



EXISTING SIGN SUMMARY

EXISTING	SIZE	AREA
CANOPY - HOLIDAY	3'-0" x 14'-0"	42.0 SF

ARTWORK REFLECTS CURRENT SURVEY
FUEL CANOPY SCOPE OF WORK

NORTH ELEVATION		
Gas Island Canopy Fascia	3'-6" x 93'-0"	325.5 SF
Illuminated Circle K Letters	24" x 112" + 42" x 42"	30.8 SF
9.5% of available space		
EAST ELEVATION		
Gas Island Canopy Fascia	3'-6" x 25'-0"	87.5 SF
Illuminated Circle K Letters	24" x 112" + 42" x 42"	30.8 SF
35.2% of available space		
SOUTH ELEVATION		
Non-Illuminated Red, White, and Orange ACM panels		
WEST ELEVATION		
Non-Illuminated Red, White, and Orange ACM panels		

- PAINT SCHEDULE (SEMI-GLOSS FINISH)
- ☐ SW #7570 Egret White - Column from grade to bottom of canopy
 - ☒ SW #6236 Grays Harbor - Column from grade to 24" above grade + bollards



CUSTOMER
CIRCLE K
SITE NUMBER
3577

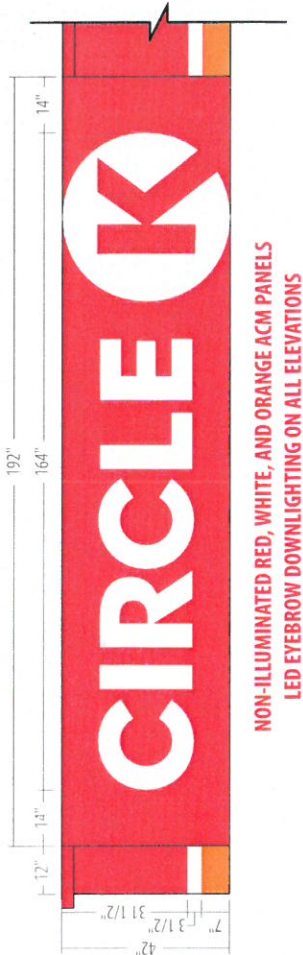
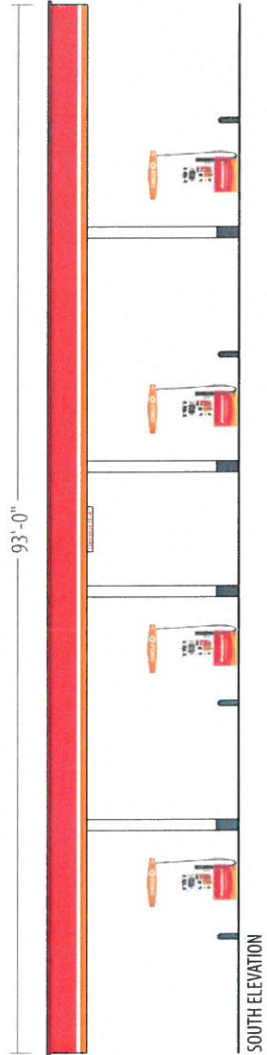
LOCATION
COLOGNE, MN
ACCOUNT REP
BEN DEHAVES

DRAWN BY
HH
DATE
06/08/26

REVISION
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SCALE
NTS

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CHICAGO, IL 60630
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NON-ILLUMINATED RED, WHITE, AND ORANGE ACM PANELS
LED EYEBROW DOWNLIGHTING ON ALL ELEVATIONS



EXISTING SIGN SUMMARY

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CANOPY - HOLIDAY	2'-6" x 12'-0"	30.0 SF

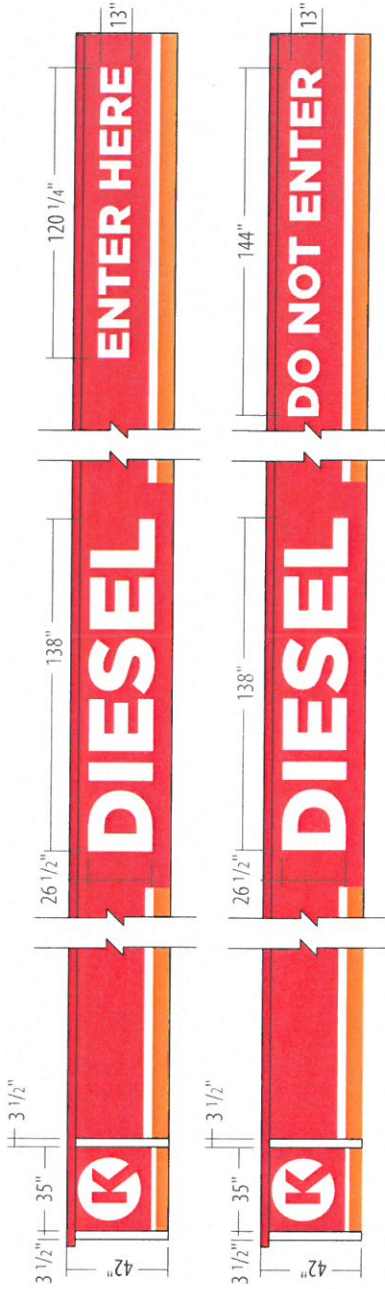
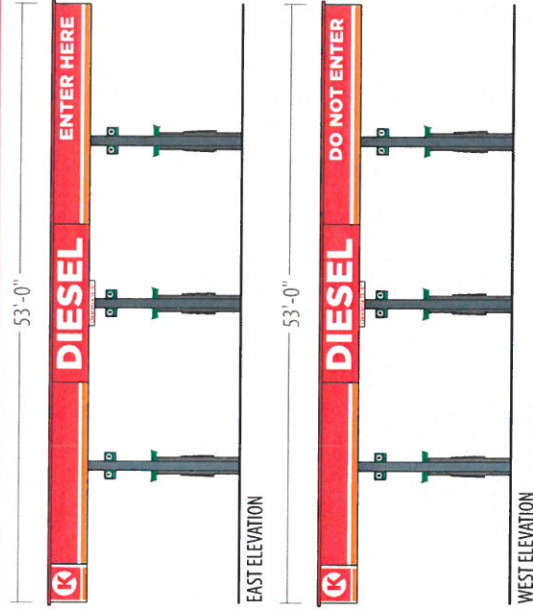
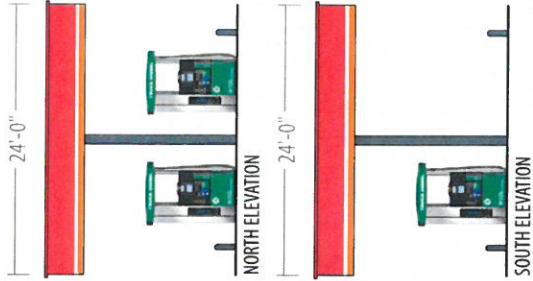
TRUCK DIESEL CANOPY SUMMARY

EAST ELEVATION		
Gas Island Canopy Fascia	3'-6" x 53'-0"	185.5 SF
Non-Illum. Circle K Totem	42" x 35"	10.2 SF
Non-Illum. Diesel Letters	26 1/2" x 138"	25.4 SF
Enter Here Letters	13" x 120 1/4"	10.9 SF
25.1% of available space		
WEST ELEVATION		
Gas Island Canopy Fascia	3'-6" x 53'-0"	185.5 SF
Non-Illum. Circle K Totem	42" x 35"	10.2 SF
Non-Illum. Diesel Letters	26 1/2" x 138"	25.4 SF
Do Not Enter Letters	13" x 144"	13.0 SF
26.2% of available space		
NORTH ELEVATION		
Non-Illuminated Red, White, and Orange ACM panels		
SOUTH ELEVATION		
Non-Illuminated Red, White, and Orange ACM panels		

COLUMN PAINT SCHEDULE (SEMI-GLOSS FINISH) ■ SW #6236 Grays Harbor - Full columns



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CIRCLE K
SITE NUMBER
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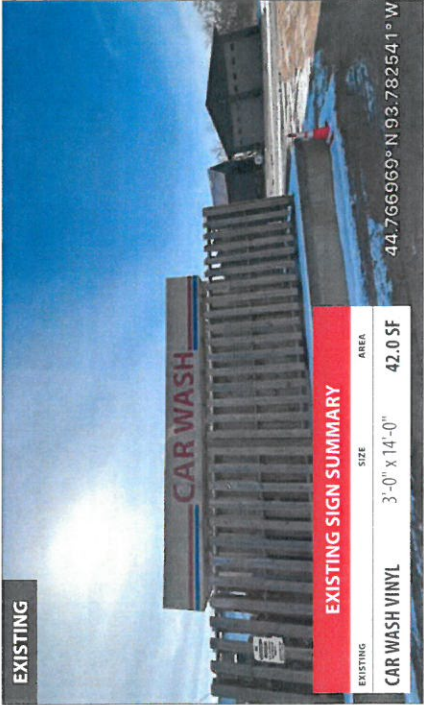
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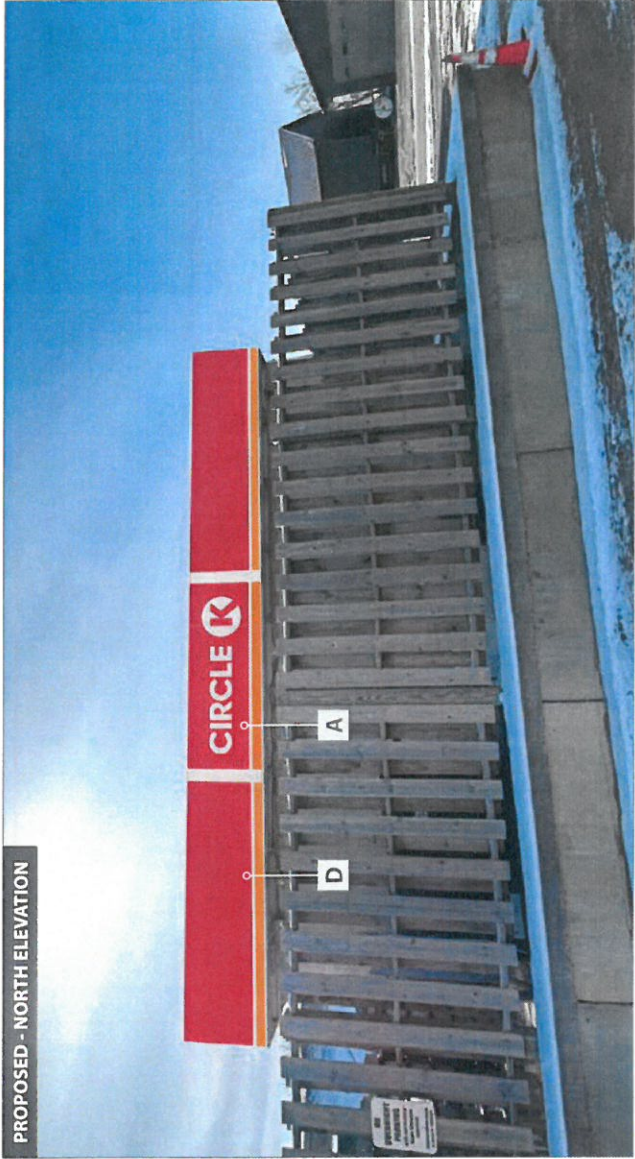
LOCATION
COLOGNE, MN
ACCOUNT REP
BEN DEHAES

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SCALE
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DATE



EXISTING SIGN SUMMARY		
EXISTING	SIZE	AREA
CAR WASH VINYL	3'-0" x 14'-0"	42.0 SF



ARTWORK REFLECTS CURRENT SURVEY

	HEIGHT	ENTER/EXIT	SIDES
BUILDING INFO	15'-4"	38'-0"	38'-0"
FASCIA INFO	4'-0"	42'-0"	42'-0"

CAR WASH SCOPE OF WORK

SIGN DESCRIPTION	QTY	SIZE	AREA
A Vinyl Circle K Decal	1	2'-3" x 8'-9 5/8"	19.8 SF
B Vinyl Car Wash Decal	1	1'-6 5/8" x 12'-0 3/8"	18.6 SF
C Vinyl Exit Car Wash Decal	1	10" x 9'-6"	7.9 SF
D Fascia Bands	1	4'-0" high	126.0 LF
E Non-illum. Soft Touch Decal	1	6 3/4" x 5'-2"	2.9 LF
F Non-illum. Touch Free Decal	1	6 3/4" x 5'-2"	2.9 LF
G Building Painted to Match Circle K Paint Schedule (all elevations)			

- CIRCLE K VINYL COLORS
- 3M 3630-33 Red

3M 3630-3540 Tangerine
- PAINT SCHEDULE (SEMI-GLOSS FINISH)
- SW #6088 Nuthatch - Grade to 30" above grade starting at front entry door. Grade to remain horizontal and may change in elevation from starting point.

SW #7570 Egret White - 30" above grade to bottom of fascia.



CORPORATE
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SOLUTIONS

CUSTOMER
CIRCLE K

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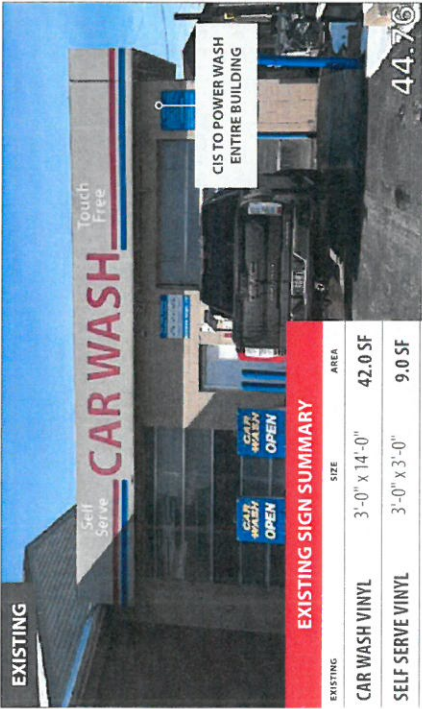
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EXISTING SIGN SUMMARY

EXISTING	SIZE	AREA
CAR WASH VINYL	3'-0" x 14'-0"	42.0 SF
SELF SERVE VINYL	3'-0" x 3'-0"	9.0 SF
TOUCH FREE VINYL	3'-0" x 3'-0"	9.0 SF

ARTWORK REFLECTS CURRENT SURVEY

	HEIGHT	ENTER/EXIT	SIDES
BUILDING INFO	15'-4"	38'-0"	38'-0"
FASCIA INFO	4'-0"	42'-0"	42'-0"

CAR WASH SCOPE OF WORK

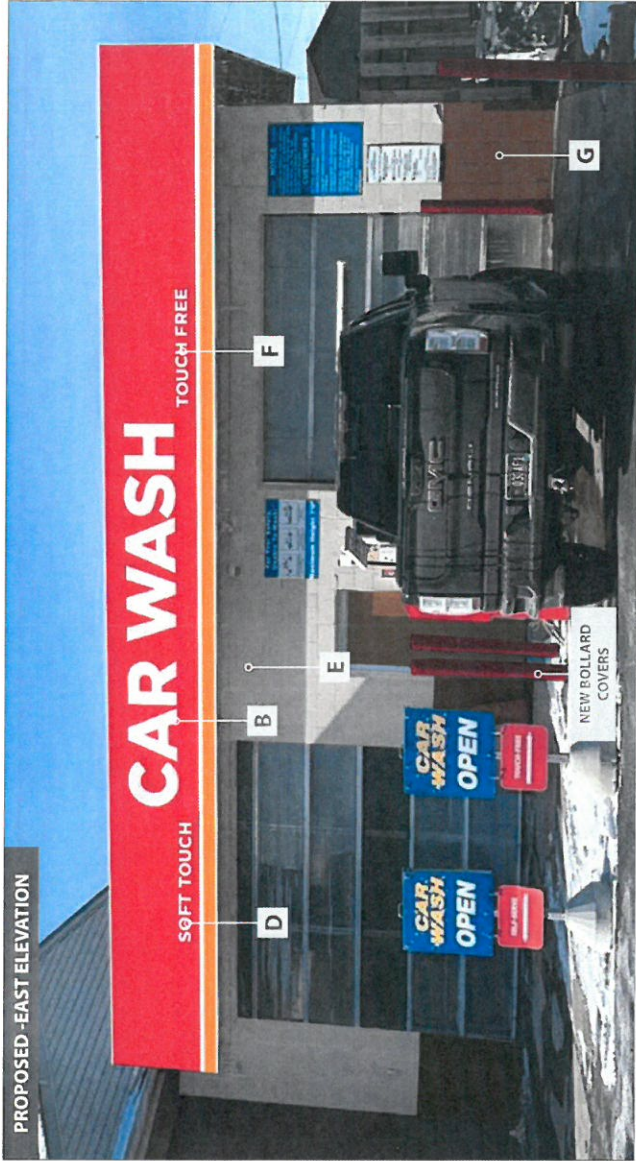
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B Vinyl Car Wash Decal	1	1'-6 5/8" x 12'-0 3/8"	18.6 SF
C Vinyl Exit Car Wash Decal	1	10" x 9'-6"	7.9 SF
D Fascia Bands	1	4'-0" high	126.0 LF
E Non-illum. Soft Touch Decal	1	6 3/4" x 5'-2"	2.9 LF
F Non-illum. Touch Free Decal	1	6 3/4" x 5'-2"	2.9 LF
G Building Painted to Match Circle K Paint Schedule (all elevations)			

CIRCLE K VINYL COLORS

- 3M 3630-33 Red

3M 3630-3540 Tangerine
- PAINT SCHEDULE (SEMI-GLOSS FINISH)

SW #6088 Nuttatch - Grade to 30" above grade starting at front entry door. Grade to remain horizontal and may change in elevation from starting point.
- SW #7570 Egret White - 30" above grade to bottom of fascia.



12'-0 3/8"

CAR WASH

1'-6 5/8"

5'-2"

SOFT TOUCH

6 3/4"

5'-2"

TOUCH FREE

6 3/4"

E

F

G



CORPORATE
IDENTIFICATION
SOLUTIONS

CUSTOMER
CIRCLE K

LOCATION
COLOGNE, MN

ACCOUNT REP
BEN DEHAYES

SITE NUMBER
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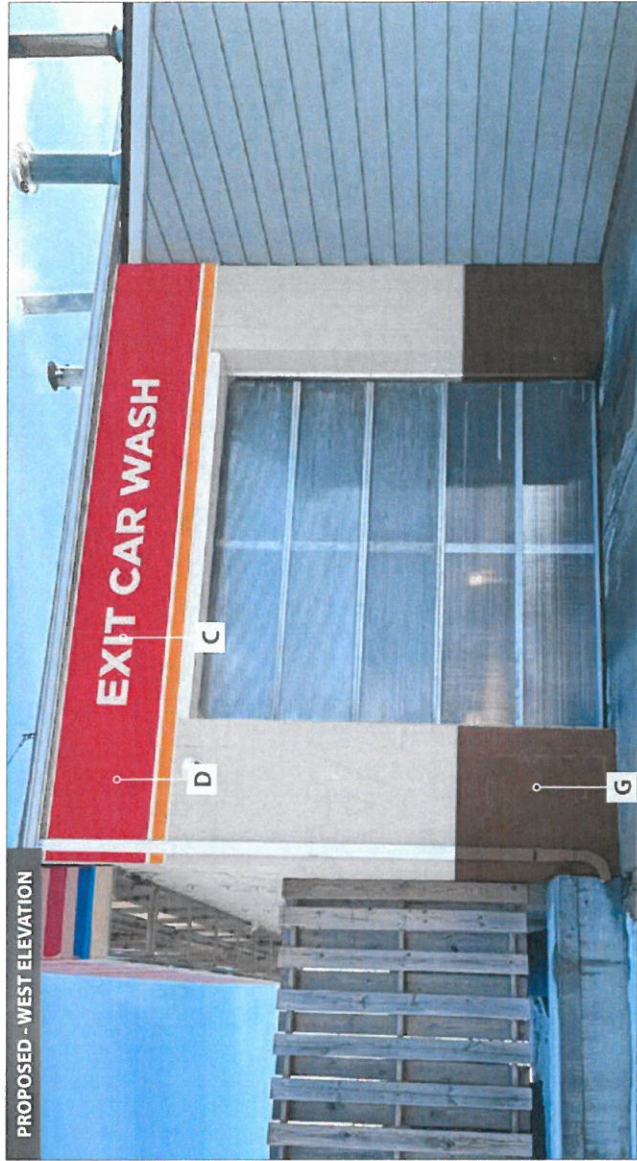
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ARTWORK REFLECTS CURRENT SURVEY

	HEIGHT	ENTER/EXIT	SIDES
BUILDING INFO	15'-4"	38'-0"	38'-0"
FASCIA INFO	4'-0"	42'-0"	42'-0"

CAR WASH SCOPE OF WORK

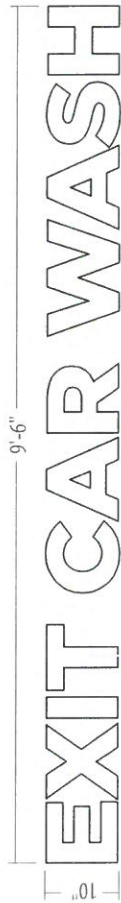
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F Non-illum. Touch Free Decal	1	6 3/4" x 5'-2"	2.9 LF
G Building Painted to Match Circle K Paint Schedule (all elevations)			

CIRCLE K VINYL COLORS PAINT SCHEDULE (SEMI-GLOSS FINISH)

- 3M 3630-33 Red

3M 3630-3540 Tangerine
- SW #6088 Nurhatch - Grade to 30" above grade starting at front entry door. Grade to remain horizontal and may change in elevation from starting point.

SW #7570 Egret White - 30" above grade to bottom of fascia.



SCALE: 3/4" = 1'-0"



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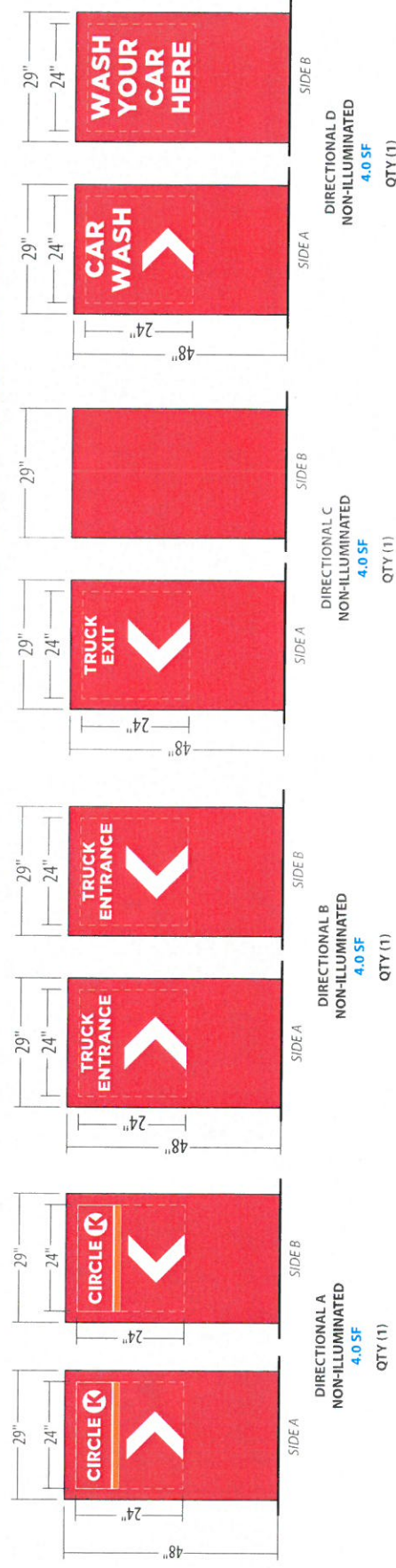
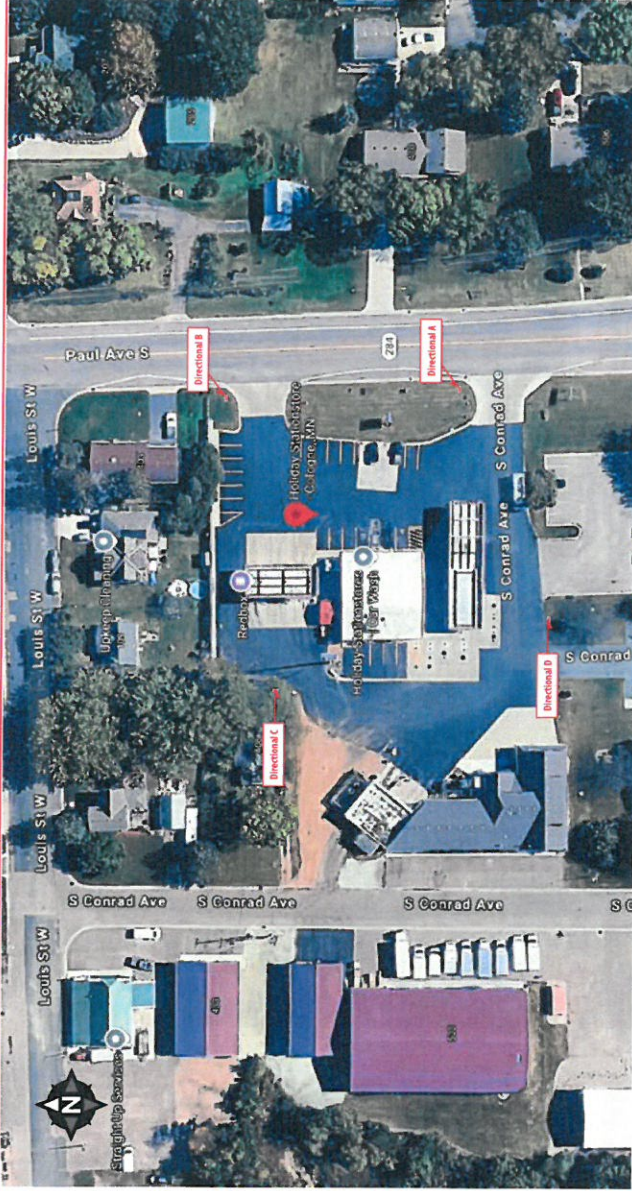
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06/08/76

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Not in CIS scope, BU's responsibility



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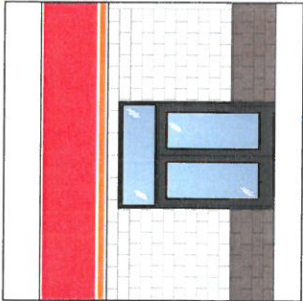
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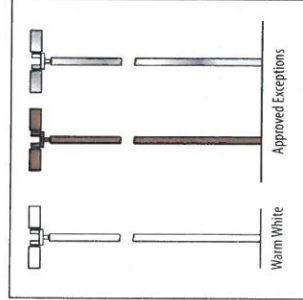
TYPICAL CIRCLE K PAINT SCHEDULE (WHERE APPLICABLE)



STORE/CAR WASH BUILDINGS

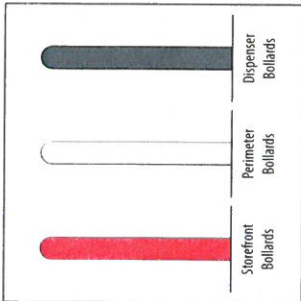
NUTHATCH paint from grade to 30" above grade starting at entry door. To remain horizontal and may change in elevation from starting point.

EGRET WHITE paint from 30" above grade to bottom of fascia.



LIGHTPOLES

BRIGHT WHITE paint entire light pole*
*if existing light poles are either silver or duranodic bronze, then the light poles are approved to remain as is.



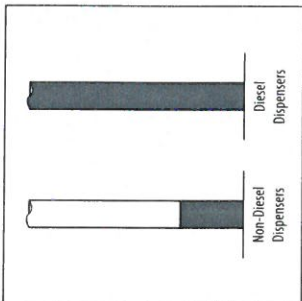
BOLLARDS

Straight bollards will receive covers. "U" or atypical shaped bollards will be painted

SAFETY RED for bollards along storefront and Car Wash (if applicable).

BRIGHT WHITE for bollards along perimeter of forecourt.

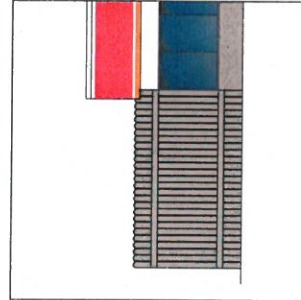
GRAYS HARBOR for bollards next to fuel dispensers.



CANOPY COLUMNS

GRAYS HARBOR paint from grade to 24" above grade for non-diesel fuel dispensers. Diesel dispensers paint entire column.

BRIGHT WHITE paint from 24" above grade to bottom of canopy on non-diesel fuel dispensers.



DUMPSTER ENCLOSURE

NUTHATCH paint entire enclosure.



MERCHANDISE DISPLAYS

If there are exterior merchandising displays with previous Circle K branding, then update to the new Circle K branding.

PAINT COLORS



SAFETY RED
SW #4081
Semi-gloss finish



BRIGHT WHITE
RAL9016
Semi-gloss finish



EGRET WHITE
SW #7570
Semi-gloss finish



NUTHATCH
SW #6088
Semi-gloss finish



GRAYS HARBOR
SW #6236
Semi-gloss finish

SIGN COLORS



PRIMARY RED
Pantone 485
3M 3630-33 Red



PRIMARY ORANGE
Pantone 144
3M 3630-3540 Tangerine



**CORPORATE
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CUSTOMER
CIRCLE K
SITE NUMBER
3577

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ACCOUNT REP
BEN DEHAVES

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Collaborative Planning, LLC

Memorandum

To: Planning and Zoning Commission
From: Cindy Nash, AICP, EDFP
Date: August 28, 2026
Subject: City-Wide Zoning Map Amendment — Consistency with the 2040 Comprehensive Plan Future Land Use Map

Purpose

This memo explains the purpose of the proposed comprehensive amendment to the City of Cologne's Official Zoning Map. The amendment is intended to bring the zoning map into better alignment with the Future Land Use Map (FLUM) adopted as part of the City's 2040 Comprehensive Plan. This is not a series of isolated, parcel-specific rezonings; it is a citywide update undertaken to ensure the zoning map accurately implements the land use policy direction the City Council adopted when it approved the 2040 Comprehensive Plan.

Background

Comprehensive plans establish the City's long-range policy for how land should be used — residential densities, commercial and industrial areas, park and open space, and future growth areas. The zoning map and zoning ordinance are the regulatory tools that implement that policy on a parcel-by-parcel basis. Over time, as comprehensive plans are updated, gaps can emerge between the future land use designations shown on the FLUM and the zoning districts actually mapped on the ground. This amendment addresses the majority of those inconsistencies so that the City's regulatory map reflects its current policy map. Those not addressed now are anticipated to be reviewed during the upcoming Comprehensive Plan Update.

Copies of the existing Zoning Map, proposed Zoning Map, and the Future Land Use Map are also included in the packet.

Legal Basis — Why Zoning Must Follow the Comprehensive Plan

Minnesota law requires this alignment. Because Cologne is located in Carver County within the seven-county Twin Cities metropolitan area, the City is subject to the Metropolitan Land Planning Act (Minnesota Statutes, sections 473.851–473.871). Under that Act:

- Metropolitan-area municipalities are required to prepare and adopt comprehensive plans and to submit them to the Metropolitan Council for review (Minn. Stat. § 473.864).

- Once a comprehensive plan (or a plan update) is adopted, the municipality must review its official controls — including its zoning ordinance and zoning map — and amend them as necessary to bring them into conformance with the comprehensive plan. Minn. Stat. § 473.865, subd. 1 requires that a municipality's zoning ordinance not conflict with its comprehensive plan.
- More broadly, the state's Municipal Planning Act (Minn. Stat. §§ 462.351–462.364) authorizes cities to adopt zoning ordinances "for the purpose of promoting the public health, safety, morals, and general welfare" in accordance with the comprehensive plan, and Minn. Stat. § 462.357, subd. 2 provides that zoning ordinance provisions and amendments must be "based upon" or consistent with the comprehensive plan.

Taken together, these statutes establish that a comprehensive plan is not merely aspirational — it is the legal foundation for zoning. A zoning map that conflicts with the adopted creates uncertainty for property owners and developers about how a parcel may actually be used. Aligning the zoning map with the FLUM fulfills the City's statutory obligation.

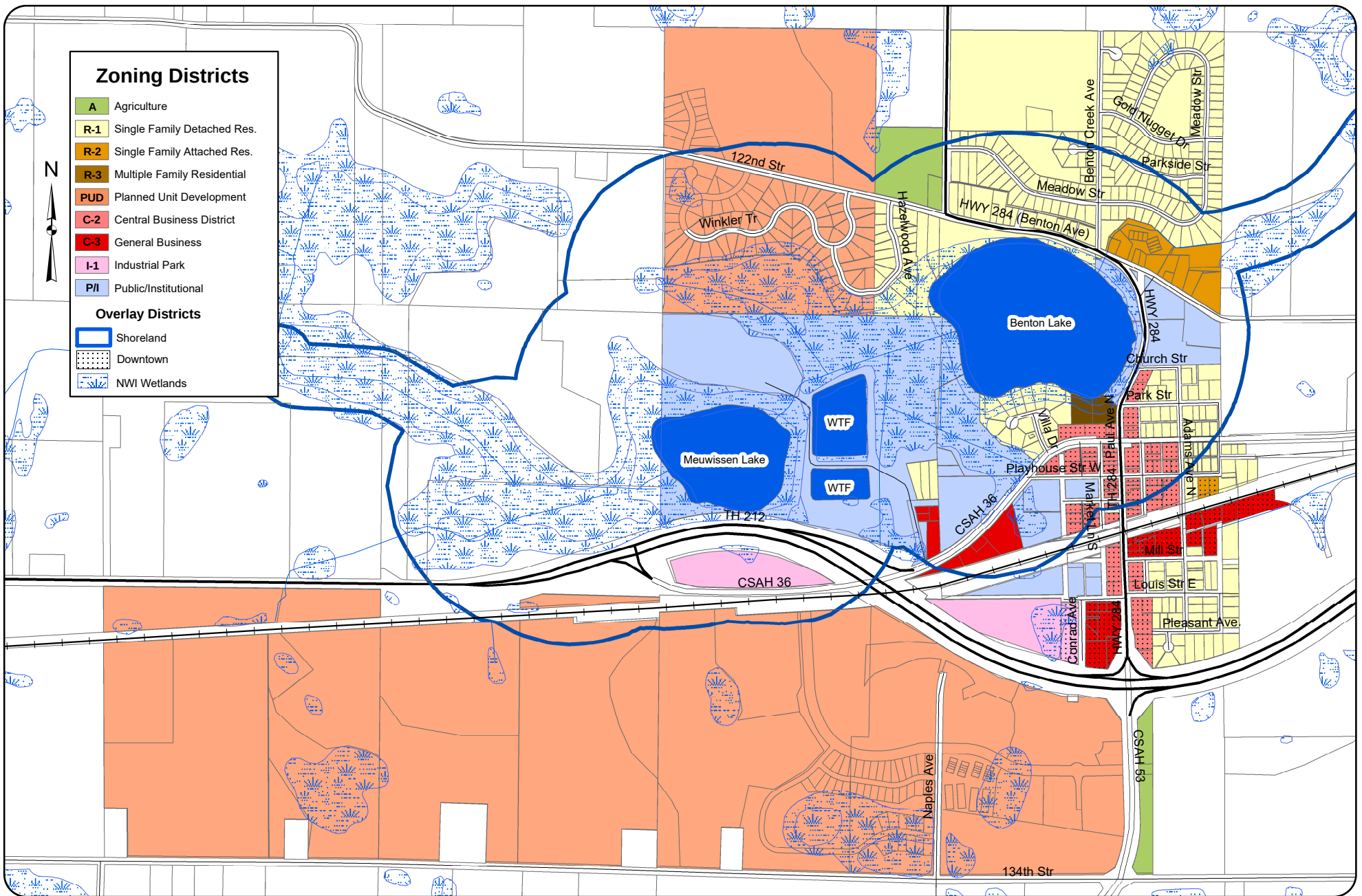
Effect of the Amendment

This amendment will reclassify identified parcels from their current zoning district to the district that corresponds to their designated future land use category on the FLUM, per the table included following this memo. Parcels where the current zoning already matches the FLUM designation are not affected. This is a legislative, citywide action processed under the City's standard zoning map amendment procedure, including required notice and public hearing before the Planning Commission and City Council.

Recommendation

The Planning Commission should hold a public hearing and make a recommendation to the City Council.

Zoning Map Changes - August 27, 2026				
Parcel ID	Address	Current Zoning Map	Future Land Use Map	New Zoning Map
400110300		Agriculture	Low Dens Residential	R-1
400110200	504 Benton St W	Agriculture	Low Dens Residential	R-1
400120410	100 Benton St E	R-2	Low Dens Residential	R-1
401360010	104 Benton St E	R-2	Low Dens Residential	R-1
400120420	200 Benton St E	R-2	Low Dens Residential	R-1
400120430	202 Benton St E	R-2	Low Dens Residential	R-1
401000140	302 Benton St E	R-2	Low Dens Residential	R-1
401360101		R-2	Low Dens Residential	R-1
401360110	1433 Bluebird Dr	R-2	Low Dens Residential	R-1
401000170	304 Benton St E	R-2	Low Dens Residential	R-1
401000130	306 Benton St E	R-2	Low Dens Residential	R-1
401000150	310 Benton St E	R-2	Low Dens Residential	R-1
not listed		R-2	Low Dens Residential	R-1
400120600	312 Benton St E	R-2	Low Dens Residential	R-1
400120700	410 Benton St E	R-2	Low Dens Residential	R-1
402750180		R-3	Low Dens Residential	R-1
404020140	414 Paul Ave N	C-2	Low Dens Residential	R-1
404020080	408 Paul Ave N	C-2	Low Dens Residential	R-1
404020130	202 Park St E	C-2	Low Dens Residential	R-1
404010190	312 Paul Ave N	C-2	Low Dens Residential	R-1
404010200	308 Paul Ave N	C-2	Low Dens Residential	R-1
404010210	304 Paul Ave N	C-2	Low Dens Residential	R-1
404010220	302 Paul Ave N	C-2	Low Dens Residential	R-1
400500680	302 Paul Ave S	C-2	Low Dens Residential	R-1
400500690	308 Paul Ave S	C-2	Low Dens Residential	R-1
400500710	312 Paul Ave S	C-2	Low Dens Residential	R-1
400500700		C-2	Low Dens Residential	R-1
400134000	205 Louis St E	C-2	Low Dens Residential	R-1
400131600	207 Louis St E	C-2	Low Dens Residential	R-1
400134100	410 Paul Ave S	C-2	Low Dens Residential	R-1
400133700	506 Paul Ave S	C-2	Low Dens Residential	R-1
400133600	508 Paul Ave S	C-2	Low Dens Residential	R-1
404400610		Agriculture	Low Dens Residential	R-1
404400600		Agriculture	Low Dens Residential	R-1
400140400	114 Henry Ave S	C-3	Low Dens Residential	R-1
400140500	110 Henry Ave S	C-3	Low Dens Residential	R-1
400140600	114 Henry Ave S	C-3	Low Dens Residential	R-1
404390051	2240 Naples Ave	PUD	Institutional	P/I
404390050	2224 Naples Ave	PUD	Low Dens Residential	P/I



0 0.125 0.25 0.5 Miles



Zoning Map City of Cologne

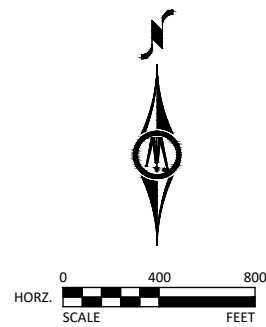


April 2015



DRAFT

ZONING DISTRICTS



R-1	SINGLE FAMILY DETACHED RESIDENTIAL	C-3	GENERAL BUSINESS
R-2	SINGLE FAMILY ATTACHED RESIDENTIAL	I	INDUSTRIAL PARK
R-3	MULTIPLE FAMILY RESIDENTIAL	P/I	PUBLIC/INSTITUTIONAL
PUD	PLAN UNIT DEVELOPMENT		SHORELAND OVERLAY DISTRICT
C-2	CENTRAL BUSINESS DISTRICT		DOWNTOWN OVERLAY DISTRICT

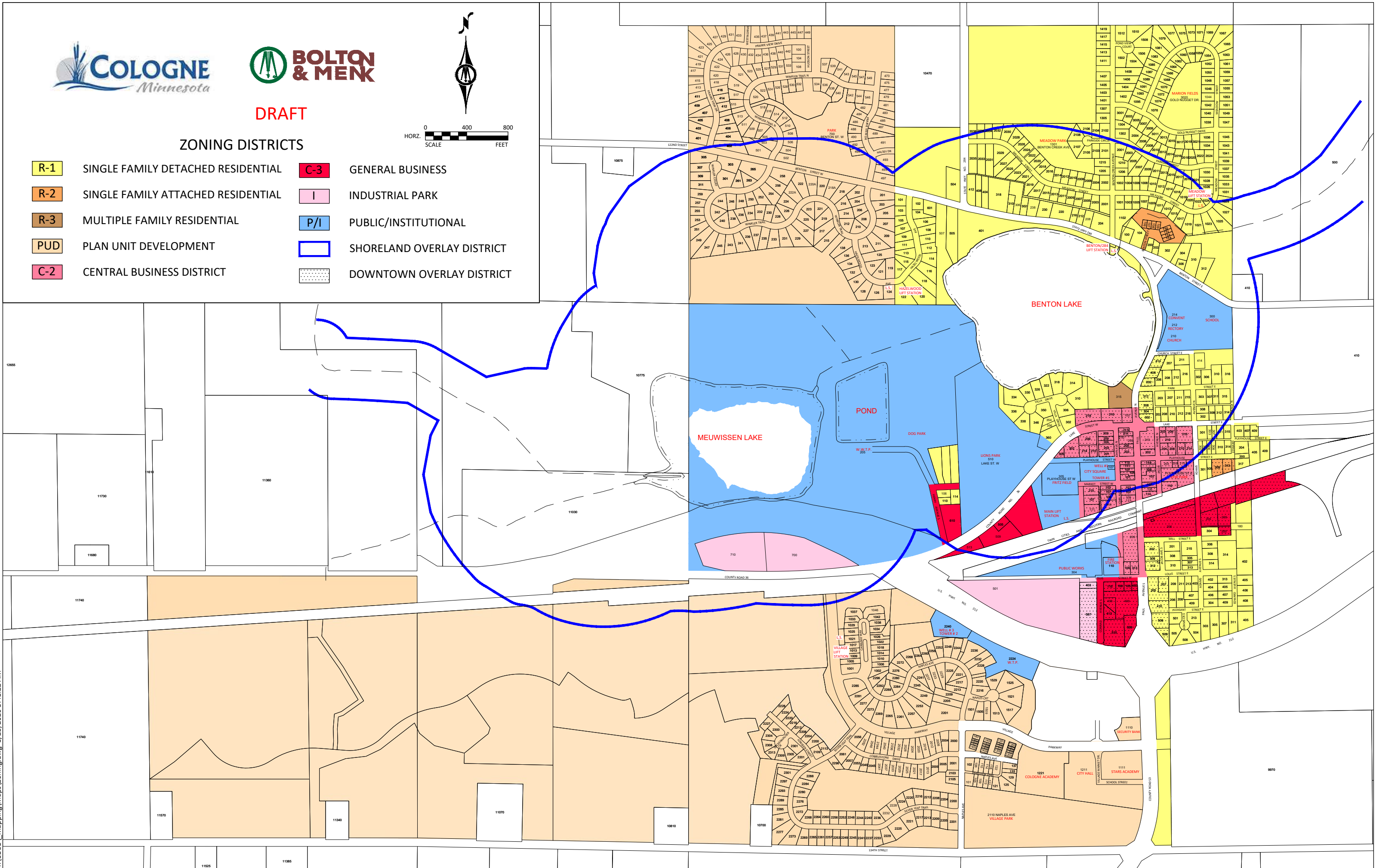
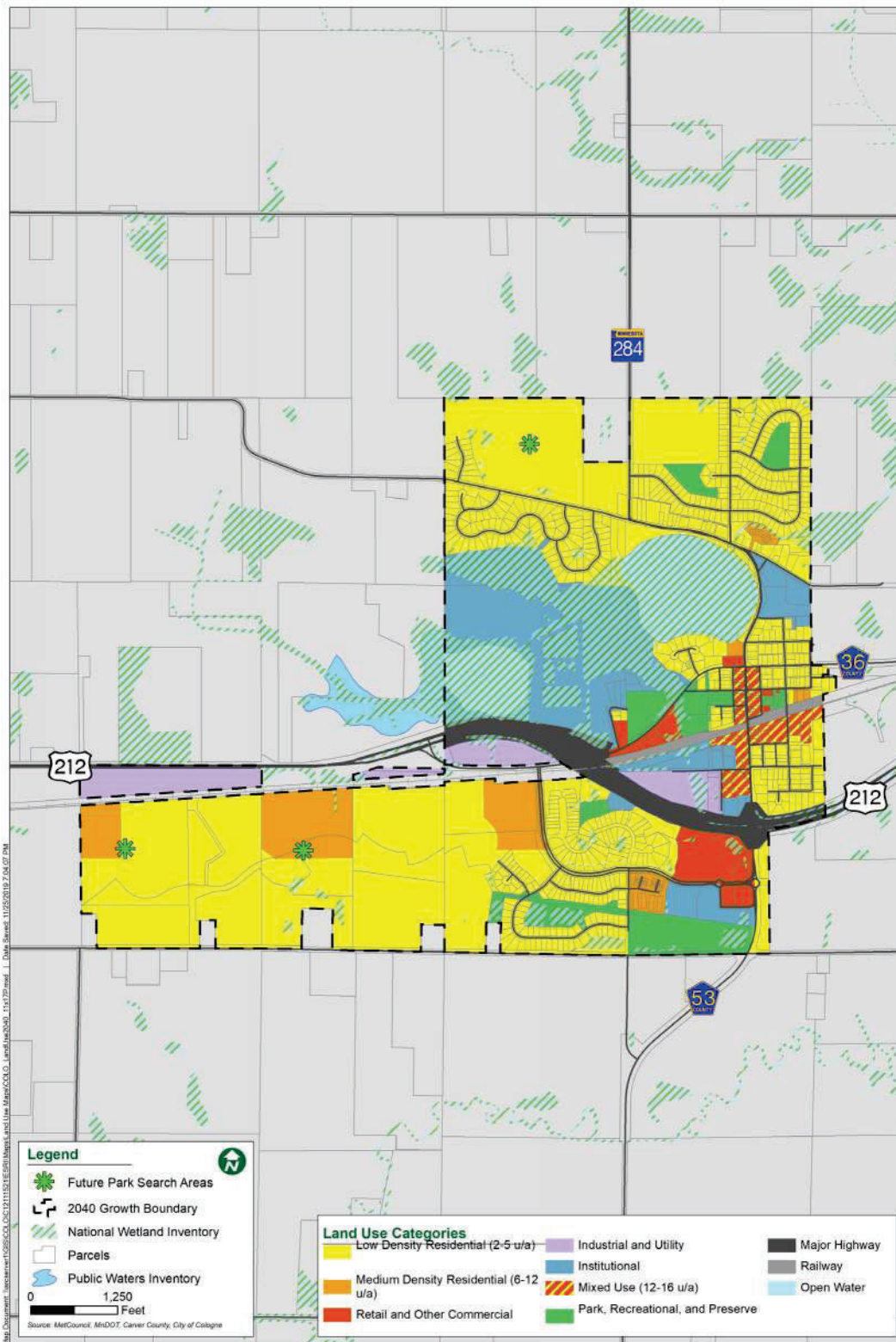


Figure 2.2: Future Land Use



**CITY OF COLOGNE
CARVER COUNTY
STATE OF MINNESOTA**

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLOGNE

THE CITY COUNCIL OF THE CITY OF COLOGNE, CARVER COUNTY, MINNESOTA,
DOES ORDAIN AS FOLLOWS:

SECTION 1. ZONING MAP.

The Zoning Map attached hereto as Exhibit A is hereby adopted.

SECTION 2. EFFECTIVE DATE

This ordinance becomes effective on the date of its publication, or upon the publication of a summary of the ordinance as provided by Minn. Stat. § 412.191, subd. 4, as it may be amended from time to time, which meets the requirements of Minn. Stat. § 331A.01, subd. 10, as it may be amended from time to time.

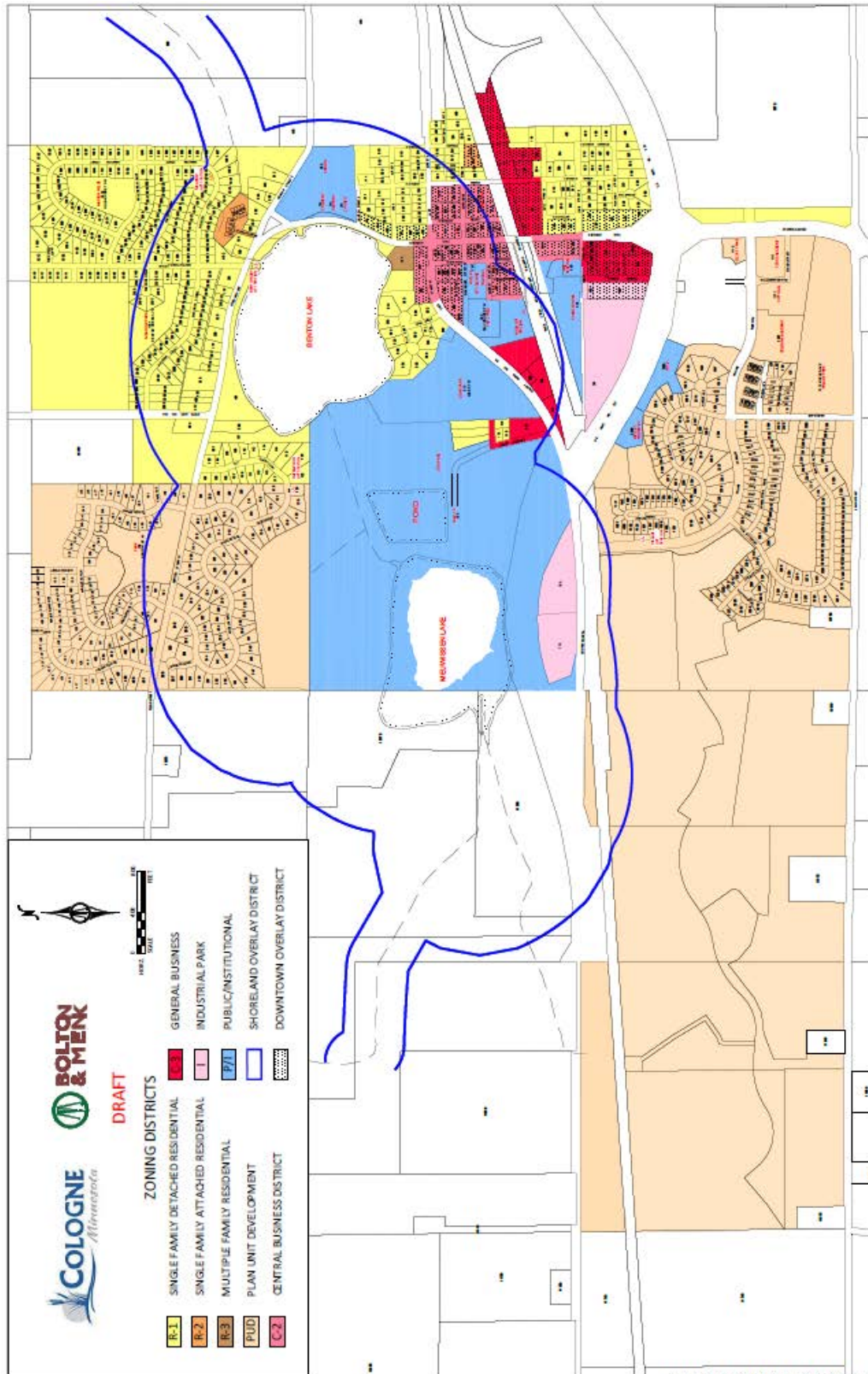
Passed by the City Council of Cologne this _____ day of _____, 2026.

Matt Lein, Mayor

ATTEST:

Michelle Morrison, City Clerk

EXHIBIT A



CITY OF COLOGNE
CARVER COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLOGNE

On _____, 2026, the Cologne City Council adopted Ordinance Number 2026 - [REDACTED] "An Ordinance Amending the Zoning Map of the City of Cologne". This Ordinance is to amend the official zoning map to change the zoning of various parcels to correspond with the Future Land Use Map in the 2040 Comprehensive Plan.

This notice is a summary of the Ordinance that was adopted by the City. A full copy of the Ordinance is available by contacting the City Clerk. This amendment goes into effect upon publication.

Matt Lein, Mayor

Michelle Morrison, City Clerk