

Planning Commission Meeting Agenda

Wednesday June 4, 2025 - 6:00 PM
Cologne Community Center, 1211 Village Parkway

Vision Statement

The City of Cologne is a vibrant small town that respects its heritage, embraces its future and offers a high quality of life for all who live, work and visit our community.

Chairperson:	Bernie Shambour
Commissioner:	Shannon Frakie
Commissioner:	Kristy Naegely
Commissioner:	Jayson Read
City Council Liaison:	Carol Szaroletta

NOTE: AGENDA ITEMS ARE APPROXIMATE AND SUBJECT TO CHANGE ACCORDING TO LENGTH OF DISCUSSION. TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST, PLEASE ARRIVE AT 6:00 PM.

1. CALL MEETING TO ORDER & ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. ADOPT AGENDA
4. PLANNING COMMISSION NEW BUSINESS
 - a. Approve March 12, 2025 Planning Commission Meeting Minutes
 - b. Locked Loon Storage Preliminary Plan Review
5. ADJOURN

Planning Commission Meeting Minutes

Wednesday March 12, 2025 - 6:00 PM
Cologne Community Center, 1211 Village Parkway

Vision Statement

The City of Cologne is a vibrant small town that respects its heritage, embraces its future and offers a high quality of life for all who live, work and visit our community.

Chairperson:	Bernie Shambour
Commissioner:	Shannon Franz
Commissioner:	Kristy Naegely
Commissioner:	Jayson Read
City Council Liaison:	Carol Szaroletta

NOTE: AGENDA ITEMS ARE APPROXIMATE AND SUBJECT TO CHANGE ACCORDING TO LENGTH OF DISCUSSION. TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST, PLEASE ARRIVE AT 6:00 PM.

- 1. CALL MEETING TO ORDER & ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ADOPT AGENDA**

Chairperson Shambour called the meeting to order at 6:00 PM with Commissioners Franz, Naegely, Read and Szaroletta present. Commissioner Naegely made a motion to adopt the agenda as presented, second by Commissioner Szaroletta. Motion carried unanimously

4. PLANNING COMMISSION NEW BUSINESS

a. Approve January 8, 2025 Planning Commission Meeting Minutes

Motion by Commissioner Read to approve the January 8, 2025 Planning Commission Minutes, second by Commissioner Franz. Motion carried unanimously.

b. 107 Paul Ave S Sign Permit

After discussion Commissioner Franz made a motion to approve the sign permit for 107 Paul Ave S, second by Commissioner Szaroletta. Motion carried unanimously.

c. Administrator Update

Administrator Morrison updated the planning commissioners on activity related to potential housing projects, demolition projects business expansion and ordinance enforcement efforts.

5. ADJOURN

Motion by Commissioner Read to adjourn at 7:00 PM, second by Commissioner Naegely. Motion carried unanimously.

Respectfully Submitted:

Attest:

Michelle M Morrison, City Administrator

Bernie Shambour, Chairperson

Collaborative Planning, LLC

Memorandum

Date: May 30, 2025
To: Cologne Planning Commission
From: Cindy Nash, City Planner
RE: Locked Loon – Site Plan

An application has been submitted by Nick Anderson to review a site plan for Locked Loon Storage (formerly known as Freedom Storage). A copy of the site plan and proposed building plan for the site is included in your packets, along with a narrative submitted by the owner.

Property Name: Locked Loon Storage
PID: 400135100 (annexed in 2012) and 400132400 and 400134600
Zoning: C-3 General Business with Downtown Overlay

Property Description

The property is being utilized for rental storage and currently consists of a mix of storage within buildings, storage in containers and outside storage of boats and other items that can be exposed to the weather.

The property also contains a railroad spur line and associated railroad usage including gravel driveways serving the railroad spur. Twin Cities and Western (“TC&W”) Railroad own an easement (“TC&W Easement”) over the northern approximately 100 feet of the property, which includes area that is also currently being used for the mini-storage use.

The property is adjoined by the following uses:

- West: Industrial (United Farmers Cooperative)
- North: TC&W Railroad
- East: TC&W Railroad spur
- South: Undeveloped

The TC&W railroad owns and operates on the parcel immediately north of the subject property. It also operates a spur line that exists on the northern edge of the subject property. The subject parcel and the TC&W parcel are relatively flat, but the elevation rises towards the residential neighborhood north of the TC&W railroad resulting in a difference in roughly 10-16 feet of

elevation change. The nearest residences are approximately 250 feet from the portions of the property used for storage (and the railroad is between these residences and the storage uses).

Comprehensive Plan

The Comprehensive Plan guides the Future Land Use of the Subject Property as “Mixed Use,” which would commercial, residential or a mix of the two types of uses on a parcel. The site is currently used for commercial development, but with its limited size exclusive of the TC&W easement and limited potential for street access it is less likely to be able to redevelop for mixed uses than other properties located within this classification.

Zoning District

The Subject Property is zoned C-3 General Business, and “Rental Storage Buildings (mini-storage)” is a permitted use within that zoning district. It is also located within the Downtown Overlay District.

The Downtown Overlay District provides for the following (emphasis added):

§ 153.045 DO DOWNTOWN OVERLAY DISTRICT.

(A) Purpose. Lot dimensions, lot areas and structure placement on many of the lots in the older portion of the city are inconsistent with current dimensional standards required in this chapter. The C-2 District incorporates relief from traditional dimensional standards; yet, other zoning districts in the older portion of the city have existing lot conditions similar to the C-2 District. In order to preserve the unique character of the older portion of the city and to protect existing public and private investments in property in this area, the Downtown Overlay (DO) District is hereby established. The expressed purpose of the DO District is to permit flexibility in meeting the strict dimensional requirements of this chapter and to avoid widespread nonconformance with performance standards in this unique area.

(B) Permitted uses. The permitted uses in the DO District shall be the same as those permitted in the underlying zoning district.

*(C) Special requirements. **Lots in existence on September 1, 2000 within the DO District shall meet the dimensional standards of the C-2 District. Lots created after September 1, 2000 shall meet the lot area and lot width requirements of underlying zoning districts; except that, average dimensional standards of abutting parcels in the same zoning district may be used to govern new parcel dimensions. Setbacks from Highway 284 shall be governed by the average existing structure or use setback in the block in which a new structure or use is proposed. Nothing in this section shall be construed as a waiver from easement requirements or from the special conditions applicable within the SO Shoreland Overlay District.***

(Ord. 150, passed 2-22-2000; Ord. passed 3- -2007)

The property consists of three separate PIDs. The eastern portion of the property was annexed to the City in 2012. As such, not all of the property could have been in existence on September 1, 2000 within the Downtown Overlay district as a portion was not in the City on that date. In approximately 2012, the site use as shown on an aerial photograph is as follows:



Dimensional Standards

The C-3 District requires a 30 foot side yard setback, which the southern building is not able to meet. This building is located within the portion of the property that was annexed in 2012.

In the C-3 zoning district, there is a maximum lot coverage of 75%, as may be adjusted for the downtown overlay district. The plans should be revised to show the amount of lot coverage, which would include all buildings, structures, pavement, and gravel areas (areas that are not considered to be pervious surfaces).

Discussion should occur by the Planning Commission related in particular to the portion of the property that is the easternmost PID which includes the addition of new buildings and expansion of outside storage into areas that are currently forested.

Access, Parking and Driveways

Locked Loon receives access from Adams Avenue South, through a property owned by United Farmers Cooperative (shown on the site plan as the westernmost parcel and building). The United Farms Cooperative access is gravel, and based on a review of historical aerial photos, gravel driveways existed through the Subject Property and over the spur line since at least 1937.

Section 153.012 of the Zoning Ordinance requires the following:

“All required ingress/egress points, driveways and parking areas shall be paved with bituminous or concrete surfaces, according to minimum city specifications, in all new residential developments and all new or modified commercial and industrial uses.”

The plans will need to be revised to show the driveways and parking areas paved.

Buildings and Containers

The site contains two existing buildings, along with container storage. The container storage consists of approximately 46 units lined up with the sides touching. Approximately 34 of these units are located in the TC&W Easement, while the remaining 12 units are on the south side of the property.

It is proposed to add an additional three buildings to the site. The building closest to the southern property line would not meet the required 30 foot side yard setback.

Outside Storage

Outside storage of items that do not need to be protected from the weather such as boats, recreational vehicles and other items are frequently provided in conjunction with indoor mini storage in smaller communities. Section 153.069 of the Zoning Ordinance requires that outside storage be completely screened from adjoining properties and rights-of-way.

The southern property line does not have a fence but is bordered by forest that provides complete screening at least until such time as the property to the south develops. Trees in the eastern portion of the site are proposed to be removed which would eliminate screening in that area.

A chain-link fence exists on the northern site for security purposes, but the fence does not provide complete screening. By previous resolution in 2022, it was required that slats be installed in this chain link fence to provide screening. The adjoining property to the north and east is owned by the railroad, which is an industrial use. There is no privacy fencing between the TC&W railroad parcel and the residential properties to the north, but both the railroad and those houses existed by at least 1937.

The surfacing of the outside storage must also be reviewed with a decision related to outside storage. The surfacing of the current outside storage area is gravel. The outside storage items are not frequently moved. Considering much of this location is also subject to TC&W Easement, gravel is an acceptable surfacing material for the outside storage. The proposed new location for the outside storage is in the area that is predominantly currently forested. The trees would be removed and new vegetation is proposed to be established to meet the CCWMO requirements. It is then proposed to be parked on with outside storage.

A separate plan sheet specifically showing the location of the proposed outside storage is included in the packet, and an excerpt of that area is shown below:



The Zoning Ordinance contains the following language for the Planning Commission’s consideration (from Section 153.069):

“Storage of products, materials and equipment, excluding rubbish or junk, which is necessary to an approved business operation in a commercial or industrial district, and which is completely screened from adjoining properties and rights-of-way. The site plan review process is required to determine the appropriateness for storage permitted in this section, surfacing required for the storage area and the screening required.”

Lighting

The lighting on the site is proposed to be relocated. A photometric plan is provided.

Recommendation

Staff recommends tabling of the site plan to address comments in the City Planner memo as well as to receive CCWMO comments and revisions. The Planning Commission should provide feedback related to the outdoor storage, screening, side yard setback for the southernmost new building, removal of trees and fencing on the site, as well as any other items for which it desires to provide feedback so that the owner may incorporate that feedback into the resubmission.

Collaborative Planning, LLC

MEMORANDUM

To: Michelle Morrison, City Administrator

From: Cindy Nash, City Planner

Date: May 30, 2025

Subj: Planning Review Comments – Locked Loon Storage
Site plans dated May 7, 2025

I have reviewed the site plan and plans dated May 7, 2025 and have the following comments.

1. Engineering comments to be provided in a separate memo.
2. CCWMO comment letters should be provided to the City for review. Drainage and utility easements may be required.
3. Verify with Building Official whether the buildings will need to be sprinkled. If so, it may need to be determined if water supply is available/suitable.
4. The property is zoned C-3 and is included within the downtown overlay district. The property is also 3 separate PIDs, with different parts coming into the Downtown Overlay District at different times due to annexation. The side yard setback required in the C-3 zoning district is 30 feet from the lot line. It appears that one of the proposed new buildings in the annexed area would not meet that setback.
5. The driveways and parking areas will need to be paved as required by Section 153.12 of the Zoning Ordinance
6. If outdoor storage is proposed, the boundaries of it should be clearly demarcated on the site plan. The Planning Commission and City Council will also need to discuss the surfacing of any outdoor storage area.
7. The maximum impervious surface requirement in the C-3 zoning district is 75%, although portions may be higher due to the Downtown Overlay District. Gravel surfaces should not be included in the impervious surface calculations.
8. Clearly identify on the site plan which portions of the site will contain landscaping/sod/grass after construction.

9. The property is subject to easements. It is the property owners responsibility to verify if the use of the property is in compliance with those easements.

cc: Jake Saulsbury, Bolton and Menk



Real People. Real Solutions.

2638 Shadow Lane
Suite 200
Chaska, MN 55318-1172

Ph: (952) 448-8838
Fax: (952) 448-8805
Bolton-Menk.com

May 13, 2025

City of Cologne
Attn: Michelle Morrison
1211 Village Parkway
PO Box 120
Cologne, MN 55322

**RE: Locked Loon Storage
Preliminary Plan Review**

Dear Mrs. Morrison:

We have completed an engineering review of the information submitted for the above referenced project. Our review is based on the preliminary plans with the general title "Locked Loon Storage Expansion", dated May 7, 2025, prepared by Excavate and Elevate Engineering for ODAT Holdings, LLC. We offer the following comments and recommendations for your consideration:

General:

- 1) The proposed development consists of the addition of 3 new storage units on the existing site.
- 2) Permits are required for the proposed improvements, including but not limited to NPDES, and CCWMO, etc. Copies of all permits shall be submitted for the project files prior to construction.
- 3) The submitted information shall be submitted to CCWMO and the Fire Chief for review and comment.
- 4) The burning of trees or debris on site will not be permitted.
- 5) The construction plans shall be signed by a licensed Professional Engineer in the State of MN.

The preliminary plans appear to be acceptable from an engineering perspective, contingent upon the items addressed herein.

We are available to discuss this matter at your convenience.

Respectfully Submitted,
Bolton & Menk, Inc.

A handwritten signature in black ink, appearing to read "John Swanson", with a long horizontal flourish extending to the right.

John Swanson

cc: Jake Saulsbury, City Engineer
Cindy Nash, City Planner

May 07, 2025

Locked Loon Storage Expansion – Project Narrative

Project Team

The project team consists of Blew Inc. as the surveyor, Excavate & Elevate Engineering for civil engineering design, KO Construction as the storage facility designer, and Locked Loon Storage as the developer.

Locked Loon Storage is a locally owned, small business operation that aims to provide secure, quality, and reasonably-priced storage options for residents of Cologne and neighboring areas. The facility is owned and operated by Nick Anderson, a local, solo entrepreneur, who finds deep purpose in running his small business to the highest of standards. Currently, there are approximately 60-70 tenants of the existing facility. The facility is 100% full, and ownership often has to turn down local residents with requests for storage. With new housing developments in Cologne often having HOA's that prohibit Boat/RV parking, Locked Loon Storage offers outdoor storage options for these community members. The plans proposed encompass the entirety of any future expansion or future business plans for this location.

Project Summary

Locked Loon Storage and the design team are excited to present the enclosed site plan review application to the City of Cologne for review and approval. The project team is proposing three new self-storage buildings and altered gravel circulation roads. Also included with the project is the reduction of impervious surfaces through their replacement with vegetated areas and light pole alterations/relocations. The project is located in the City of Cologne northeast of the intersection of Paul Ave. S and Mill St. E.

Currently, the property consists of two storage buildings, gravel outdoor storage yards and access roads, light poles, and storage containers. The project team feels the additional storage units will blend in with the existing facilities and create a cohesive self-storage commercial property. It is intended to maintain existing building setbacks and maintain vegetated buffers between property lines.

The project will benefit the City of Cologne and surrounding communities by increasing the capacity of users Locked Loon Storage can provide services for. It will also benefit the City/Watershed by reducing the amount of impervious on site by over 10% providing benefits to stormwater runoff and downstream receiving waters

PROJECT CONTACTS

OWNER/DEVELOPER
 ODAT HOLDINGS, LLC
 5904 OAKLAWN AVENUE,
 EDINA, MN 55424
 CONTACT: NICK ANDERSON
 EMAIL: NRAEATS96@GMAIL.COM
 PHONE: 612-759-0982

CIVIL ENGINEER
 EXCAVATE & ELEVATE ENGINEERING
 6700 OLIVE COURT N,
 MAPLE GROVE, MN 55311
 CONTACT: AUSTEN ADAM
 EMAIL: AUSTEN@EXCAVATEANDELEVATEENG.COM
 PHONE: 763-245-4233

SURVEYOR
 BLEW & ASSOCIATES, P.A.
 3825 N. SHILOH DR,
 FAYETTEVILLE, AR 72703
 CONTACT: EMILY NORTHCUTT
 EMAIL: EMILY@BLEWINC.COM
 PHONE: 972-268-5779

LOCKED LOON STORAGE EXPANSION

180 ADAMS AVE S, COLOGNE, MN 55322

PROJECT NAME

LOCKED LOON STORAGE EXPANSION

COLOGNE, MN

CLIENT / DEVELOPER

ODAT HOLDINGS, LLC

5904 OAKLAWN AVENUE,
 EDINA, MN 55424
 612-759-0982

CITY / COUNTY



ISSUANCES & REVISIONS

ISSUANCE	DATE
CITYWATERSHED SUBMITTAL	05/07/2025

TYPICAL ABBREVIATIONS

(P)	PER PLAN
AC	AIR CONDITIONER
APL	APPLE TREE
ARB	ARBORVITAE
BAS	BASSWOOD TREE
BBH	BASKETBALL HOOP
BE	BUILDING ENTRANCE
BLCH	BLACK CHERRY TREE
BOX	BOXELDER TREE
BUT	BUTTERNUT TREE
CB	CATCH BASIN
CBOX	CONTROL BOX
CED	CEDAR TREE
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
COL	BUILDING COLUMN
COT	COTTONWOOD TREE
CRAB	CRABAPPLE TREE
CS	CURB STOP
CWT	CONCRETE WALL TOP ELEVATION
DB	DECORATIVE BRICK PAVERS
DG	DRAIN GRATE
DIP	DUCTILE IRON PIPE
DOG	DOGWOOD TREE
EM	ELECTRIC METER
EMG	EDGE OF MOWED GRASS
G	GUTTER ELEVATION
GAS	GAS LINE
GM	GAS METER
GP	GUARD POST
GW	GUY WIRE
HACK	HACKBERRY TREE
HYD	FIRE HYDRANT
INV	STRUCTURE INVERT
JNP	JUNIPER TREE
KWB	KEYSTONE WALL BOTTOM ELEVATION
KWT	KEYSTONE WALL TOP ELEVATION
LA	LANDSCAPED AREA
LOC	LOCUST TREE
LP	LIGHT POLE
MOWELL	MONITORING WELL
MPL	MAPLE TREE
MTASH	MOUNTAIN ASH TREE
OHC	OVERHEAD COMMUNICATION LINE
OHE	OVERHEAD ELECTRIC LINE
OHU	OVERHEAD UTILITY LINE
OHH	OVERHEAD UTILITY LINE
OVH	ROOF OVERHANG
PIH	PINE TREE
PIJ	JACK PINE TREE
PIR	RED PINE TREE
PIW	WHITE PINE TREE
PP	POWER POLE
PPLP	POWER AND LIGHT POLE
PVC	PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
SAN	SANITARY MANHOLE
SAN S	SANITARY SEWER
SHB	SHRUB
SMH	STORM MANHOLE
SPCB	COLORADO BLUE SPRUCE TREE
SPCG	COLORADO GREEN SPRUCE TREE
SPG	WATER SPIGOT
STA	STORM SEWER
STA S	SURVEY CONTROL STATION
SWT	STONE WALL TOP ELEVATION
TC	TOP OF CONCRETE CURB ELEVATION
TCS	TRAFFIC CONTROL SIGN
TRANS	ELECTRIC TRANSFORMER
TRE	DECIDUOUS TREE
UGC	UNDERGROUND COMMUNICATION LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
VCP	VITRIFIED CLAY PIPE
WMH	WATER MANHOLE
WW	WINDOW WELL
WWT	WOOD WALL TOP ELEVATION

EXISTING SYMBOLS

	MINOR CONTOUR
	MAJOR CONTOUR
	TREE
	TREE LINE
	REVISION EXTENTS
	CURB
	LIGHT/ LIGHT POLE
	POWER POLE
	CABLE BOX
	TELEPHONE BOX
	ELECTRIC BOX
	GAS METER
	ROOF DRAIN
	SPIGOT
	BUILDING OVERHANG
	WELL
	STORM MANHOLE
	STORM CATCH BASIN
	FLARED END SECTION
	SANITARY SEWER MANHOLE
	GATE VALVE
	CURB STOP
	FIRE HYDRANT
	STORM SEWER
	SANITARY SEWER
	WATER PIPE
	FENCE
	SURVEY MONUMENT
	EASEMENT
	UNDERGROUND GAS
	UNDERGROUND ELECTRIC
	UNDERGROUND CABLE
	OVERHEAD UTILITY
	UNDERGROUND FIBER
	CONCRETE
	GRAVEL
	BOLLARD

PROPOSED SYMBOLS

	KEYNOTE/DETAIL REFERENCE
	LIGHT (POLE MOUNTED)
	LIGHT (BUILDING MOUNTED)
	PERVIOUS SURFACE
	BITUMINOUS
	CONCRETE
	PAVEMENT SECTION BY OTHERS
	CONSTRUCTION LIMITS
	EXISTING GROUND SPOT ELEVATION
	PROPOSED GROUND SPOT ELEVATION
	PROPOSED SLOPE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SILT FENCE
	BIO-ROLL
	EROSION CONTROL BLANKET
	CONSTRUCTION ENTRANCE
	INLET PROTECTION
	SWALE
	STORM SEWER
	STORM SEWER DRAIN TILE
	SANITARY SEWER
	WATER
	FENCE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND CABLE

REMOVAL SYMBOLS

	SAWCUT LINE
	WALL/UTILITY REMOVAL
	TREE REMOVAL
	CURB REMOVAL
	PAVEMENT REMOVAL

ISSUE/REVISION MATRIX

The sheets indicated below beginning with a "C" were developed and prepared by Excavate & Elevate Engineering.

SHEET	ISSUE DATE	05/07/2025
C0.1 - TITLE SHEET	✓	
EXISTING CONDITIONS SURVEY	✓	
C0.2 - NOTES	✓	
C2.0 - DEMOLITION PLAN	✓	
C3.0 - SITE PLAN	✓	
C4.0 - GRADING, EROSION CONTROL, & PAVING PLAN	✓	
C4.1 - FINAL STABILIZATION PLAN	✓	
C5.0 - SWPPP NOTES	✓	
C7.0 - PHOTOMETRICS	✓	
C10.0 - CONSTRUCTION DETAILS	✓	

PROJECT LOCATION



GOVERNING SPECIFICATIONS

- CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2018).
- MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2020 EDITION)
- MN PLUMBING CODE (2020)
- CITY OF COLOGNE SPECIFICATIONS FOR CONSTRUCTION

CERTIFICATION

PRELIMINARY
 (NOT FOR
 CONSTRUCTION)

CITYWATERSHED SUBMITTAL
 05/07/2025



PHONE: 763-245-4233
 WEB: ExcavateAndElevateEng.com
 CONTACT: Austen Adam
 PROJECT NUMBER: 25003

TITLE SHEET

C0.1

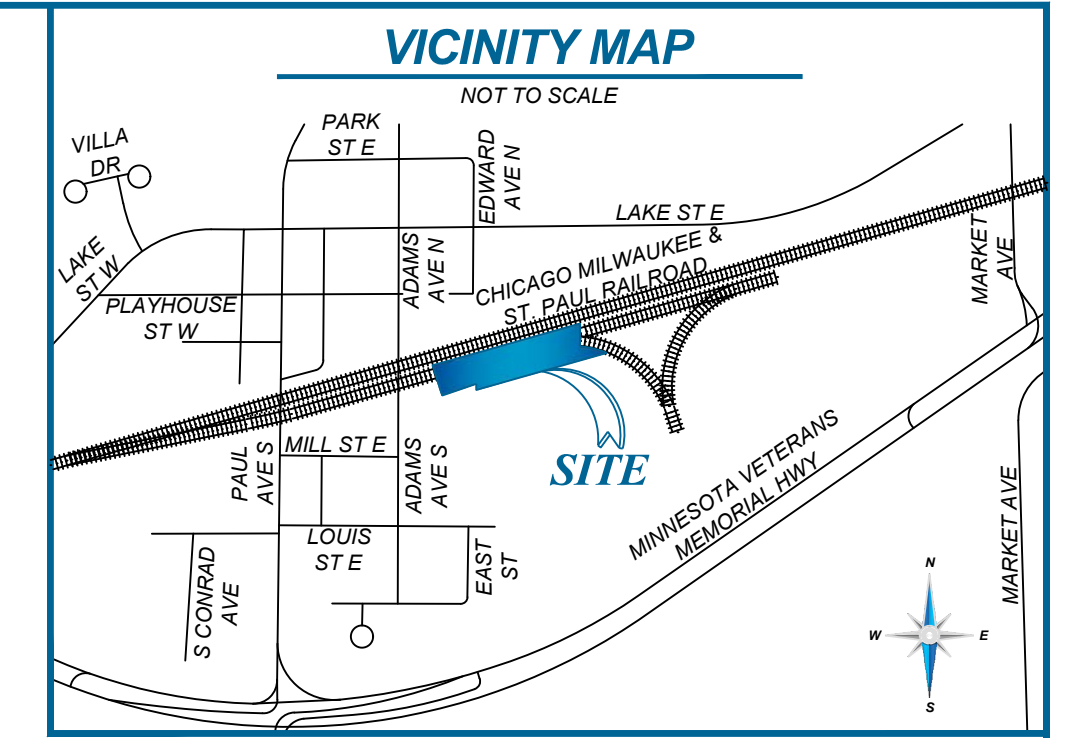
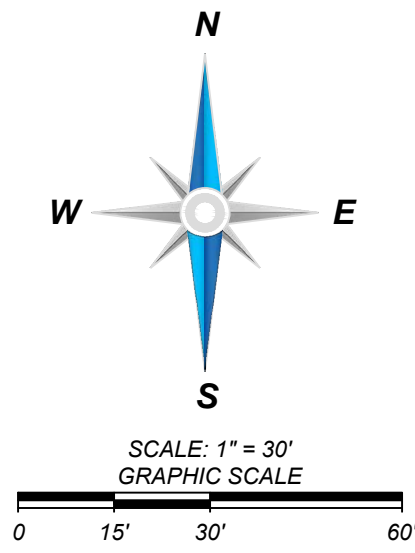
BOUNDARY/TOPOGRAPHIC SURVEY

180 & 200 ADAMS AVENUE

LOCATED IN: SECTION 13, TOWNSHIP 115 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN

SOUTH COLOGNE, CARVER COUNTY, MINNESOTA 55322

N 1/4 CORNER OF SECTION 13, T-115-N, R-25-W, 5TH P.M. FOUND 4" CAST IRON MONUMENT HELD PER CERTIFICATE OF LOCATION OF GOVERNMENT CORNER 4665



SITE INFORMATION

NF: ODAT HOLDINGS LLC
180 & 200 ADAMS AVENUE
SOUTH COLOGNE, MINNESOTA 55322
APN: 40.0134700, 40.0132400, & 40.0135100
PARCEL PER DOCUMENT NUMBER: A778668:
29,784 ± SQUARE FEET, OR 0.684 ± ACRES
FIRST DESCRIBED DOCUMENT NUMBER: A778669:
43,008 ± SQUARE FEET, OR 0.987 ± ACRES
SECOND DESCRIBED DOCUMENT NUMBER: A778669:
52,988 ± SQUARE FEET, OR 1.216 ± ACRES
TOTAL AREA:
125,781 ± SQUARE FEET, OR 2.888 ± ACRES

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊕ COMPUTED POINT
- ⚡ FIRE HYDRANT
- ⚡ LIGHT
- ⚡ GUY ANCHOR
- BOLLARD
- ⊕ POWER POLE
- ⊕ ELECTRIC METER
- ⊕ WATER VALVE
- ⊕ GRATED INLET (GI)
- ⊕ OVERHANG
- ⊕ BACK OF CURB
- FL FLOW LINE
- BB BOTTOM OF BANK
- TB TOP OF BANK
- EG EDGE OF GRAVEL
- EG TOP OF GRAVEL
- EC EDGE OF CONCRETE
- CR CROWN OF ROAD
- NG NATURAL GROUND
- EW EDGE OF WATER
- PPT PROPANE TANK
- PVC POLYVINYL CHLORIDE PIPE
- VCP VITRIFIED CLAY PIPE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION PER DOCUMENT NUMBER: A778668
- (R1) RECORD DIMENSION PER DOCUMENT NUMBER: A778669
- N/F NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- FFE FINISHED FLOOR ELEVATION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- EDGE OF WATER
- DRIP LINE
- RAILROAD
- WALL

REFERENCE DOCUMENTS

1. DOCUMENT NUMBER: A778668
2. DOCUMENT NUMBER: A778669
3. DOCUMENT NUMBER: A780795

PARKING INFORMATION

NO STRIPED PARKING OBSERVED AT THE TIME OF SURVEY.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 27019C0194D, WHICH BEARS AN EFFECTIVE DATE OF 12/21/2018 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON CARVER COUNTY COORDINATE SYSTEM.

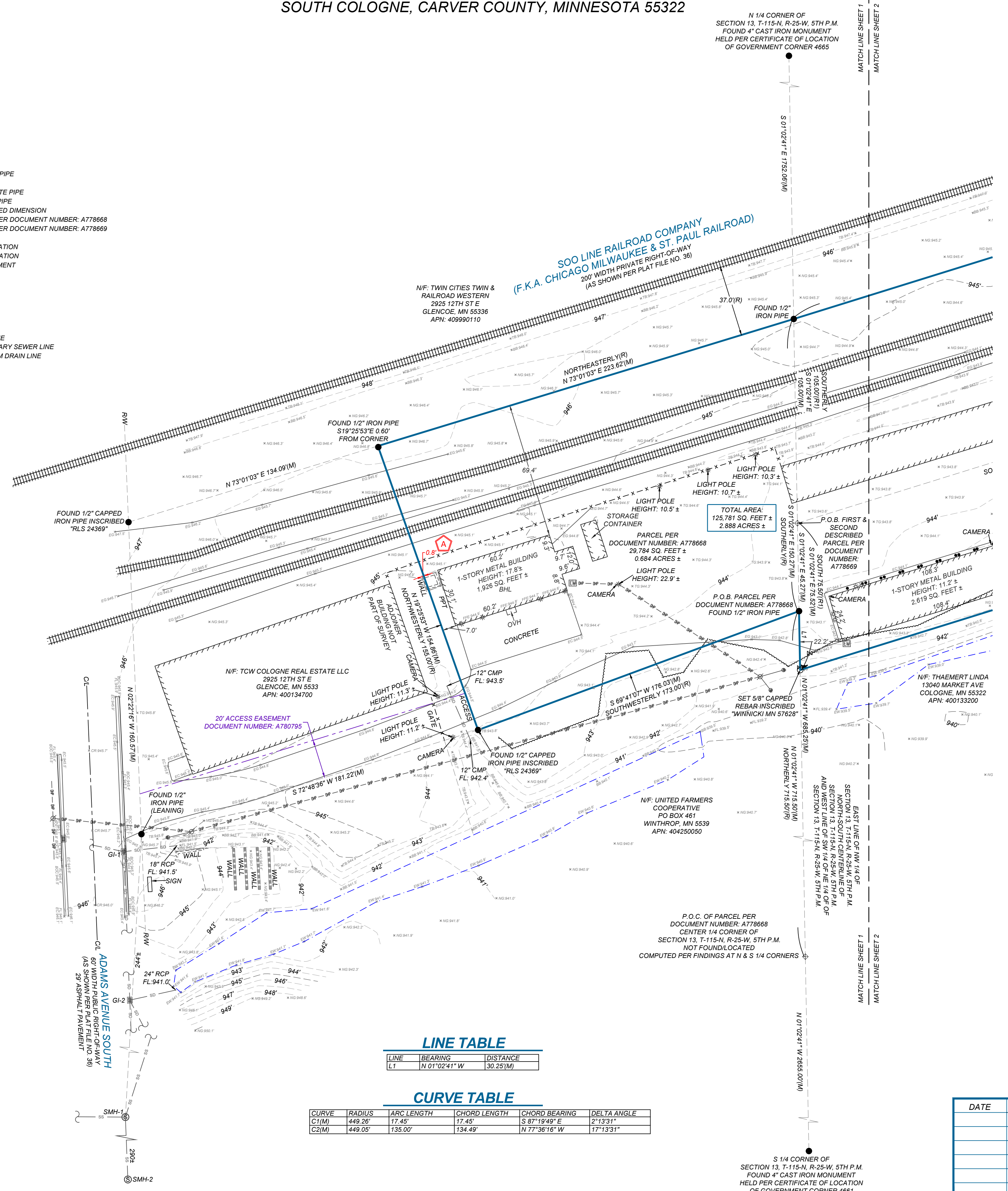
SIGNIFICANT OBSERVATIONS

- A - WALL APPEARS TO CROSS OVER THE WEST PROPERTY LINE BY AS MUCH AS 0.8'
- B - WALL APPEARS TO CROSS OVER THE SOUTH PROPERTY LINE BY AS MUCH AS 1.0'

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, AND MINNESOTA 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL MINNESOTA ONE-CALL AT 811 OR (800) 252-1166 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING. TICKET NUMBER: 250771333

COMPANY:
JAGUAR COMMUNICATIONS (507)219-8081
COMCAST (317)516-2512
CITY OF COLOGNE (612)723-3688
CENTURYLINK - CTLQ (877)366-8344
NUVERA (763)682-3514
MCI (800)624-9675
METRO FIBERNET, LLC (507)219-8081
CENTER POINT ENERGY (612)321-5200
MINDOT (651)368-5750
NUVERA (763)682-3514
XCEL ENERGY (888)968-9235



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°02'41" W	30.25(M)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	449.26'	17.45'	17.45'	S 87°19'49" E	2°13'31"
C2(M)	449.05'	135.00'	134.49'	N 77°36'16" W	17°13'31"

DATE	REVISION HISTORY	BY

GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. COMPLETED FIELD WORK WAS MARCH 26, 2025.
4. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
6. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM CARVER COUNTY GIS.
7. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
8. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING WITH ORIGINATING BENCHMARK PID "PP1864"; VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET; CONTOURS SHOWN ARE AT ONE FOOT INTERVALS. MONUMENT DESCRIPTION: BENCH MARK DISK SET IN TOP OF CONCRETE STAMPED "H 124 1934"

INVERT INFORMATION

- GI-1
GRADED INLET
RIM ELEVATION: 944.85'
BOTTOM OF STRUCTURE: 939.0'
6" CSP N-E
18" RCP NW-E
- GI-2
GRADED INLET
RIM ELEVATION: 947.21'
BOTTOM OF STRUCTURE: 940.0'
6" CSP N-E
24" RCP INVERT S-E
- SMH-1
SANITARY SEWER MANHOLE
RIM ELEVATION: 958.80'
6" VCP INVERT NW: 950.7'
10" PVC INVERT S: 950.0'
10" PVC INVERT W: 949.7'
- SMH-1
SANITARY SEWER MANHOLE
RIM ELEVATION: 971.14'
10" PVC INVERT N: 961.1'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
THE FIELD WORK WAS COMPLETED ON 03/26/2025.
DATE OF PLAT OR MAP: 03/27/2025

ROBERT J. WINNICKI
LICENSED LAND SURVEYOR 57628
STATE OF MINNESOTA

BLEW

Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 25-1270
SURVEY DRAWN BY: KAN - 03/27/2025
SURVEY REVIEWED BY: JMC
SHEET: 1 OF 2

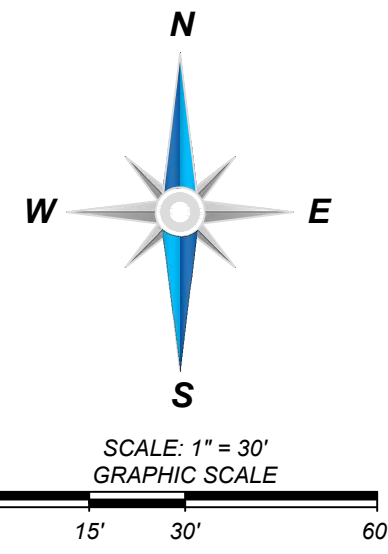
PRELIMINARY

BOUNDARY/TOPOGRAPHIC SURVEY

180 & 200 ADAMS AVENUE

LOCATED IN: SECTION 13, TOWNSHIP 115 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN

SOUTH COLOGNE, CARVER COUNTY, MINNESOTA 55322



LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊕ COMPUTED POINT
- ⊕ FIRE HYDRANT
- ⊕ LIGHT
- ⊕ GUY ANCHOR
- ⊕ BOLLARD
- ⊕ POWER POLE
- ⊕ ELECTRIC METER
- ⊕ WATER VALVE
- ⊕ GRATED INLET (GI)
- ⊕ OVERHANG
- ⊕ BOC BACK OF CURB
- ⊕ FLOW LINE
- ⊕ BB BOTTOM OF BANK
- ⊕ TB TOP OF BANK
- ⊕ EG EDGE OF GRAVEL
- ⊕ TG TOP OF GRAVEL
- ⊕ EC EDGE OF CONCRETE
- ⊕ CR CROWN OF ROAD
- ⊕ NG NATURAL GROUND
- ⊕ EW EDGE OF WATER
- ⊕ PPT PROPANE TANK
- ⊕ PVC POLYVINYL CHLORIDE PIPE
- ⊕ VCP VITRIFIED CLAY PIPE
- ⊕ RCP REINFORCED CONCRETE PIPE
- ⊕ CMP CORRUGATED METAL PIPE
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION PER DOCUMENT NUMBER: A778668
- (R1) RECORD DIMENSION PER DOCUMENT NUMBER: A778669
- NF NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- FFE FINISHED FLOOR ELEVATION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

TEMPORARY BENCHMARK INFORMATION

- TBM-1
SET 5/8" REBAR
ELEVATION: 942.57'
- TBM-2
SET 5/8" REBAR
ELEVATION: 942.89'

INVERT INFORMATION

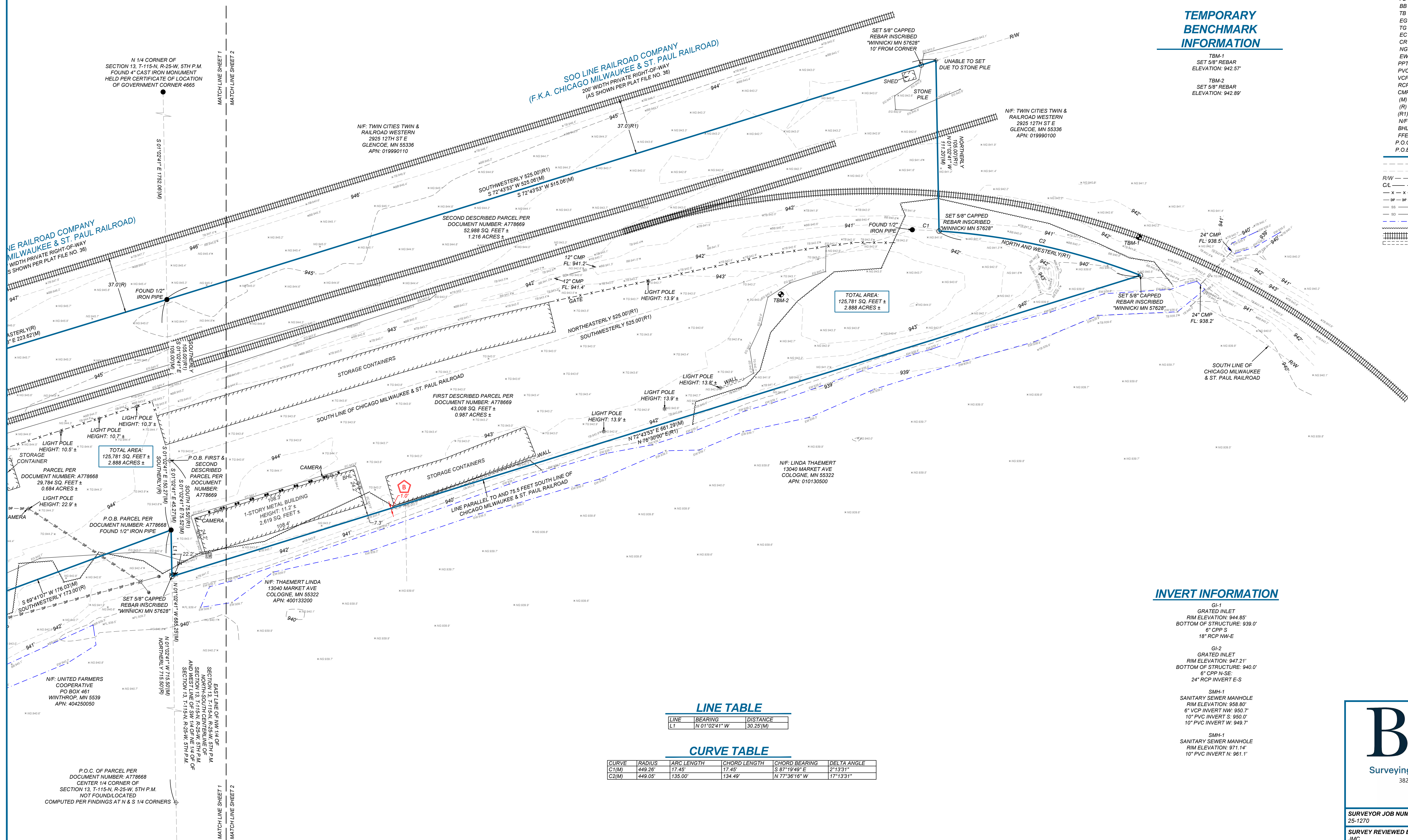
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BLEW

Surveying | Engineering | Environmental

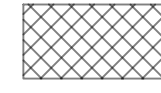
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
 EMAIL: SURVEY@BLEWINC.COM
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 WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 25-1270	SURVEY DRAWN BY: KAN - 03/27/2025
SURVEY REVIEWED BY: JMC	SHEET: 2 OF 2

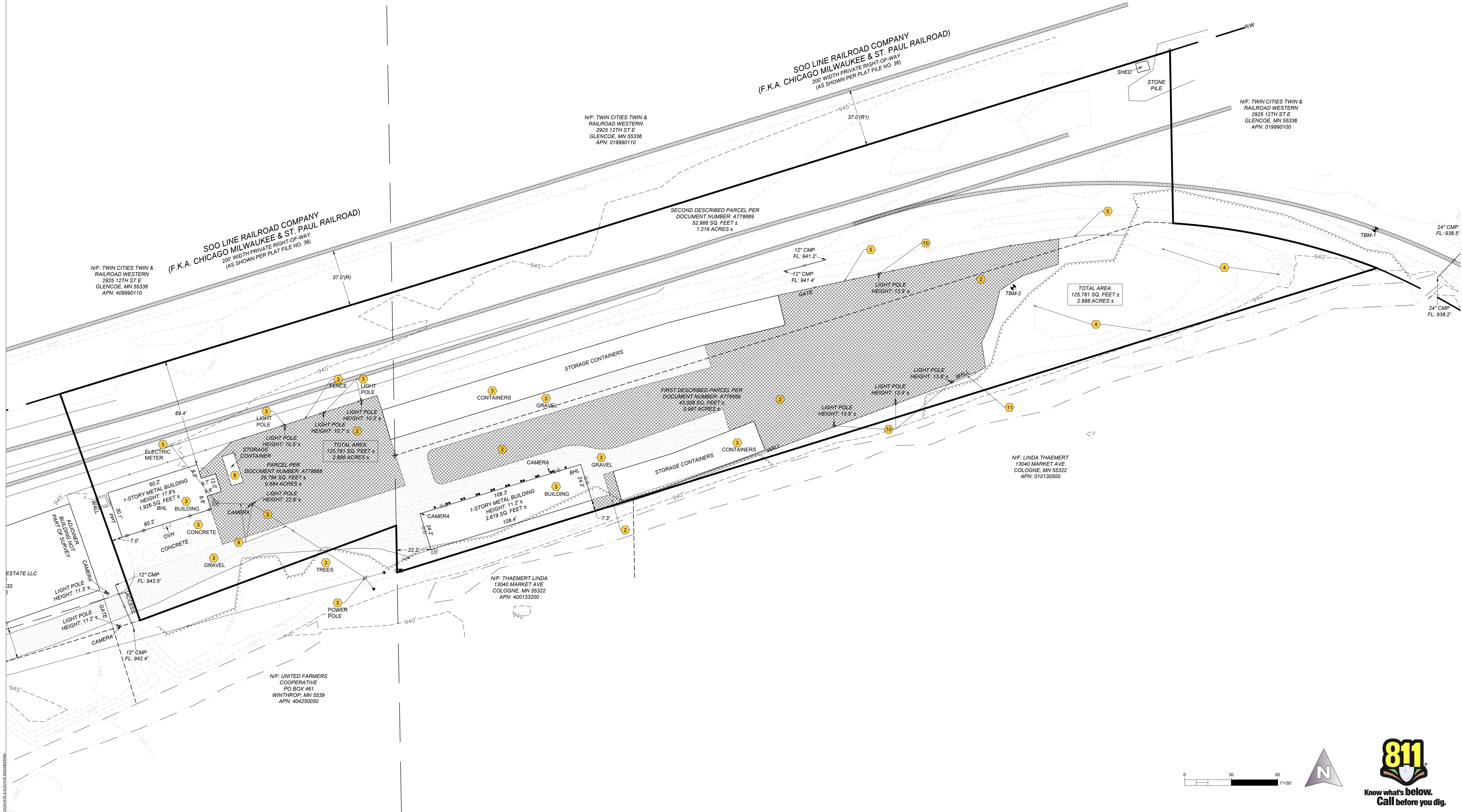
SHEET NOTES

DEMOLITION LEGEND

1. Refer to Sheet C0.2 for General, Existing Conditions, and Demolition Notes. Refer to the existing conditions survey for the existing conditions of the site.
2. Remove existing gravel necessary for proposed site improvements. Where gravel is proposed within the site disturbance limits, the contractor shall scrape and remove existing gravel in areas of cut and add and compact gravel in areas of fill. Refer to the grading plan on Sheet C4.0 for proposed gravel locations and grades. Gravel removed from the site shall be salvaged and reused.
3. Protect all pavement, curb, utilities, landscaping, neighboring property, and any other site features not indicated for removal. Damages shall be repaired by the contractor at no additional cost to the owner.
4. Remove existing trees and site vegetation necessary for proposed site improvements. Under no circumstance shall the contractor remove trees from adjacent properties. Removal shall include stump and underground root structure.
5. Remove existing fence, gate, and associated foundations.
6. Coordinate reuse, removal, or relocation of private utilities with utility owner. This shall include but not be limited to power/utility poles, guywires, handholes, telephone/cable boxes and new utility services. All disturbed utilities shall be restored to pre-construction conditions if disturbed.
7. Remove and salvage existing storage container. Coordinate relocation with owner.
8. Remove and salvage existing light/power pole, camera, and overhead electric lines. Refer to the photometrics plan for proposed relocation. The contractor shall coordinate the relocation of the overhead power lines and power pole with the utility owner. Removal shall include foundation if applicable.
9. Remove and salvage existing light pole, refer to the photometrics plan for proposed location. Unused poles shall be removed from the site. Removal shall include foundation if applicable.
10. Remove existing wall and any related foundations.
11. Refer to sheet C4.0 for erosion and sediment control measures that shall be installed prior to the commencement of work.
12. Refer to sheet C3.0 for construction limits.



: PAVEMENT REMOVAL (REFER TO NOTE 2)



PROJECT NAME

LOCKED LOON STORAGE EXPANSION

COLOGNE, MN

CLIENT / DEVELOPER

ODAT HOLDINGS, LLC

5904 OAKLAWN AVENUE,
EDINA, MN 55424
612-759-0982

CITY / COUNTY



ISSUANCES & REVISIONS

ISSUANCE	DATE
CITYWATERSHED SUBMITTAL	05/07/2025

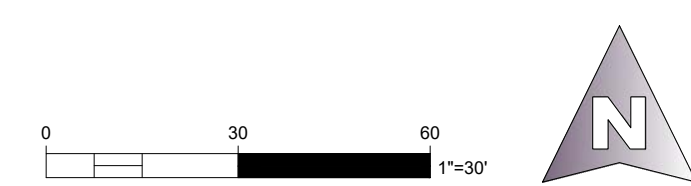
CERTIFICATION

PRELIMINARY
(NOT FOR
CONSTRUCTION)

CITYWATERSHED
SUBMITTAL
05/07/2025



PHONE: 763-245-4233
WEB: ExcavateAndElevateEng.com
CONTACT: Austen Adam
PROJECT NUMBER: 25003



Know what's below.
Call before you dig.

DEMOLITION PLAN

C2.0

SHEET NOTES

1. Refer to Sheet C0.2 for General, Existing Conditions, Site Development, and Utility Notes.
2. Building dimensions are shown to exterior face of building. Dimension on curb are to face of curb.
3. Refer to Architectural and Structural plans for information regarding buildings and doors.
4. Reinstall salvaged light pole, refer to photometrics plan.
5. Reinstall light/power pole, camera, and associated appurtenances. Coordinate work with utility owner.
6. Coordinate gas, electric, and communication services to the buildings with the utility companies.
7. Relocate light/power pole and overhead electric lines. Contractor shall coordinate final location and associated work with the utility company.

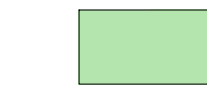
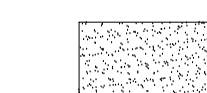
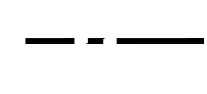


AREA INFORMATION

Existing *WITHIN SITE CALCULATION LIMITS			
Pervious	21,995 sq. ft.	0.51 ac.	29.6%
Impervious	52,343 sq. ft.	1.20 ac.	70.4%
Total	74,338 sq. ft.	1.71 ac.	100%

Proposed *WITHIN SITE CALCULATION LIMITS			
Pervious	27,446 sq. ft.	0.63 ac.	36.9%
Impervious	46,892 sq. ft.	1.08 ac.	63.1%
Total	74,338 sq. ft.	1.71 ac.	100%

Impervious Reduction = 5,451 sq. ft. = 10.4%

LEGEND

-  : PVIOUS SURFACE (WITHIN CALCULATION AREA)
-  : GRAVEL (REFER TO GRADING & PAVING PLAN)
-  : CONSTRUCTION LIMITS (PROPERTY LINE UNLESS SHOWN OTHERWISE)
Total Disturbed Area = 46,680 sq. ft. (1.07 ac.)
-  : SITE AREA CALCULATION LIMITS
-  - OHE : OVERHEAD ELECTRIC

ZONING INFORMATION

Zoning - C-3 (General Business) & DO (Downtown Overlay)

The Downtown Overlay district allows flexibility with setback requirements for older lots that may not conform to new restrictions. In order to maintain conformance with existing setbacks, no proposed building will be constructed closer to a lot line than in the existing conditions.

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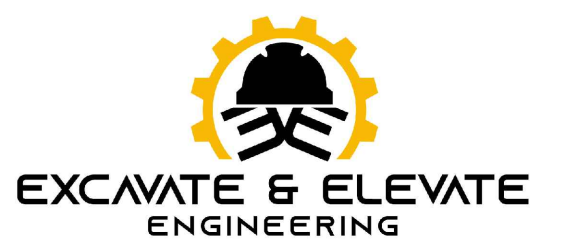
ISSUANCES & REVISIONS

ISSUANCE	DATE
CITYWATERSHED SUBMITTAL	05/07/2025

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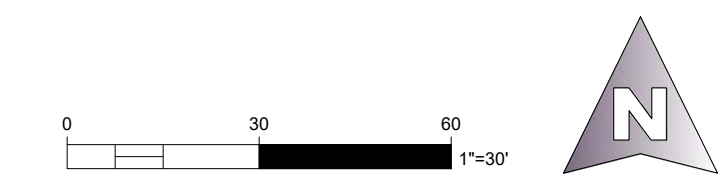
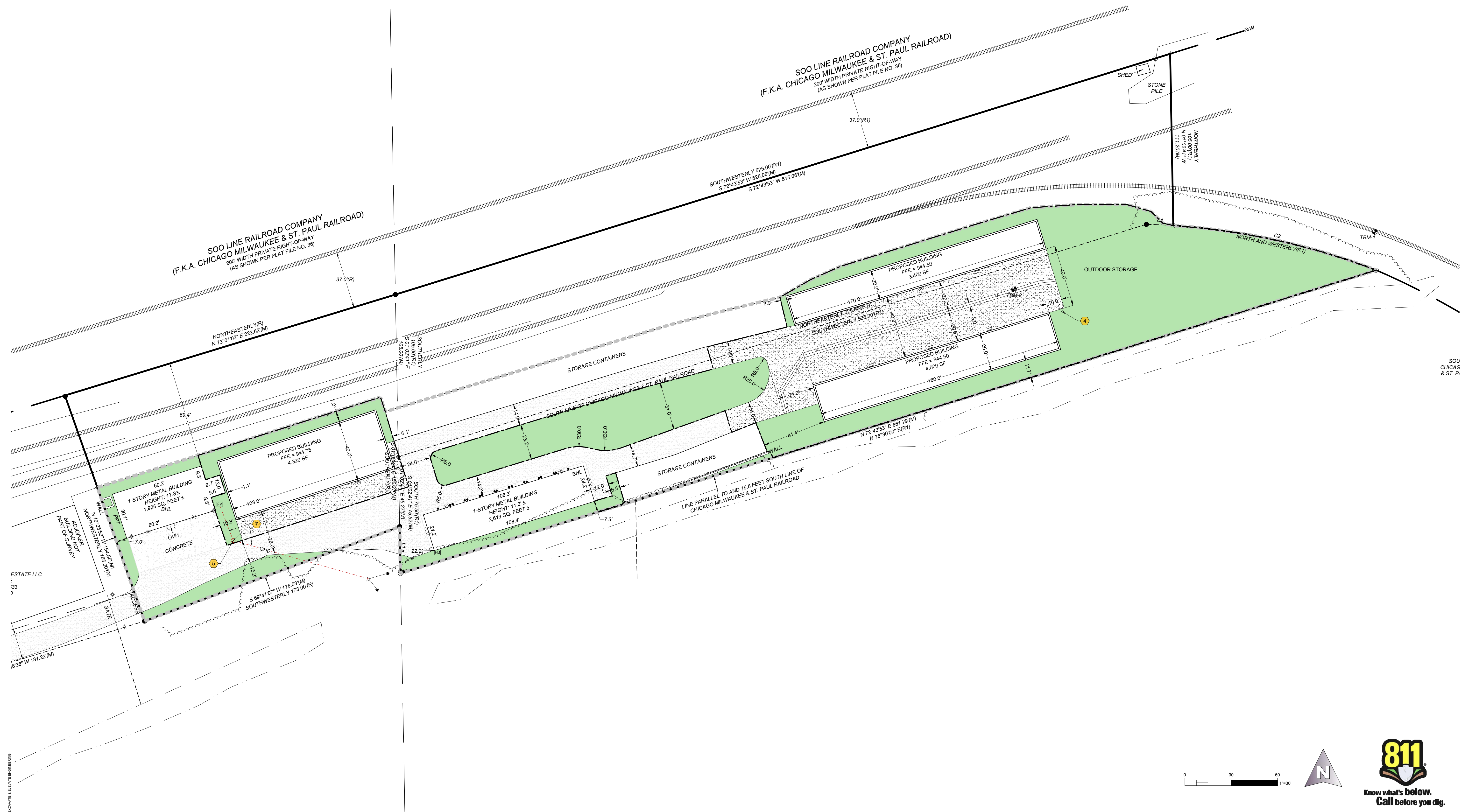


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SITE PLAN

C3.0



EXCAVATE & ELEVATE ENGINEERING

SHEET NOTES

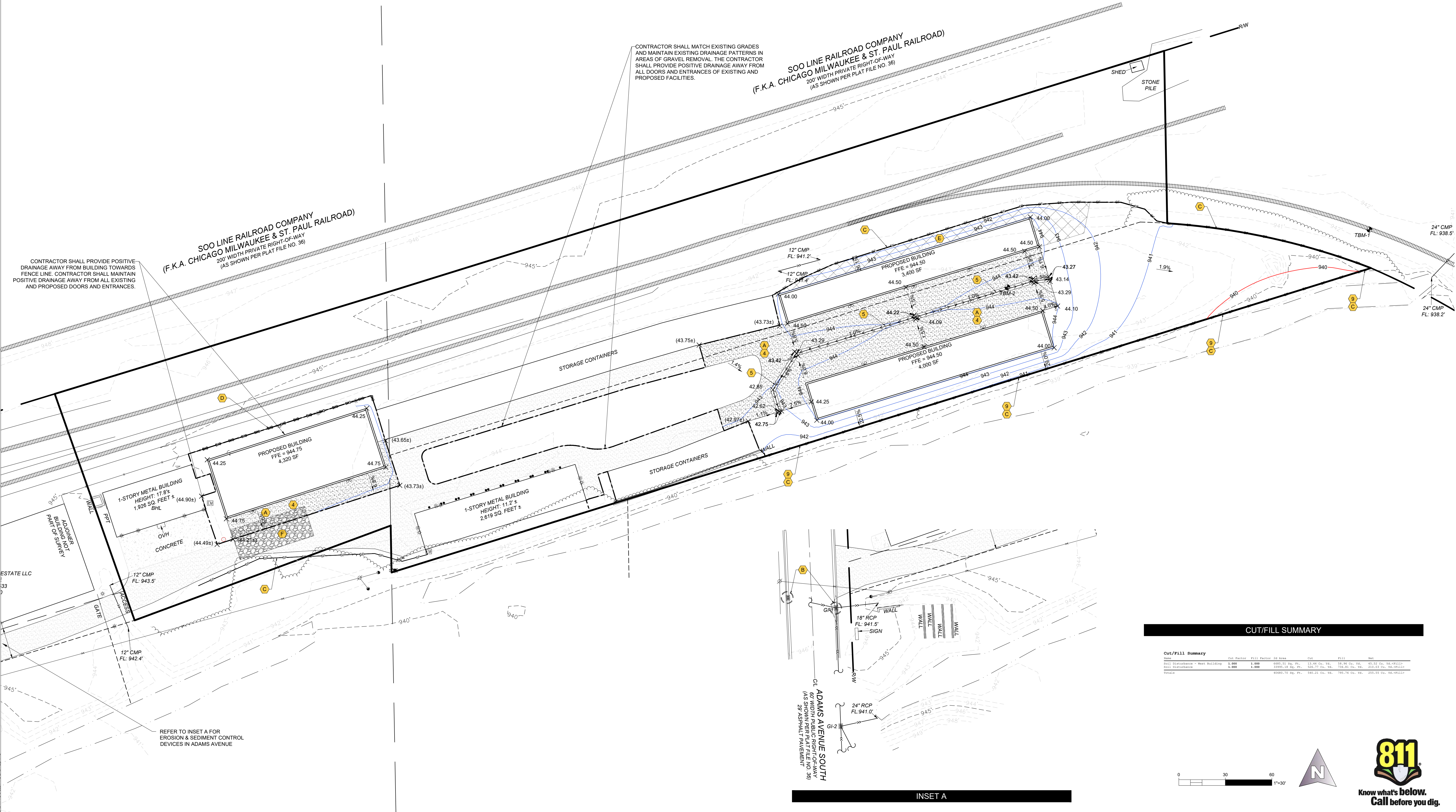
GRADING & PAVING LEGEND

EROSION CONTROL LEGEND

1. Refer to Sheet C0.2 for General, Existing Conditions, Erosion & Sediment Control, Grading, and Paving Notes.
2. Refer to the Final Stabilization Sheet for details on permanent turf establishment.
3. Contractor shall limit site disturbance to the construction limits indicated on the plan.
4. Where gravel is proposed within the site disturbance limits and existing gravel is present, the contractor shall scrape and remove existing gravel in areas of cut and add and compact gravel in areas of fill. Refer to Detail 5 on Sheet C10.0. Where new gravel is proposed, the full section shall be constructed. Gravel from the site shall be salvaged and reused.
5. Concrete Valley Gutter, refer to Detail 4 on Sheet C10.0.
6. Install inlet protection devices prior to the commencement of any work. Maintain until the project achieves final stabilization. Inlet protection shall be Wimco RD or CG models (or approved equal) where applicable.
7. Erosion control management devices shown are the minimum required. Contractor shall install additional devices as required throughout construction as needed to prevent erosion. All devices shall be continuously maintained.
8. Refer to the SWPPP notes on Sheet C5.0 for additional requirements and information.
9. Contractor shall install a double row of silt fence spaced 5' apart adjacent to existing ditch. Contractor to phase grading operations to ensure sediment does not exit the site.

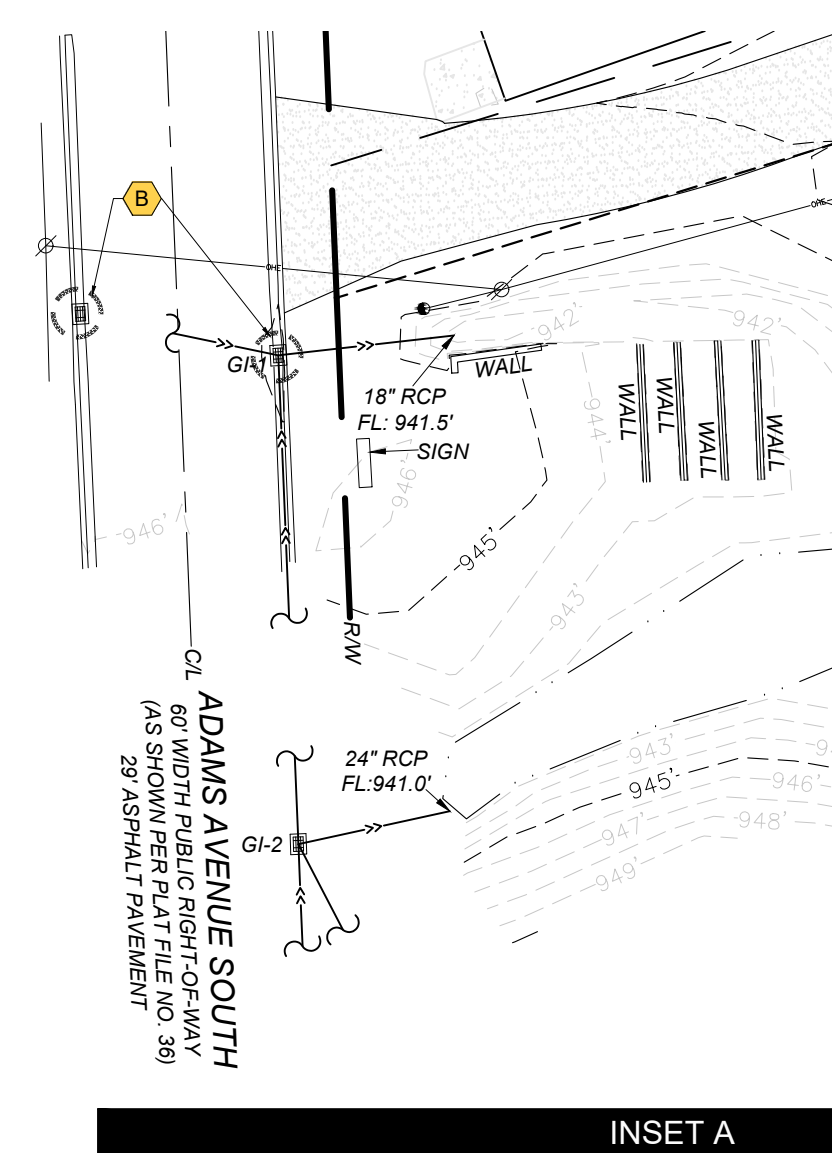
A : GRAVEL
Refer to Detail 5 on Sheet C10.0

- CONSTRUCTION LIMITS (PROPERTY LINE UNLESS SHOWN OTHERWISE)
- INLET PROTECTION (2 TOTAL)
Wimco RD/CG or Approved Equal
- SILT FENCE (1,400 LF)
Refer to Detail 1 on Sheet C10.0
- BIO-ROLL (130 LF)
Refer to Detail 3 on Sheet C10.0
- EROSION CONTROL BLANKET (240 SY)
- ROCK CONSTRUCTION ENTRANCE (1 TOTAL)
Refer to Detail 2 on Sheet C10.0
- SWALE



CUT/FILL SUMMARY

Item	Qty	Unit	Estimate	Permit	Final	Notes
Excavation - West Building	1,000	1,000	4842.31 Cu. Yd.	12.14 Cu. Yd.	25.96 Cu. Yd.	4870.41 Cu. Yd. (94711)
Excavation - East Building	1,000	1,000	2280.74 Cu. Yd.	126.70 Cu. Yd.	191.81 Cu. Yd.	2599.25 Cu. Yd. (94712)
Gravel			4846.10 Sq. Ft.	140.23 Cu. Yd.	191.74 Cu. Yd.	2593.35 Cu. Yd. (94713)



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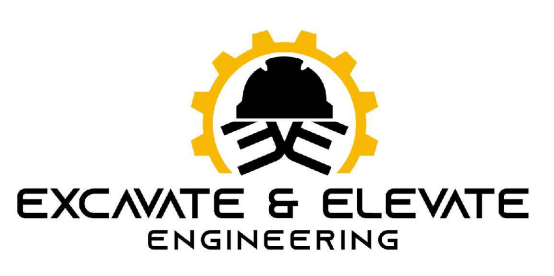
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GRADING, EROSION CONTROL, & PAVING PLAN

C4.0

