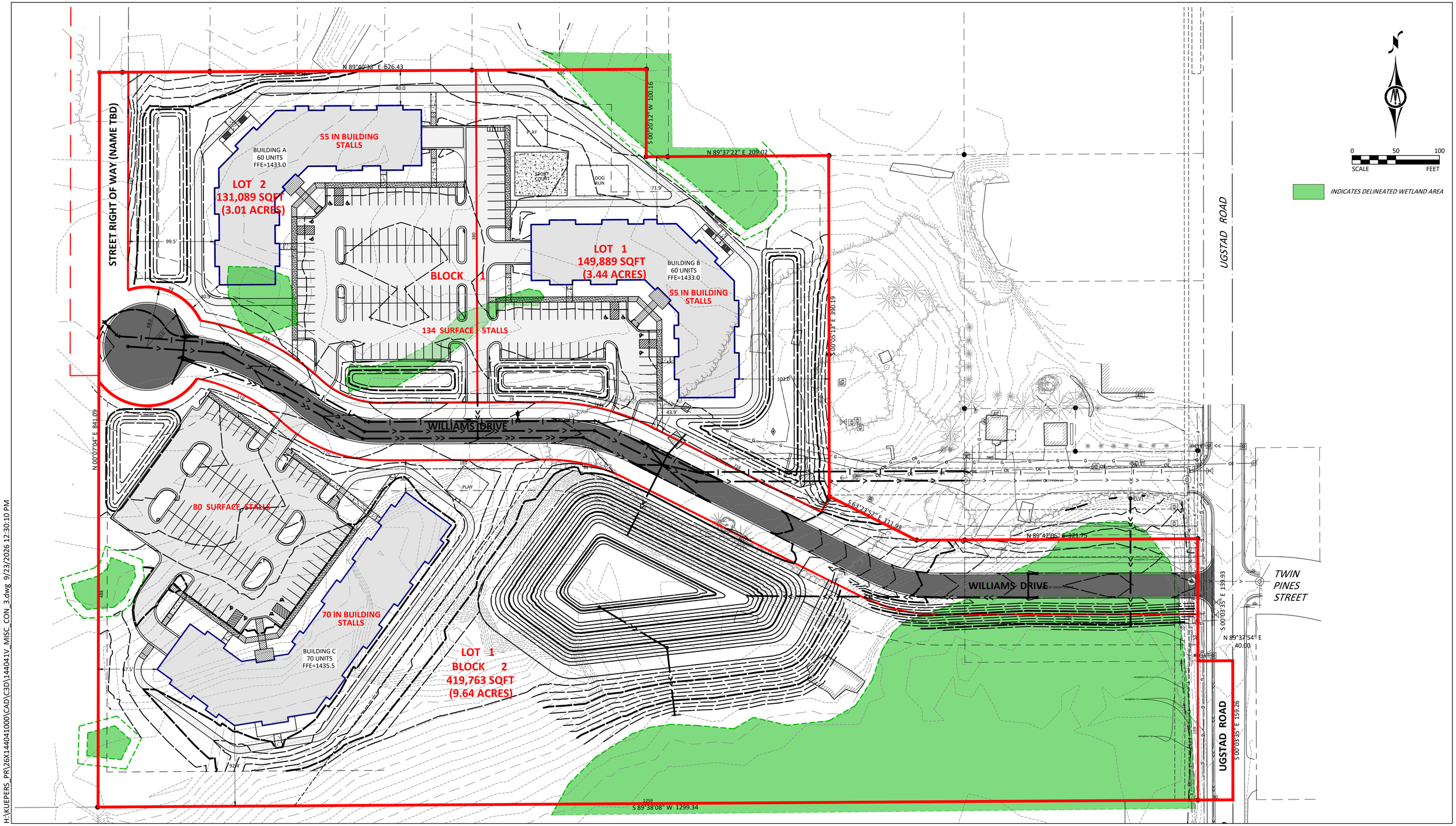
Kuepers - Hermantown Apartments

Hermantown, Minnesota

Williams Subdivision - CIDP Plan

September, 2026

BOLTON & MENK



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4C. 4463 Ugstad Road - Preliminary and Final Plat Application – Williams Apartment Development

Applicant:	Kuepers, Inc.
Case No.:	2026-18-CIDP/SUB-P
Staff Contact:	Eric Johnson, Community Development Director
Request:	Preliminary and Final Plat application associated with a 3 building (190 units total) apartment development

DESCRIPTION OF REQUEST:
Applicant (Kuepers, Inc.) is requesting approval of a Preliminary and Final Plat (PLAT) associated with a three building (190 units total) apartment development with associated site improvements and public right of way.

The existing land area of approximately 19.6 acres is currently comprised of 2 individual properties. The Applicant is proposing to reconfigure these properties into a plat with (3) three lots and public right of way.

The proposed project is located in the southwest quadrant of Miller Trunk Highway and Ugstad Road and is in a C, Commercial zoning district.

SITE INFORMATION: +/-19.6 acres
- **Legal Access:** Ugstad Road
- **Wetlands:** Yes – been delineated
- **Existing Zoning:** C, Commercial
- **Airport Overlay:** Zone 3
- **Shoreland Overlay:** No
- **Comprehensive Plan:** Mixed Use

Background
The Applicant is proposing the construction of 3 apartment buildings (two 60 unit buildings and one 70 unit building). The proposed development will have a combination of surface and under building parking for a total of 394 parking spaces. The proposed buildings would be accessed by the future Williams Drive roadway which connects to Ugstad Road. In addition, future right of way connecting to Rose Road is being dedicated as part of the proposed plat.

There are proposed amenity areas for the residents adjacent to each building. The two 60 unit buildings are proposed to be located on the north side of Williams Drive with the 70 unit building on the south side of Williams Drive.

There are 6 proposed stormwater ponds as part of the proposed development. All stormwater ponds and wetlands are located on the parcels associated with each apartment.

Zoning Analysis
The C, Commercial permits multiple family dwelling with the approval and issuance of a Commercial Industrial Development Permit (CIDP). The Planning and Zoning Commission is the approving body for a CIDP.

Plat
The proposed preliminary and final plat meets the C, Commercial dimensional standards for development. Each lot has access/frontage to public roadways via the proposed Williams Drive right of way.

- Block 1 Lot 1: 3.44 acres
- Block 1 Lot 2: 3.01acres
- Block 2 Lot 2: 9.64 acres
- Williams Drive: 3.5 acres

The Planning and Zoning Commission is a recommending body to the City Council for the Preliminary and Final Plat.

Park Dedication Fees
The Applicant will be required to pay park dedication fees consistent with the requirements of the City Zoning Ordinance. Park dedication fees will be paid per the number of units associated with the proposed development and according to the Hermantown Fee Schedule. Those fees currently are:

Development Type	Recommended
Multi-family, 2+ bedroom units	$800
Multi-family, 1 bedroom and studio	$400
Per bedroom fee	$150

Summary
Staff recommends approval of the Preliminary and Final Plat based on the following findings:

1. The proposed plat meets the intent of the C, Commercial Zoning District and the overall goals and policies of the Zoning Ordinance.

2. The proposed plat meets the Comprehensive Plan criteria for development.

3. The project will be served by public water and sewer and accessed by the proposed Williams Drive, all of which will be constructed by the applicant. The new water and sewer main and roadway will be constructed by the applicant and reviewed/inspected by the City or its agents as part of a Development Agreement with the Applicant.

4. Prior to starting any site work, the Applicant shall hold a preconstruction meeting with the appropriate development, construction, and City representative

5. The development agreement shall prescribe either a:

    a. Letter of Credit or other financial surety acceptable to the City Attorney for 125% of the construction value of the road and infrastructure improvements to be made at the time of approval of the Final Plat, or
    b. Installation of road and infrastructure facilities prior to obtaining the Final Plat for the development.
    c. Letter of Credit or other financial surety acceptable to the City Attorney for 125% of the construction value of the stormwater facilities to be made at the time of approval of the Final Plat.

6. Prior to issuance of a building permit:
   a. All necessary permits shall be obtained.

7. Erosion control measures shall be utilized and remain in place throughout the construction period, and shall not be removed until vegetation is established on the site.

8. Prior to issuance of a building permit, all necessary permits shall be obtained, including, without limitation, any stormwater permits required by the Minnesota Pollution Control Agency.

9. The Applicant shall comply with the following conditions during construction:
   a. Development activity shall comply with all City noise ordinances and/or the conditions as set forward in the Commercial Industrial Development Permit. There shall be no construction activity between the hours of 10 p.m. and 7 a.m.
   b. Loud equipment shall be kept as far as possible from adjacent residences.
   c. The site shall be kept free of dust and debris that could blow onto neighboring properties.
   d. Public streets shall be maintained free of dirt and shall be cleaned as necessary.
   e. The City shall be contacted a minimum of 72 hours prior to any work in a public street or right-of-way. Work in a public street shall take place only upon the determination by the Public Works Director that appropriate safety measures have been taken to ensure motorist and pedestrian safety.
   f. No burning or burying of trees, stumps or brush is allowed on site.
   g. The Zoning Administrator may impose additional conditions if it becomes necessary in order to mitigate the impact of construction on surrounding properties.

11. Prior to the issuance of any temporary or permanent occupancy permit the following shall be completed:
   a. All exterior building improvements shall be completed.
   b. All disturbed areas on the site shall be seeded or sodded.

12. The Applicant will be required to pay park dedication fees consistent with the requirements of the City Zoning Ordinance. Park dedication fees will be paid per the number of units associated with the proposed development and according to the Hermantown Fee Schedule. Those fees currently are:

Development Type	Recommended
Multi-family, 2+ bedroom units	$800
Multi-family, 1 bedroom and studio	$400
Per bedroom fee	$150

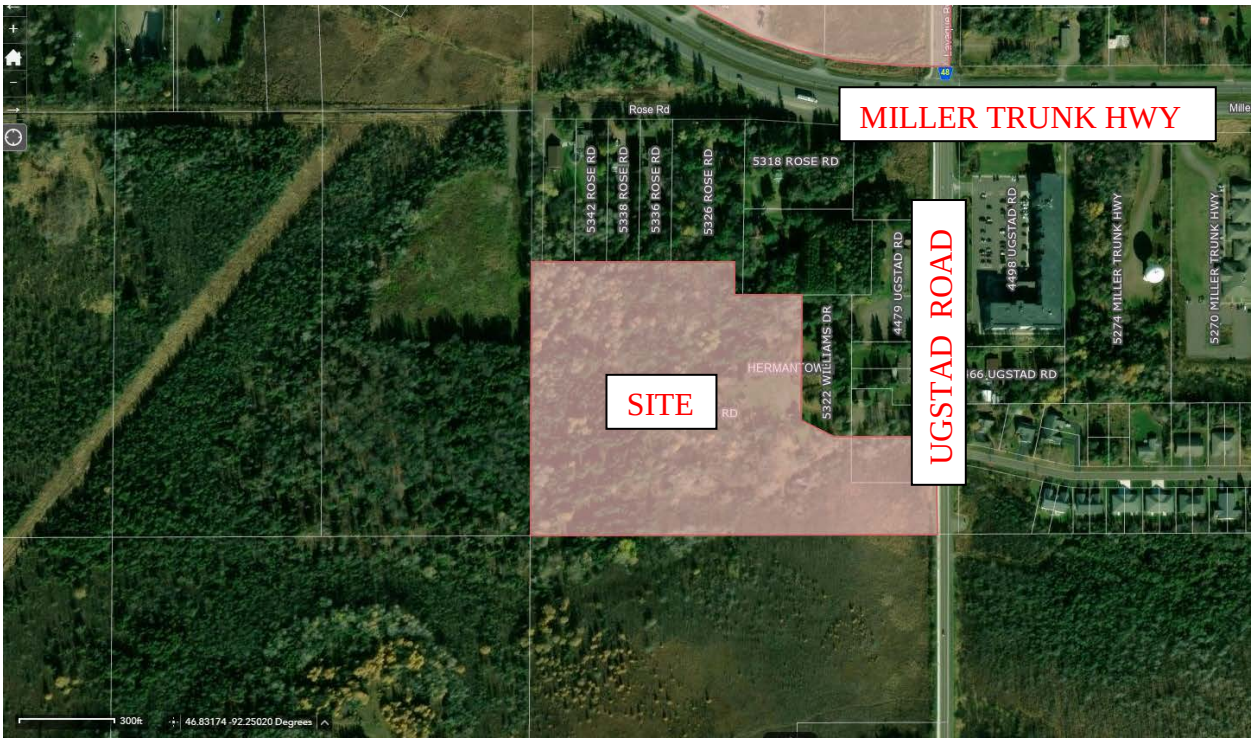
13. The Applicant shall sign a consent form assenting to all conditions of this approval.

14. The Applicant shall pay an administrative fine associated with the development agreement.

ATTACHMENTS:

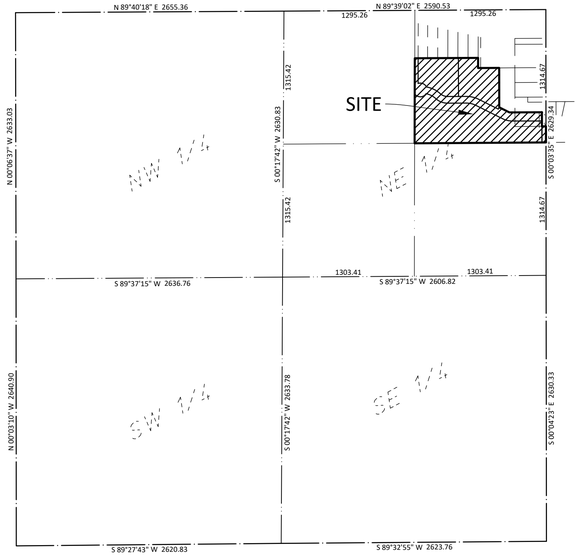
- Location Map
- Preliminary/Final Plat

Location Map



WILLIAMS SUBDIVISION

SECTION BREAKDOWN
VICINITY MAP
SECTION 9, TOWNSHIP 50 N., RANGE 15 W.
NOT TO SCALE



BASIS OF BEARINGS

Orientation of the bearing system used for this survey is based on the east line of the Northeast Quarter of Section 9, T50N, R15W, which is assumed to bear N 00°03'35"W.

INSTRUMENT OF DEDICATION

Know all men by these presents that we, Kuepers, Inc., a Minnesota corporation, fee owner of the following described property to wit:

Lot 8, Gethsemane Acres, St. Louis County, Minnesota, EXCEPT the North 5 feet thereof.

AND

That part of the Northeast Quarter of the Northeast Quarter, Section 9, Township 50 North, Range 15 West of the Fourth Principal Meridian, St. Louis County, Minnesota described as follows:

Commencing at the East Quarter corner of said Section 9; thence on an assumed bearing of North 00 degrees 03 minutes 35 seconds West, along the East line of the Northeast Quarter of said Section 9 for a distance of 1473.66 feet to the Easterly extension of the South line of Lot 8, Gethsemane Acres, St. Louis County, Minnesota; thence South 89 degrees 42 minutes 04 seconds West, along said Easterly extension and along the South line of said Lot 8 for a distance 306.75 feet to the West line of said Lot 8; thence North 00 degrees 03 minutes 35 seconds West, along said West line 140.20 feet to a line parallel with and distant 5 feet South of the North line of said Lot 8, said point being the point of beginning of the parcel herein described; thence South 89 degrees 42 minutes 04 seconds West, along the Westerly extension of said parallel line 55.00 feet; thence North 63 degrees 29 minutes 41 seconds West 111.80 feet to a line parallel with and distant 155.00 feet West of the West line of Lots 9, 10 and 11, said Gethsemane Acres; thence North 00 degrees 03 minutes 35 seconds West, along said parallel line 390.19 feet to the South line of Lot 14, said Gethsemane Acres; thence South 89 degrees 42 minutes 04 seconds West, along said South line 209.29 feet to the West line of said Lot 14; thence North 00 degrees 23 minutes 04 seconds East, along said West line 100.00 feet to the South line of Lots 15, 16, 17, 18, 19 and 20, said Gethsemane Acres; thence South 89 degrees 42 minutes 04 seconds West, along said South line 626.47 feet to the West line of said Northeast Quarter of the Northeast Quarter; thence South 00 degrees 07 minutes 06 seconds, along said West line 841.19 feet to the South line of said Northeast Quarter of the Northeast Quarter; thence North 89 degrees 38 minutes 24 seconds East, along said South line 1299.35 feet to the East line of said Northeast Quarter of the Northeast Quarter; thence North 00 degrees 03 minutes 35 seconds West, along said East line 158.99 feet to the Easterly extension of the South line of said Lot 8; thence South 89 degrees 42 minutes 04 seconds West, along said Easterly extension and along the South line of said Lot 8 for a distance 306.75 feet to the West line of said Lot 8; thence North 00 degrees 03 minutes 35 seconds West, along said West line 140.20 feet to the point of beginning.

Containing 18.44 acres.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area WILLIAMS SUBDIVISION, and that we dedicate to the public use the public ways and easements as shown hereon.

Dated this _____ day of _____ , 2026.

By: Kuepers, Inc.

_____
By: Steven D. Kuepers, President

NOTARY CERTIFICATES

State of Minnesota
County of _____

The foregoing instrument was acknowledged before me on this _____ day of _____ , 2026, by Steven D. Kuepers, the President of Kuepers, Inc.

_____
_____ , Notary Public
Notary Public-Minnesota,
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Josh Barsness, 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 _____ , 2026.

_____
Josh Barsness, Licensed Land Surveyor
Minnesota License No. 62289

State of Minnesota
County of Blue Earth

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____ , 2026, by Michael M. Eichers, a Licensed Land Surveyor.

_____
Nathan P Myhra, Notary Public
Notary Public-Minnesota
My Commission Expires Jan. 31, 2028

CITY OF HERMANTOWN CITY COUNCIL

Approved by the City Council of the City of Hermantown, St. Louis County, Minnesota at a regular meeting thereof, on the _____ day of _____ , 20___ .

_____
Mayor:

_____
Clerk

ST. LOUIS COUNTY SURVEYOR

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

Nick C. Stewart
County Surveyor

_____
Deputy

ST. LOUIS COUNTY RECORDER

I hereby certify that this plat of WILLIAMS SUBDIVISION was filed in this office of the County Recorder for public record on this ____ day of _____ , 20___ .

Wendy Levitt
County Recorder

_____
Deputy

FINAL PLAT
PENDING FINAL REVIEW
(10-27-2026)

THIS PLAT PREPARED BY BOLTON & MENK, INC.

WILLIAMS SUBDIVISION

0 50 100
SCALE IN FEET

BASIS OF BEARINGS

Orientation of the bearing system used for this survey is based on the east line of the Northeast Quarter of Section 9, T50N, R15W, which is assumed to bear N 00°03'35"W.

LOT LINES 10' DRAINAGE & UTILITY EASEMENT LINES
RIGHT-OF-WAY LINE
BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED ON THE PLAT.

LEGEND

- ○ 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 62289
- ● MONUMENT FOUND

PUBLIC RIGHT OF WAY
PUBLIC RIGHT OF WAY (NAME TBD)
GETHSEMANE ACRES
LOT 20 LOT 19 LOT 18 LOT 17 LOT 16 LOT 15 LOT 14 LOT 12 LOT 11 LOT 10 LOT 9 LOT 8
SECTION 9, TOWNSHIP 50 NORTH, RANGE 15 WEST
NE 1/4 - NE 1/4
SE 1/4 - NE 1/4

N 89°40'38" E 626.43
398.00
SOUTH LINE OF LOTS 15-20 GETHSEMANE ACRES
195.43
WETLAND BASIN
S 00°20'12" W 100.16
N 89°37'22" E 209.02
SOUTH LINE OF LOT 14 GETHSEMANE ACRES
WETLAND BASIN
33.0
353.58
N 00°07'04" E 249.50
10' UTILITY & DRAINAGE EASEMENT
S 00°15'20" E 380.12
346.74
S 00°05'13" E 390.19
WEST LINE OF LOTS 9-11 GETHSEMANE ACRES
UGSTAD ROAD

2
131,089 SQFT
(3.01 ACRES)

1
149,889 SQFT
(3.44 ACRES)

BLOCK 1

L=98.44 R=68.00 Δ=82°56'39"
L=155.71 R=256.00 Δ=33°35'20"
10' UTILITY & DRAINAGE EASEMENT
L=75.20 R=100.00 Δ=43°05'07"
L=124.69 R=266.00 Δ=26°51'28"
68.00 RADIUS
S 57°18'18" E 68.00
L=132.21 R=68.00 Δ=111°24'05"
L=110.30 R=200.00 Δ=31°35'53"
66.00
110.80
S 89°44'40" W 188.96
78.16
WILLIAMS DRIVE
N 89°44'40" E 188.96
L=124.83 R=166.00 Δ=43°05'07"
10' UTILITY & DRAINAGE EASEMENT
L=93.75 R=200.00 Δ=26°51'28"
82.66
N 89°46'12" E 130.32
S 63°23'52" E 718.47
135.81
UTILITY EASEMENT
43.45
S 26°36'08" W 20.00
S 63°23'52" E 111.93
S 63°23'52" E 301.37
10' UTILITY & DRAINAGE EASEMENT
86.0'
N 89°42'06" E 321.75
5.0'
NORTH LINE OF LOT 8
33.0
26.5
91.0'
66.0'
86.2
ROADWAY EASEMENT PER DOC. NO. 01521086
WILLIAMS DRIVE
L=93.07 R=200.00 Δ=26°39'43"
10' UTILITY & DRAINAGE EASEMENT N 89°56'25" E 296.53
WETLAND LINE AFTER MITIGATION
UTILITY EASEMENT PER DOC. NO. 01291680
S 00°03'35" E 139.93
N 89°37'54" E 40.00
TWIN PINES STREET
66.00

UTILITY EASEMENT PER DOC. NO. 01521085

PUBLIC PURPOSES EASEMENT PER DOC. NO. 0545219
UTILITY EASEMENT PER DOC. NO. 0553699
UTILITY EASEMENT PER DOC. NO. 0553699
S 00°03'35" E 159.26
10' UTILITY & DRAINAGE EASEMENT
S 00°03'35" E 159.26
UGSTAD ROAD
40.00
40.00

N 00°07'04" E 841.09
WEST LINE OF THE NE1/4 OF NE1/4
WETLAND
487.51
WETLAND
WETLAND
WETLAND
WETLAND
N 35°39'09" E 489.89
DRAINAGE EASEMENT LINE
DRAINAGE EASEMENT

1
419,763 SQFT
(9.64 ACRES)

BLOCK 2

SOUTH LINE OF THE NE1/4 OF NE1/4
225.05
1034.29
S 89°38'08" W 1299.34

FINAL PLAT
PENDING FINAL REVIEW
(10-27-2026)

SHEET 2 OF 2

THIS PLAT PREPARED BY BOLTON & MENK, INC.

4D. 4463 Ugstad Road – Wetland Replacement Plan – Williams Apartment Development

Applicant:	Kuepers, Inc.
Case No.:	2026-18-CIDP/SUB-P
Staff Contact:	Eric Johnson, Community Development Director
Request:	Wetland Replacement Plan associated with a 3 building (190 units total) apartment development

DESCRIPTION OF REQUEST:
Applicant (Kuepers, Inc.) is requesting approval of a Wetland Replacement Plan associated with a three building (190 units total) apartment development with associated site improvements and public right of way.

The existing land area of approximately 19.6 acres is currently comprised of 2 individual properties. The Applicant is proposing to reconfigure these properties into a plat with (3) three lots and public right of way.

The proposed project is located in the southwest quadrant of Miller Trunk Highway and Ugstad Road and is in a C, Commercial zoning district.

SITE INFORMATION: +/-19.6 acres
Legal Access: Ugstad Road
Wetlands: Yes – been delineated
Existing Zoning: C, Commercial
Airport Overlay: Zone 3
Shoreland Overlay: No
Comprehensive Plan: Mixed Use

Background
The Applicant is proposing the construction of 3 apartment buildings (two 60 unit buildings and one 70 unit building). The proposed development will have a combination of surface and under building parking for a total of 394 parking spaces. The proposed buildings would be accessed by the future Williams Drive roadway which connects to Ugstad Road. In addition, future right of way connecting to Rose Road is being dedicated as part of the proposed plat.

There are proposed amenity areas for the residents adjacent to each building. The two 60 unit buildings are proposed to be located on the north side of Williams Drive with the 70 unit building on the south side of Williams Drive.

There are 6 proposed stormwater ponds as part of the proposed development. All stormwater ponds and wetlands are located on the parcels associated with each apartment.

Zoning Analysis
The C, Commercial permits multiple family dwelling with the approval and issuance of a Commercial Industrial Development Permit (CIDP). The Planning and Zoning Commission is a recommending body for a Wetland Replacement Plan with the City Council taking action on the application.

Wetland Replacement Plan
The Hermantown Technical Evaluation Panel (TEP) met multiple times to discuss the proposed project and to consider the wetland impacts associated with the overall development. The TEP directed the applicant's consultant (Bolton and Menk) to prepare a wetland replacement plan for the development documenting required parking, building layout configurations and public road alignment. Bolton and Menk submitted an initial Wetland Replacement Plan impacting 0.89 acres, however after additional comments from the TEP, the application was revised to reflect the impacting of 0.67 acres (29,185 square feet) of wetlands associated with the Williams Apartment development.

City Wetland Impact Fee
The City Council has adopted a Wetland Impact Fee to be charged for any wetlands impacted within the City. The rate is $0.15 per square foot of wetlands impacted, times the wetland replacement ratio required by the TEP. In this case, the ratio is for a 1:1 replacement, so the wetland fee is $0.15 * 29,185. The total fee is $4,377.78, due prior to the start of site work.

Summary
Staff recommends approval of the Wetland Replacement Plan based on the following findings:

1. The proposed overall project meets the intent of the C, Commercial Zoning District and the overall goals and policies of the Zoning Ordinance.

2. The Hermantown Technical Evaluation Panel, which consists of the Board of Water and Soils Resources (State) MN DNR and the South St. Louis Soil and Water Conservation District have recommended approval of the wetland replacement plan.

3. Purchase agreement for wetland credits in Bank Service Area 1.

4. Payment of City Wetland Fee of $4,377.78 due prior to the start of site work.

5. Inclusion of wetland conservation covenants in property deeds.

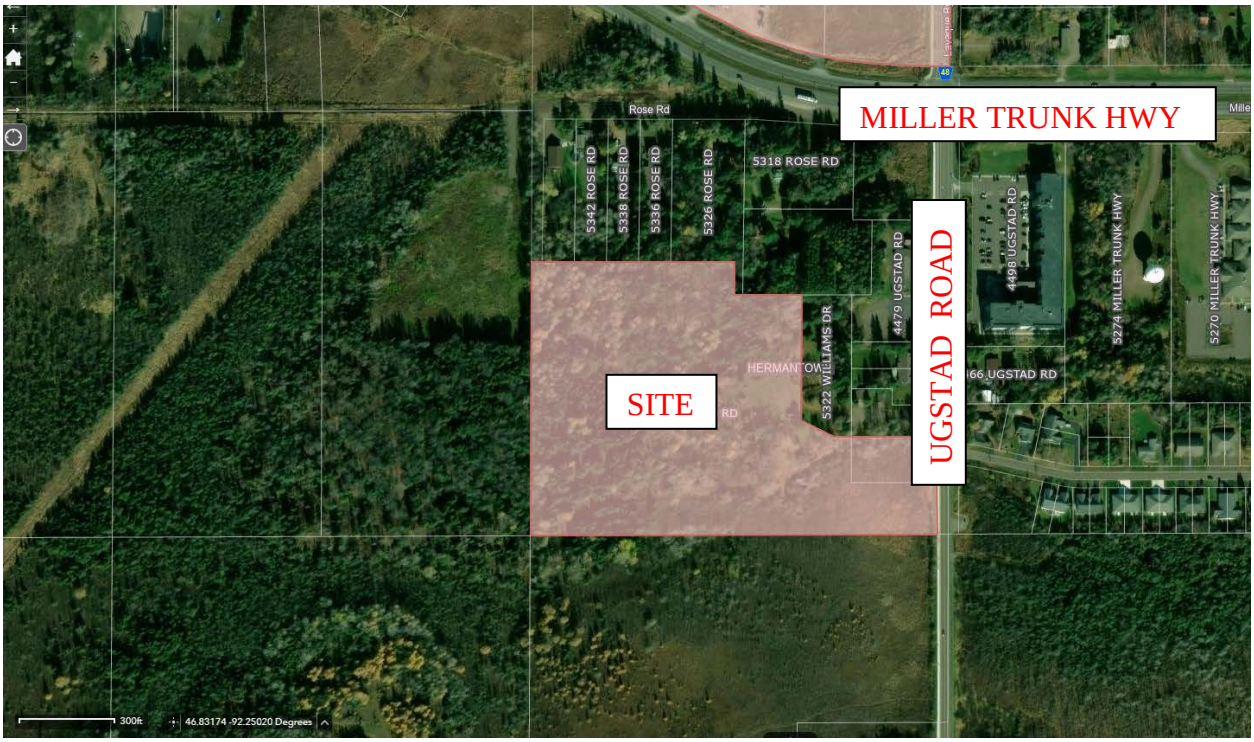
6. Placement of wetland markers on property and submittal of GIS data points associated with the wetland boundaries to the City.

7. The applicant shall sign a consent form assenting to all conditions of this approval.

8. The applicant shall pay an administrative fine of $750 per violation of any condition of this approval.

ATTACHMENTS:
- Location Map
- Wetland Impacts

Location Map



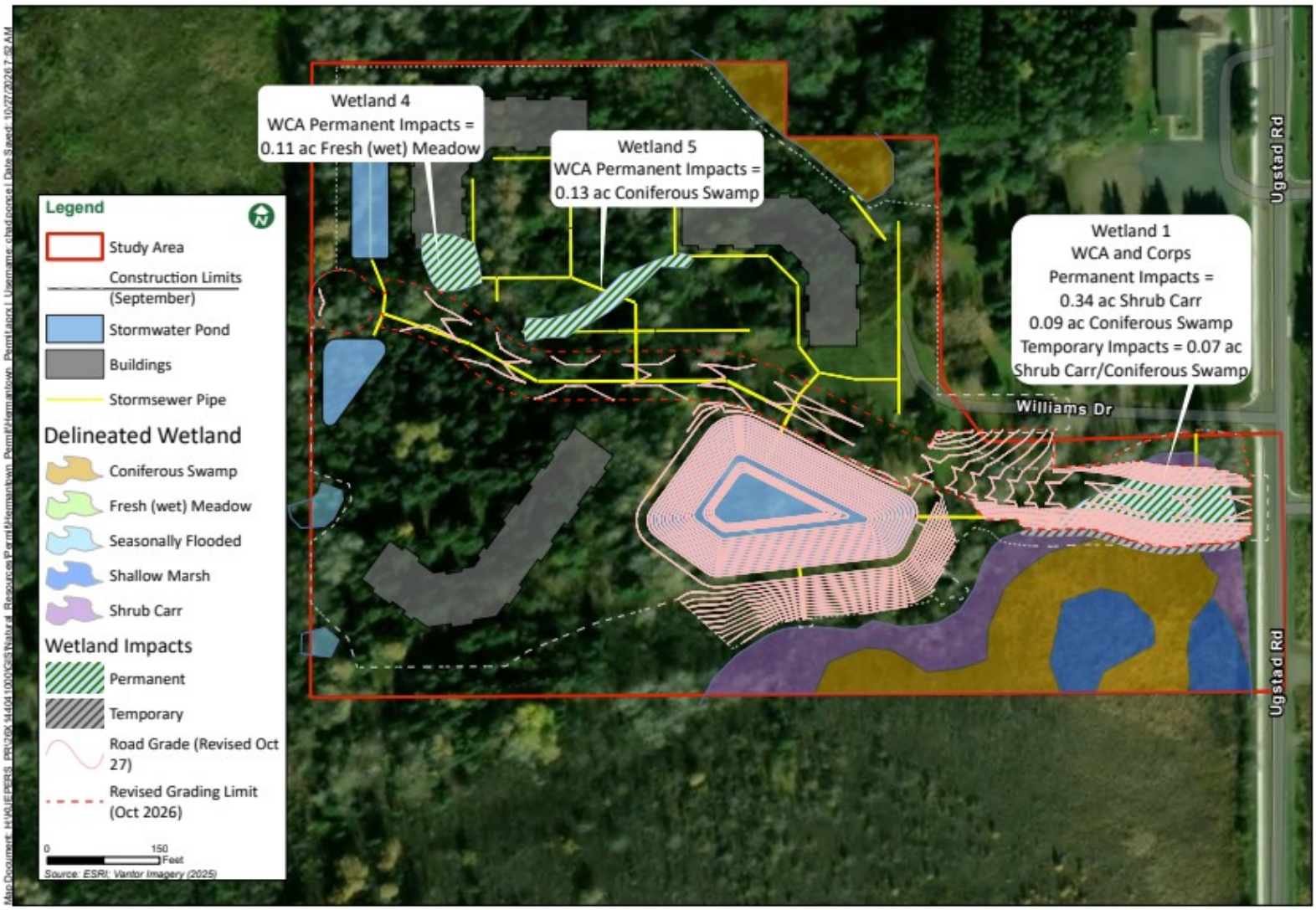
Hermantown Apartments

Kuepers, Inc.

Figure 4: Proposed Wetland Impacts Map Rev 2

October 2026

BOLTON & MENK



4E. 5468 Miller Trunk Highway – Commercial Industrial Development Permit (CIDP)

Applicant:	John Saxe (Farrell Equipment and Supply Co.)
Case No.:	2026-28-CIDP/SUP
Staff Contact:	Eric Johnson, Community Development Director
Request:	Approve a Commercial Industrial Development Permit with conditions for a 15,688 square foot contractor supply business and associated site improvments

RECOMMENDED ACTION:
Approve a Commercial Industrial Development Permit (CIDP) in order to construct a 15,688 square foot contractor supply business and associated site improvments.

BACKGROUND:
Applicant (John Saxe - Farrell Equipment and Supply Co.) is requesting a Commercial Industrial Development Permit (CIDP), to construct a 15,688 square foot contractor supply business and associated site improvements on 6.49 acres in the C-1, Office/Light Industrial Zoning District at 5468 Miller Trunk Highway.

The proposed project has 37 parking spaces and has access from the existing driveway along Miller Trunk Highway. In addition, there is a paved, 70.920 square foot storage yard area which also has the ability for additional parking. The project proposes a stormwater treatment and detention ponds in the northwest and southwest portions of the property adjacent to the main parking lot/building and outdoor storage area respectively, associated with the project. The building is comprised of general sales and rental area and has a cold storage area for materials. The proposed business is anticipated to be open from 7 am to 5 pm, Monday through Friday.

SITE INFORMATION:

Parcel Size:	6.49 acres total
Legal Access:	5468 Miller Trunk Highway
Wetlands:	Yes, delineated in 2025
Zoning:	C-1, Office/Light Industrial
Airport Overlay:	Zone 2 – height and occupancy restrictions
Shoreland Overlay:	Yes
Comprehensive Plan:	Commercial

ZONING ANALYSIS:

Table 1. C-1 Office/Light Industrial Requirements	C-1 Requirements	Proposed
Minimum lot area	2.5 acres	6.49 acres
Minimum lot width (at setback line)	200 feet	+/-380 feet
Minimum front yard	35 feet	140' minimum from ROW
Minimum side yard	15 feet	65 feet minimum
Minimum rear yard	40 feet	+/-460 feet
Parking	39 parking spaces (interior sales square footage)	37 spaces (interior sales square footage)
Building Height	45 feet	27 feet

Stormwater Management

The property is approximately 6.49 acres in size. The proposed impervious surface consists of the 15,688 square foot building, 32,125 square feet of bituminous parking lot/drive, 70,920 square feet of paved storage yard area 755 square feet of concrete sidewalk for a total of 119,488 square feet of impervious area (42.3%).

The proposed project has two stormwater pond locations. The proposed pond in the NW quadrant of the site is adjacent to the parking lot surface and building and will treat the stormwater associated with these paved surfaces. The proposed pond in the SW quadrant of the site is for stormwater associated with the paved storage yard area.

The proposed project includes two new stormwater ponds to meet the City's stormwater ordinance. The ponds are proposed to detain stormwater and release the stormwater at or below existing conditions. In addition, the ponds will treat the stormwater to meet the 50% TSS reduction as required by the City's stormwater ordinance. The Applicant will need to submit final engineering plans and stormwater calculations in order to receive a MS4 Statement of Compliance Erosion Control Permit from the City Engineer before issuance of the Commercial Industrial Development Permit.

Access

The site is accessed via an existing driveway off of Miller Trunk Highway. The Applicant will need to acquire permits from the MN DOT for any work within the Highway 53 right of way.

Utilities

There is City water and sanitary sewer in the Miller Trunk Highway right of way, directly abutting the proposed property. The Applicant is proposing to connect into these existing mains. The Applicant is responsible for the private connections as well as any applicable connection and availability fees.

Building Architecture

The proposed 15,688 square foot contractor supply business includes interior space for general supply sales and rental equipment with the remainder of the building being utilized for cold storage of materials.

The building is comprised of vertical steel siding with an accent band. In addition, there is a covered entry way and storefront windows along the front of the building. There is a proposed loading dock on the rear of the building along with an overhead access door on the rear and east side of the building. The proposed building height is 27 feet.

The trash enclosure is integrated into the rear of the building and is fully screened from adjacent properties.

Wetlands

There was a wetland delineation performed on the property in the spring of 2026. Proposed wetland impacts have been approved under a nationwide permit utilizing deminimus exemption.

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SUMMARY AND RECOMMENDATION:

Staff recommends approval of the Commercial Industrial Development Permit based on the findings set forth in the Staff report, subject to the following conditions:

1. The applicant is seeking to construct a 15,688 square foot contractor supply business and associated site improvments. The applicant will need to supply final site engineering and architectural plans prior to the issuance of the Commercial Industrial Development Permit (CIDP).
2. The proposal meets the requirements of Section 525, C-1 Office/Light Industrial of the Hermantown Zoning Ordinance.
3. The proposal meets the requirements of Chapter 8, "Commercial-Industrial Development Permits" of the Hermantown Zoning Ordinance.
4. Prior to issuance of the CIDP, the applicant shall submit final Stormwater and Erosion and Sediment Control Plans and computations as well as receive a MS4 Statement of Compliance from the City Engineer.
5. Applicant shall pay any City sewer availability and connection fees.
6. The Applicant is to obtain a permit from the State of Minnesota to work within the right of way associated with Highway 53.
7. The applicant shall sign a consent form assenting to all conditions of this approval.
8. The applicant shall pay an administrative fine of $750 per violation of any condition of this approval.

ATTACHMENTS:

- Site Location Map
- Proposed Site Plan
- Proposed Floor Plan
- Proposed Building Elevation

Location Map





NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

SITE PLAN KEY NOTES

1	6" INTEGRAL S/W CURB DETAIL C-390
2	ADA S/W RAMP DETAIL C-434
3	MATCH EXISTING PAVEMENT
4	OH DOOR
5	MAN DOOR
6	STAIRS
7	LOADING DOCK
8	ASPHALT CURB DETAIL C-340
9	6" CONCRETE CURB
10	CONC. SCOPE OF WORK TO BE SELF PERFORMED (BY OWNER)
11	CONC. SCOPE OF WORK TO THE PROVIDED BY GENERAL CONTRACTOR

RADIUS KEY

A	10'
B	15'
C	20'
D	24'
E	33'
F	47.5'
G	50'

CIRCULATION PLAN

→ VEHICULAR TRAFFIC DIRECTION

Know what's below. Call before you dig.

NORTH

0 10 20 40

FARRELL EQUIPMENT & SUPPLY
5468 MILLER TRUNK HWY

CURRENT ZONING:	C-1
LOT SIZE:	288,790 SF (6.63 AC.)
EXISTING IMPERVIOUS AREA:	42,766-SF (14.8%)
PROPOSED USE:	COMMERCIAL
PROPOSED BUILDING:	15,688-SF (5.4%)
PROPOSED PAVEMENT:	106,297-SF (36.8%)
PROPOSED SIDEWALK:	751-SF (0.01%)
OVERALL IMPERVIOUSNESS:	122,735-SF (42.5%)
GREEN SPACE:	166,055-SF (57.5%)
MAX LOT COVERAGE	50%
PARKING STALLS REQ:	1 PER 200 SF OF SALES
REQUIRED PARKING STALLS:	36 STALLS
PARKING STALLS PROVIDED:	37 TOTAL (2 ACCESSIBLE)
STORM WATER TREATMENT:	2 WET DETENTION PONDS

BLDG SETBACKS:
FRONT: 35'
SIDE: 15'
REAR: 40'

HATCHING LEGEND

- EXISTING CONCRETE PAVEMENT
- EXISTING BUILDING
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT (SIDEWALKS: 4" THICKNESS) (IF EXPOSED TO VEHICULAR TRAFFIC: 6" THICKNESS)
- PROPOSED GRAVEL PARKING LOT

GENERAL NOTES:

1. CONTRACTOR SHALL NOT DISTURB ANY R/W IRONS. ANY REMOVAL SHALL BE APPROVED BY THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE BILLED FOR REPLACEMENT.
2. CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL NECESSARY THROUGHOUT THE PROJECT. COSTS FOR DUST CONTROL ARE INCIDENTAL TO PROJECT.
3. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
4. PAINT LINE WORK ON ASPHALTIC PAVING, CONCRETE CURBS, WALKS, AND RAMPS SHALL BE FACTORY MIXED, QUICK DRYING, NON-BLEEDING TRAFFIC MARKING PAINT COMPLYING WITH AASHTO M248, Type COLOR SHALL BE WHITE, EXCEPT WHERE ANOTHER COLOR IS REQUIRED BY CODE. CONTRACTOR SHALL CLEAN SURFACE IN THE AREAS RECEIVING PAINT AND SHALL PAINT ALL MARKINGS AND SYMBOLS WITH TRAFFIC MARKING PAINT. PAINT SHALL BE APPLIED WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. CONTRACTOR SHALL APPLY TWO (2) COATS AT MANUFACTURER'S RECOMMENDED RATES.
5. ALL TURF GRASS AREAS ARE TO BE RESTORED WITH A MIN. 4" OF SCREENED TOPSOIL; SEED & STRAW MULCH; 4" TOPSOIL, SEED & EROSION MAT OR 4" TOPSOIL AND SOD.
6. CONSTRUCTION FENCING MATERIAL IS TO BE PROVIDED BY OWNER. COORDINATE WITH G.C. & OWNER INSTALLATION PROCEDURES.

TYPICAL PAVEMENT SECTION

BITUMINOUS PAVEMENT 3.5"
8" BASE COURSE
12" SUB BASE

NOTE: PAVEMENT SECTIONS TO BE CONSTRUCTED PER GILES ENGINEERING ASSOCIATES REPORT 1G-2607012. PAVEMENT SECTIONS ABOVE SHALL BE USED ONLY FOR PRELIM HOLD-DOWN CALCULATIONS AND COST ANALYSIS.

HEAVY-DUTY PAVEMENT SECTION

BITUMINOUS PAVEMENT 4.5"
9" BASE COURSE
12" SUB BASE

GRAVEL SURFACE SECTION

10" CRUSHED AGGREGATE BASE COURSE 10"
12" SUB BASE

CONCRETE PAVEMENT SECTION

7" P.C.C. 7"
6" C.A.B.C.
12" SUB BASE

ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR.
EAU CLAIRE, WI 54701
PH 715-552-0330
INFO@AEC.ENGINEERING
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RIVER VALLEY ARCHITECTS
Building Excellence.

NOT FOR CONSTRUCTION - DESIGN DEVELOPMENT PROGRESS

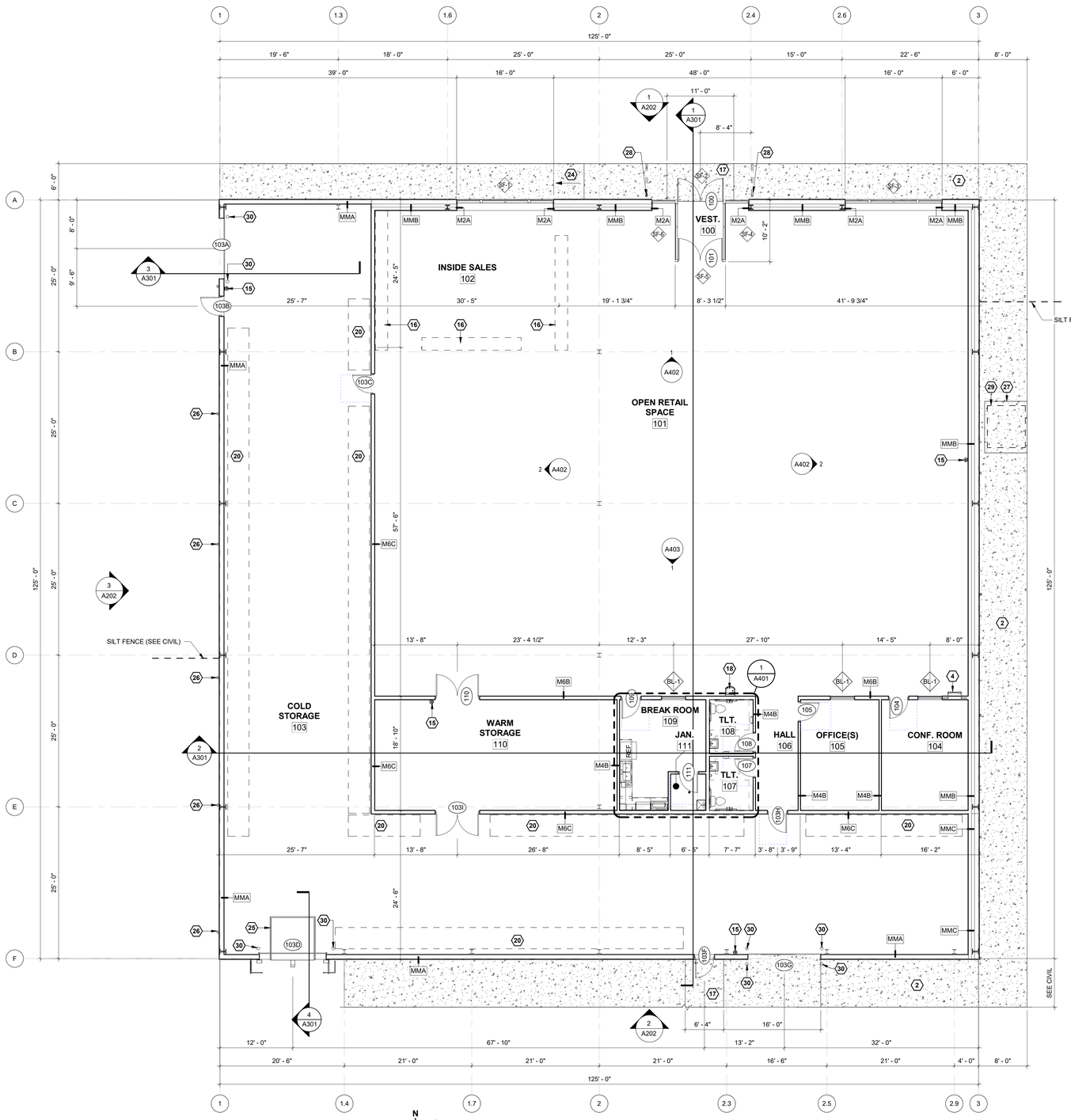
FARRELL EQUIPMENT & SUPPLY
NEW HERMANTOWN MN. STORE
5468 MILLER TRUNK HWY, HERMANTOWN, MN 55811

NO.	DATE	DESCRIPTION

DRAWN BY: CJG
PM: SDC
JOB NO: 26040
DATE: 11.05.2026

SITE PLAN

C300



1 A101 FIRST LEVEL FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

A. GENERAL NOTES ON THIS SHEET ARE APPLICABLE TO THIS SHEET ONLY.
B. SEE STANDARD MOUNTING HEIGHTS ON SHEET G002 FOR DETAILS REGARDING INSTALLATION REQUIREMENTS FOR FIXTURES AND ACCESSORIES.
C. SEE ACCESSIBILITY SYMBOLS AND DIAGRAMS ON SHEET G002 FOR FURTHER INFORMATION ON REQUIRED CLEARANCES.
D. ALL INTERIOR DIMENSIONS ARE FROM FACE OF STUD/ MASONRY CONSTRUCTION TO FACE OF STUD/MASONRY CONSTRUCTION, UNLESS NOTED OTHERWISE.
E. "CLEAR DIMENSIONS" ARE DIMENSIONED FROM FACE OF FINISH MATERIAL TO FACE OF FINISH MATERIAL.
F. EXTERIOR DIMENSIONS ARE TO BUILDING LINE, SEE WALL TYPES
G. FOR WALL TYPES SEE SHEET A001001.
H. GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER, BEFORE INSTALLATION OF WALL SHEATHING, FOR ANY WOOD BLOCKING, BACKING AND MOUNTING BOARDS REQUIRED FOR OWNER PROVIDED ITEMS.
I. ALL WALLS TO EXTEND TO STRUCTURE ABOVE, UNLESS NOTED OTHERWISE.

FLOOR PLAN KEYNOTES

2	CONCRETE SIDE WALK BY G.C.
4	ACCESS LADDER
15	WALL MOUNTED FIRE EXTINGUSHER
16	BUILT IN CUSTOM CASEWORK TO BE DESINGED AND PROVIDED BY LARSON CUSTOM CABINETS. FINAL DESIGN TO BE COORDINATED WITH OWNER PRIOR TO INSTALLATION
17	CONCRETE STOOP (SEE STRUCTURAL)
18	DRINKING FOUNTAIN (BY DESIGN BUILD PLUMBING CONTRACTOR)
20	RACKING (OWNER FURNISHED, OWNER INSTALLED)
24	BEGINNING OF SIDEWALK SLOPE (SEE CIVIL)
25	DOCK LEVELER SYSTEM
26	ROOF DOWNSPOUT (BY PEMB SUPPLIER) PROVIDE SPLASH BLOCKING AT BOTTOM OF SPOUT. TYP
27	CONCRETE HOUSE KEEPING PAD. VERIFY SIZE AND LOCATION WITH MECHANICAL
28	GUTTER TO BE CONNECTED TO SIDEWALK THROUGH SLAB PIPING. VERIFY WITH OWNER ON PIPING PRODUCT
29	RTU (SEE MECHANICAL)
30	PIPE BOLLARD. VERIFY FINAL LOCATION WITH OWNER

RVA RIVER VALLEY ARCHITECTS

MillMiron Building Excellence

EC

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

SIGNATURE
TYPED NAME
DATE 11.05.2026
LICENSE NUMBER 26726

FARRELL EQUIPMENT & SUPPLY
NEW HERMANTOWN MN. STORE
5468 MILLER TRUNK HWY, HERMANTOWN, MN 55811

NOT FOR CONSTRUCTION - BID PACKAGE 01

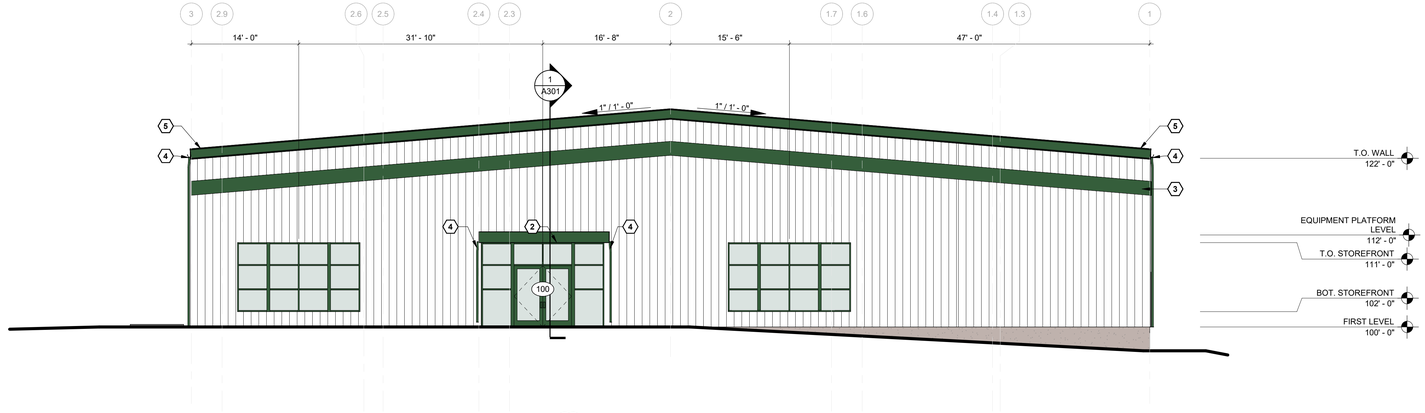
NO.	DATE	DESCRIPTION

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PM: KG
JOB NO: 26-023
DATE: 11.05.2026

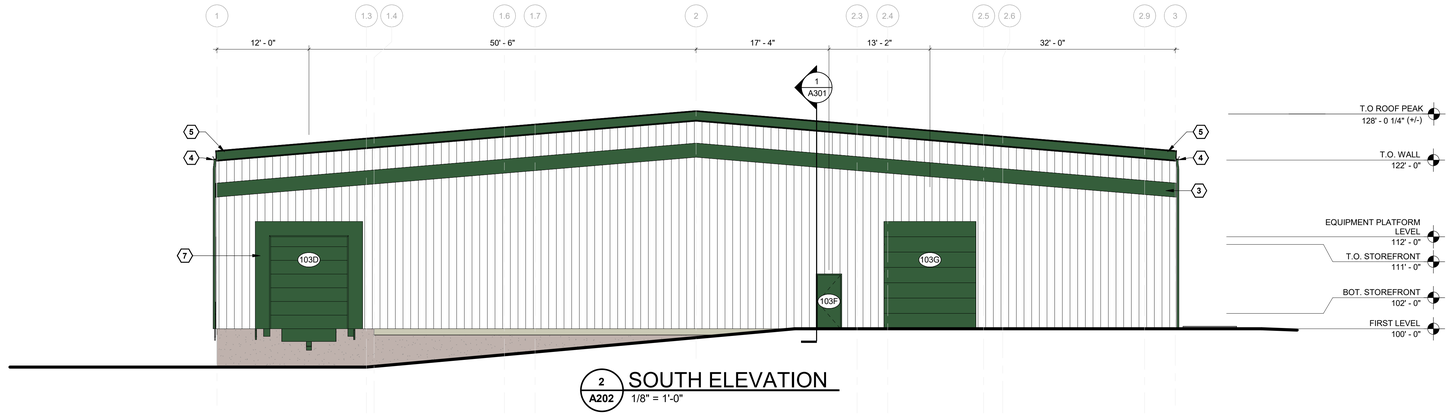
FIRST LEVEL FLOOR PLAN

A101

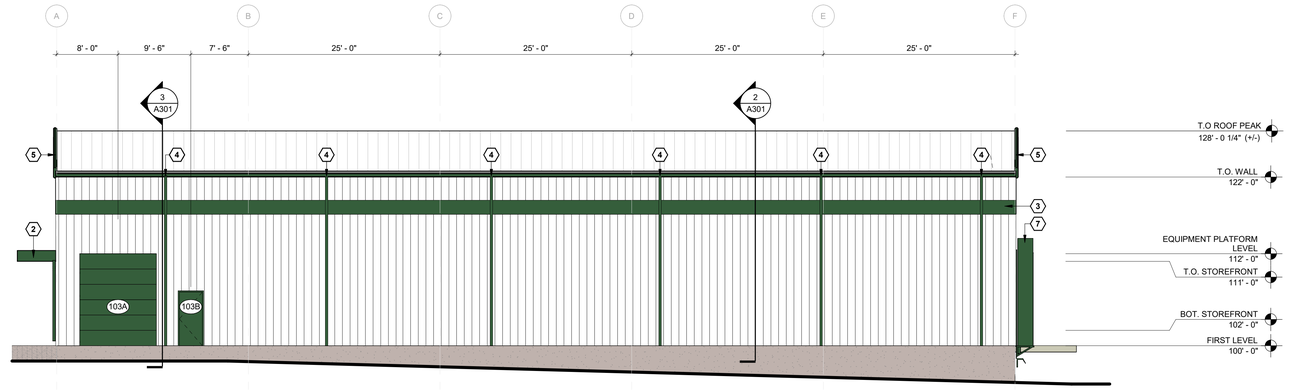
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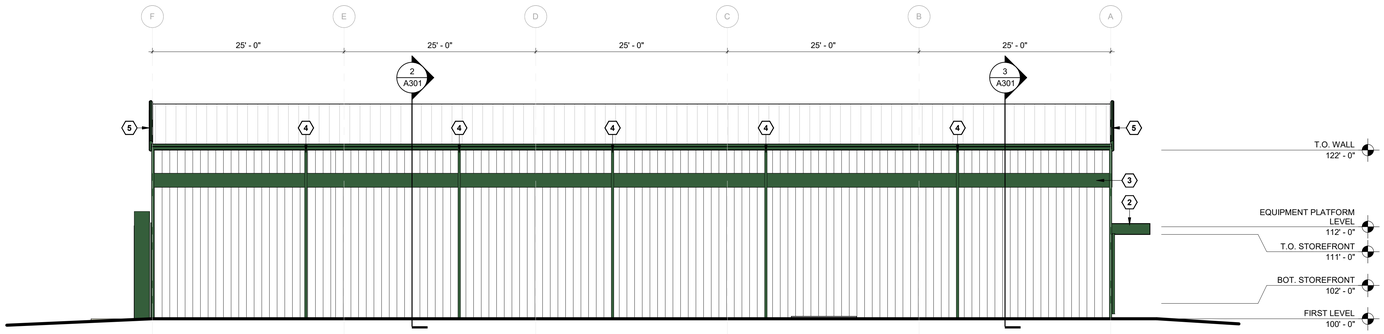
1 A202 NORTH ELEVATION
1/8" = 1'-0"



2 A202 SOUTH ELEVATION
1/8" = 1'-0"



3 A202 EAST ELEVATION
1/8" = 1'-0"



4 A202 WEST ELEVATION
1/8" = 1'-0"

GENERAL NOTES

A. GENERAL NOTES ON THIS SHEET ARE APPLICABLE TO THIS SHEET ONLY.
B. SEE SHEET A600801 FOR DOOR AND WINDOW SIZES AND HEAD HEIGHTS.

EXTERIOR FINISH LEGEND

EXTERIOR STEEL SIDING - VERTICAL

EXTERIOR ELEVATION KEYNOTES

2	ROOF AWNING (BY PEMB SUPPLIER)
3	PORTION OF EXTERIOR METAL TO BE PRE-FINISHED HUNTER GREEN / ALTERNATE OPTION TO PAINT TO MATCH PEMB PRE-FINISHED MATERIAL
4	PRE-FINISHED GUTTER AND DOWNSPOUT SYSTEM
5	PRE-FINISHED METAL GABLE / RAKE TRIM
7	LOADING DOCK DOOR BUMPER (BY SUPPLIER, COORDINATE WITH OWNER)

RIVER VALLEY ARCHITECTS

Building Excellence.

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

SIGNATURE:
TYPED NAME: _____ LICENSE NUMBER: _____
DATE: XX.XX.XXXX

NOT FOR CONSTRUCTION - CONSTRUCTION DOCUMENTS PROGRESS

FARRELL EQUIPMENT & SUPPLY
NEW HERMANTOWN MN. STORE
5468 MILLER TRUNK HWY, HERMANTOWN, MN 55811

NO.	DATE	DESCRIPTION

DRAWN BY: JH
PM: KG
JOB NO: 26-023
DATE: 11.04.2026

EXTERIOR ELEVATIONS

A202

11/5/2026 11:30:31 AM Autodesk Docs://26-023 Farrell Equipment Hermantown MN/26-023 Farrell Equip_Arch_R26.rvt

4F. 5468 Miller Trunk Highway – Special Use Permit - Filling and grading within a General Development Shoreland Overlay

Applicant:	John Saxe (Farrell Equipment and Supply Co.)
Case No.:	2026-28-CIDP/SUP
Staff Contact:	Eric Johnson, Community Development Director
Request:	Issue a special use permit for filling and grading within a General Development Shoreland Overlay for the construction of a contractor supply busiess

RECOMMENDED ACTION:
Approve a Special Use Permit for filling and grading within a General Development Shoreland Overlay Zone.

DESCRIPTION OF REQUEST:
Applicant (John Saxe - Farrell Equipment and Supply Co.) is requesting a Special Use Permit (SUP), to construct a 15,688 square foot contractor supply business on 6.49 acres in the C-1, Office/Light Industrial Zoning District at 5468 Miller Trunk Highway.

As part of the project, the applicant is proposing a stormwater pond and parking lot improvements with a portion of this work being within a General Development Shoreland Area and will require filling and grading within an approximately 113,400 square feet area of disturbance. The remainder of the proposed project is outside of the shoreland area. The building setback associated with a General Development Shoreland is 50 feet with the proposed building being approximately 250 feet away.

SITE INFORMATION

Lot Size:	6.49 acres
Legal Access:	5468 Miller Trunk Highway
Wetlands:	Yes, have been delineated
Existing Zoning:	C-1, Office/Light Industrial
Airport Overlay:	Zone 2 – height and occupancy restrictions
Shoreland Overlay:	Yes
Comprehensive Plan:	Commercial

BACKGROUND
John Saxe - Farrell Equipment and Supply Co. (Applicant) is the owner of the property located at 5468 Miller Trunk Highway. The applicant proposes to construct the proposed contractor supply business

which includes a 15,688 square foot building, a 37 space parking lot and a 70,920 square foot paved storage yard area.

The proposed project has two stormwater pond locations. The proposed pond in the NW quadrant of the site is adjacent to the parking lot surface and building and will treat the stormwater associated with these paved surfaces. The proposed pond in the SW quadrant of the site is for stormwater associated with the paved storage yard area.

Process
The property is within an area marked for commercial development on the Hermantown Comprehensive Plan.

The Special Use Permit (SUP) is for the grading and fill work associated with a portion of the parking lot, building and the stormwater facility located along the northwest quadrant of the property. The Planning and Zoning Commission reviews the SUP application and makes a recommendation to the City Council for their decision. Any building permits and stormwater certificate will not be issued until the SUP is approved.

Zoning Analysis:
The proposed use (new vehicle sales with service and repair of vehicles allowed as an accessory use) is allowed with a Commercial Industrial Development Permit under the C-1, Office/Light Industrial Zoning District.

Setbacks
Typical setback standards in the C-1, Office/Light Industrial Zoning District and proposed setbacks are shown in Table 1:

Table 1. C-1 Office/Light Industrial Requirements	C-1 Requirements	Proposed
Minimum lot area	2.5 acres	6.49 acres
Minimum lot width (at setback line)	200 feet	+/-380 feet
Minimum front yard	35 feet	140’ minimum from ROW
Minimum side yard	15 feet	65 feet minimum
Minimum rear yard	40 feet	+/-460 feet
Parking	39 parking spaces (interior sales square footage)	37 spaces (interior sales square footage)
Building Height	45 feet	27 feet

Building Architecture

The proposed 15,688 square foot contractor supply business includes interior space for general supply sales and rental equipment with the remainder of the building being utilized for cold storage of materials. The building is comprised of vertical steel siding with an accent band. In addition, there is a covered entry way and storefront windows along the front of the building. There is a proposed loading dock on the rear of the building along with an overhead access door on the rear and east side of the building. The proposed building height is 27 feet.

The trash enclosure is integrated into the rear of the building and is fully screened from adjacent properties.

Sign permit will need to be applied for under a separate application with the City Building Official.

Wetlands

There was a wetland delineation performed on the property in the spring of 2026. Proposed wetland impacts have been approved under a nationwide permit utilizing deminimus exemption.

Shoreland Area

Approximately 54% of the property is within the General Development Shoreland Area associated with an unnamed water conveyance west of the proposed site. Any work in the shoreland area is subject to the requirements of the City's Shoreland Ordinance as it pertains to grading a filling within a shoreland area. Per conversations with the MN DNR, the unnamed water conveyance is not a water of the state and is not regulated by the MN DNR.

The proposed project includes two new stormwater ponds to meet the City's stormwater ordinance. The ponds are proposed to detain stormwater and release the stormwater at or below existing conditions. In addition, the ponds will treat the stormwater to meet the 50% TSS reduction as required by the City's stormwater ordinance. The applicant's engineer has submitted preliminary stormwater plans/calculations for the proposed project which will be reviewed and approved by the City Engineer prior to construction. The stormwater ponds and drainage system will be owned and maintained by the applicant.

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Special Use Permit

The Special Use Permit is for filling and grading within a Shoreland zone. There are general conditions for all SUPs. Staff finds the following in regard to the criteria for Special Use Permits in the Zoning Ordinance:

No special use permit shall be approved unless positive findings are made with respect to each and every one of the following criteria:

1. **The proposed development is likely to be compatible with development permitted under the general provisions of this chapter on substantially all land in the vicinity of the proposed development;**

   The proposed use is compatible with development within the vicinity which is characterized by commercial/retail developments.

2. **The proposed use will not be injurious to the use and enjoyment of the environment, or detrimental to the rightful use and enjoyment of other property in the immediate vicinity of the proposed development;**

   Conditions placed on the SUP to minimize the clearing and grading within the shoreland area meet the intent of the zoning ordinance to protect natural resources. The development of a contractor supply business is allowed with the approval and issuance of a Commercial Industrial Development Permit. The Planning and Zoning Commission is a recommending body to the City Council with this type of application.

3. **The proposed use is consistent with the overall Hermantown Comprehensive Plan and with the spirit and intent of the provisions of this chapter;**

   The property is within an area marked for commercial on the Hermantown Comprehensive Plan. The purpose of the Shoreland Overlay Zone is to protect public waterways. Per conversations with the MN DNR, the unnamed water conveyance is not a water of the state and is not regulated by the MN DNR.

4. **The proposed use will not result in a random pattern of development with little contiguity to existing programmed development and will not cause negative fiscal and environmental effects upon the community.**

   The proposed use of a contractor supply business is allowed with the approval and issuance of a Commercial Industrial Development Permit.

   The project is for a redevelopment of the site and will not create a negative fiscal impact on the community.

5. **Other criteria required to be considered under the provisions of this code for any special use permit.**

   The applicant will follow the rules for grading and filling in a Shoreland Overlay Zone established in Section 725.02 and Section 555.07.1 and 555.07.2.

Findings of Fact and Recommendations
Staff recommends approval of the special use application to conduct grading and filling in a General Development Shoreland Overlay associated with the construction of a 15,688 square foot, contractor supply business, subject to the following:

1. The approval is for a Special Use Permit to conduct grading and filling in a General Development Shoreland Area associated with the construction of a 15,688 square foot, contractor supply business a property at 5468 Miller Trunk Highway. The Community Development Director may approve minor variations to filling and grading as long as the variations do not result in any shoreland impacts.

2. The City will follow the rules for grading and filling in a Shoreland Overlay Zone established in Section 725.02 and Section 555.07.1 and 555.07.2 including, but not limited to:
   a. The smallest amount of bare ground is exposed for as short a time as feasible;

b. Temporary groundcover, such as mulch, is used, and permanent groundcover, such as sod, is planted;
c. Adequate methods to prevent erosion and trap sediment are employed;
d. Fill is stabilized to accepted engineering standards;
e. Adequate methods are employed to reduce the runoff and/or flow of water on or over the affected shoreland so that the grading, filling or alteration of the natural topography does not contribute to downstream flooding;
f. Adequate methods are employed to preserve water quality so that the grading, filling or alteration of the natural topography will not detrimentally affect the quality of the public waters of the City of Hermantown;
g. Adequate methods are employed for the preservation or establishment of local vegetation that provides wildlife habitat and screening; and
h. Fill used will consist of suitable material free from toxic pollutants in other than trace quantities.

3. The applicant shall sign a consent form assenting to all conditions of this approval.

4. The Applicant is to submit final construction drawings and stormwater calculations for review and approval by the City Engineer.

5. The Applicant is to obtain a permit from the State of Minnesota to work within the right of way associated with Highway 53.

6. The applicant shall pay an administrative fine of $750 per violation of any condition of this approval.

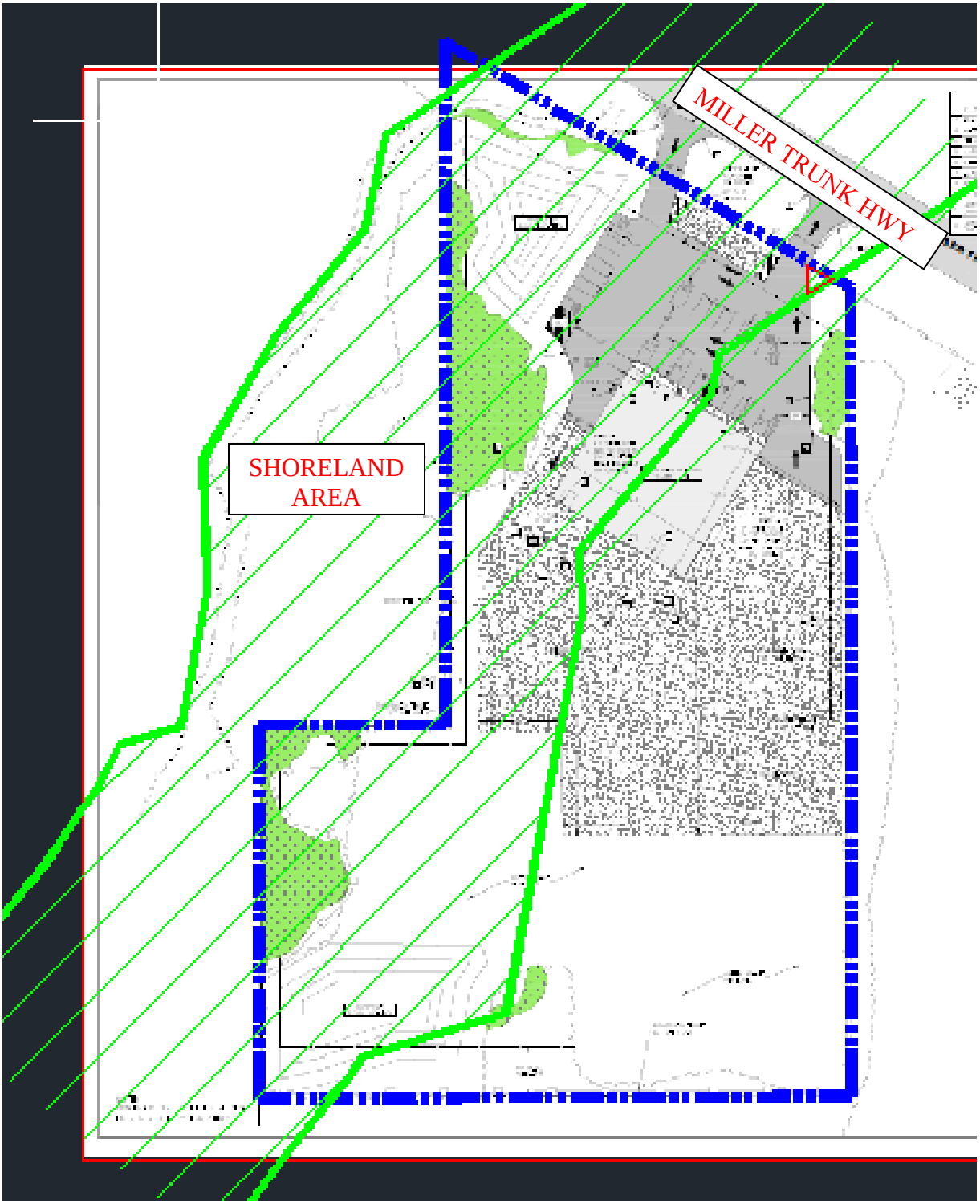
ATTACHMENTS

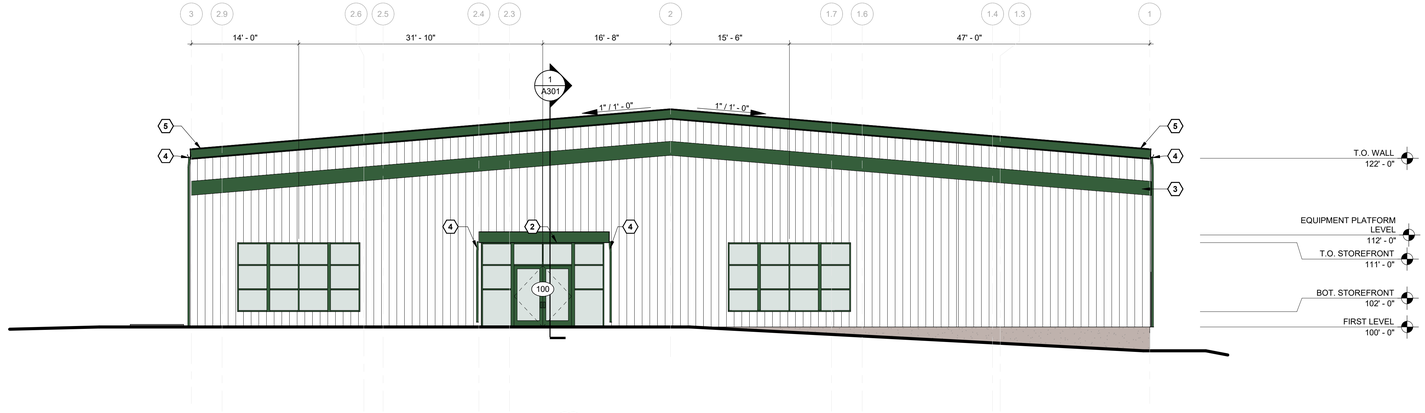
- Location Map
- Proposed Site Plan with Shoreland Overlay Map
- Proposed Exterior Elevations

Location Map

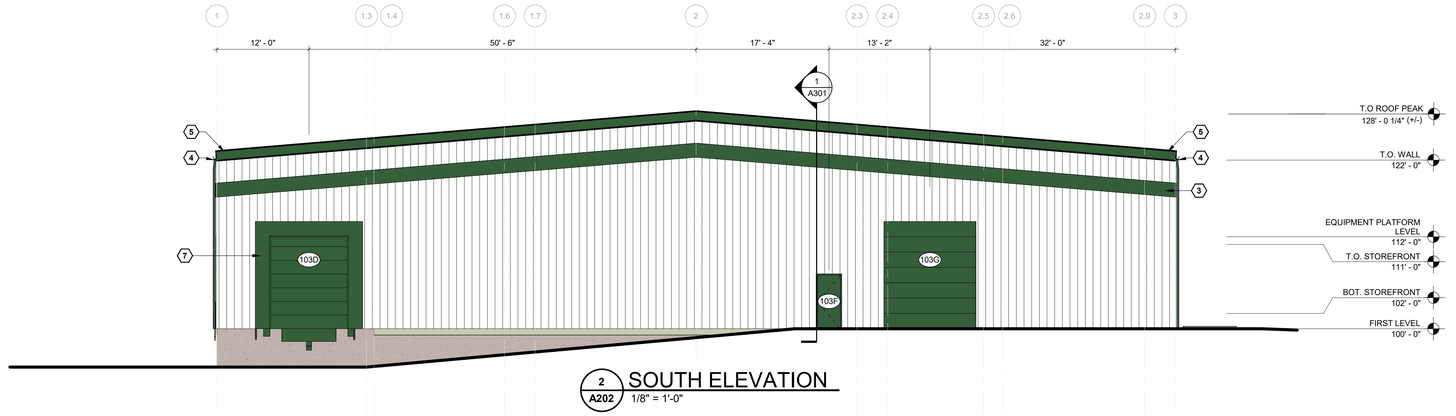


Shoreland Map

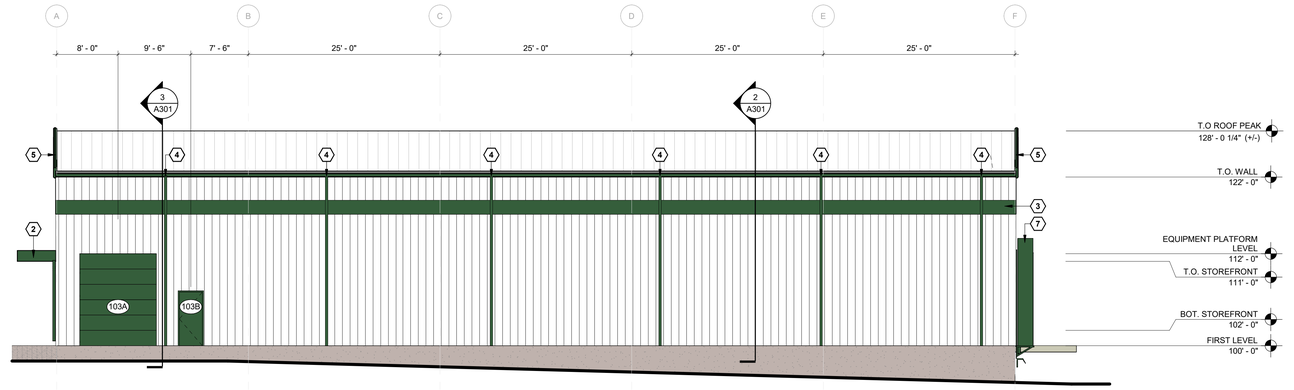




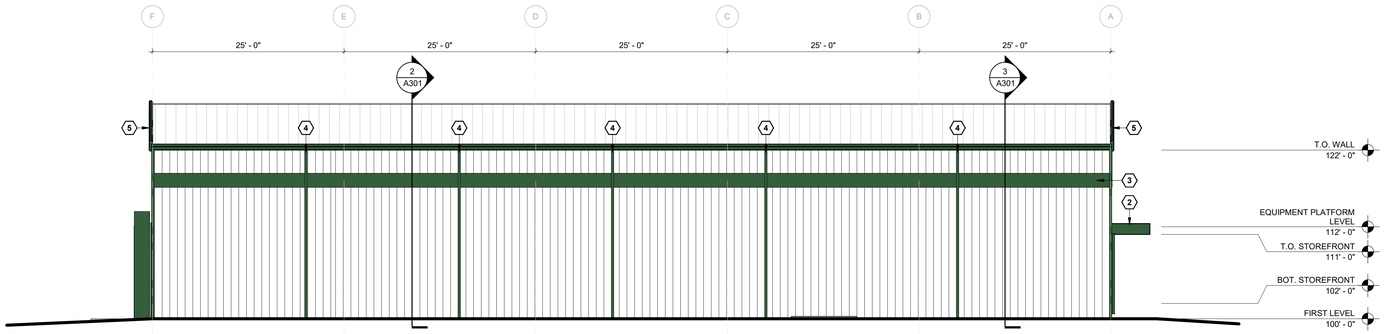
1 A202 NORTH ELEVATION
1/8" = 1'-0"



2 A202 SOUTH ELEVATION
1/8" = 1'-0"



3 A202 EAST ELEVATION
1/8" = 1'-0"



4 A202 WEST ELEVATION
1/8" = 1'-0"

GENERAL NOTES

A. GENERAL NOTES ON THIS SHEET ARE APPLICABLE TO THIS SHEET ONLY.
B. SEE SHEET A600801 FOR DOOR AND WINDOW SIZES AND HEAD HEIGHTS.

EXTERIOR FINISH LEGEND

EXTERIOR STEEL SIDING - VERTICAL

EXTERIOR ELEVATION KEYNOTES

2	ROOF AWNING (BY PEMB SUPPLIER)
3	PORTION OF EXTERIOR METAL TO BE PRE-FINISHED HUNTER GREEN / ALTERNATE OPTION TO PAINT TO MATCH PEMB PRE-FINISHED MATERIAL
4	PRE-FINISHED GUTTER AND DOWNSPOUT SYSTEM
5	PRE-FINISHED METAL GABLE / RAKE TRIM
7	LOADING DOCK DOOR BUMPER (BY SUPPLIER, COORDINATE WITH OWNER)

RIVER VALLEY ARCHITECTS

Building Excellence.

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

SIGNATURE:
TYPED NAME: _____ LICENSE NUMBER: _____
DATE: XX.XX.XXXX

NOT FOR CONSTRUCTION - CONSTRUCTION DOCUMENTS PROGRESS

FARRELL EQUIPMENT & SUPPLY
NEW HERMANTOWN MN. STORE
5468 MILLER TRUNK HWY, HERMANTOWN, MN 55811

NO.	DATE	DESCRIPTION

DRAWN BY: JH
PM: KG
JOB NO: 26-023
DATE: 11.04.2026

EXTERIOR ELEVATIONS

A202

11/5/2026 11:30:31 AM Autodesk Docs://26-023 Farrell Equipment Hermantown MN/26-023 Farrell Equip_Arch_R26.rvt