

LAUDERDALE CITY COUNCIL MEETING AGENDA
7:00 P.M. TUESDAY, APRIL 14, 2026
LAUDERDALE CITY HALL, 1891 WALNUT STREET

The City Council is meeting as a legislative body to conduct the business of the City according to Robert's Rules of Order and the Standing Rules of Order and Business of the City Council. Unless so ordered by the Mayor, citizen participation is limited to the times indicated and always within the prescribed rules of conduct for public input at meetings.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVALS**

- a. Agenda
- b. Minutes of March 24, 2026, City Council Meeting
- c. Claims Totaling \$158,984.58

4. **CONSENT**

- a. Quote from Midwest Groundcover for Playground Surface Improvements
- b. Hen Chicken Permit Application from Owners of 2385 Summer Street

5. **SPECIAL ORDER OF BUSINESS/RECOGNITIONS/PROCLAMATIONS**

6. **INFORMATIONAL PRESENTATIONS / REPORTS**

- a. April 18 Sustainability Fair Update

7. **PUBLIC HEARINGS**

Public hearings are conducted so that the public affected by a proposal may have input into the decision. During hearings all affected residents will be given an opportunity to speak pursuant to the Robert's Rules of Order and the standing rules of order and business of the City Council.

- a. Development Stage Review of Planned Unit Development Application for the Redevelopment of 2421 and 2439 Larpenteur Avenue West

8. **DISCUSSION / ACTION ITEM**

- a. Selecting a Date for the Annual Day in the Park Event

9. **ITEMS REMOVED FROM THE CONSENT AGENDA**

10. **ADDITIONAL ITEMS**

11. **SET AGENDAS FOR UPCOMING MEETINGS**

- a. March Financial Reports
- b. Quarterly Investment Report
- c. Contract for Architectural Services with Studio EA
- d. Annual Police Department Presentation (April 28)
- e. Revisions to Sewer Utility Ordinance (April 28)

- f. Annual Audit Presentation (May 12)
- g. Annual Report by Eureka! Recycling (May 26)

12. **WORK SESSION**

- a. Staff Project Updates
- b. Opportunity for the Public to Address the City Council

Any member of the public may speak at this time on any item not on the agenda. In consideration for the public attending the meeting, this portion of the meeting will be limited to fifteen (15) minutes. Individuals are requested to limit their comments to three (3) minutes or less. If the majority of the Council determines that additional time on a specific issue is warranted, then discussion on that issue shall be continued at the end of the agenda. Before addressing the City Council, members of the public are asked to step up to the microphone, give their name, address, and state the subject to be discussed. All remarks shall be addressed to the Council as a whole and not to any member thereof. No person other than members of the Council and the person having the floor shall be permitted to enter any discussion without permission of the presiding officer.

Your participation, as prescribed by the Robert's Rules of Order and the standing rules of order and business of the City Council, is welcomed and your cooperation is greatly appreciated.

13. **ADJOURNMENT**

You are invited to a Zoom webinar!

When: Apr 14, 2026 07:00 PM Central Time (US and Canada)

Topic: April 14, 2026 Lauderdale City Council Webinar

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/82618453582?pwd=ysjPVo4cvtHE21RIMWC2z7ZVsrY5XC.1>

Webinar ID: 826 1845 3582

Passcode: 449709

Join via audio:

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

International numbers available: <https://us02web.zoom.us/j/kdC3G7Vjg5>

LAUDERDALE CITY COUNCIL
MEETING MINUTES
Lauderdale City Hall
1891 Walnut Street
Lauderdale, MN 55113

Page 1 of 5

March 24, 2026

Call to Order

Mayor Gaasch called the Regular City Council meeting to order at 7:03 p.m.

Roll Call

Councilors present: Jeff Dains, Sharon Kelly, Duane Pulford, and Mayor Mary Gaasch.

Councilor absent: Evan Sayre.

Staff present: Heather Butkowski, City Administrator; and Miles Cline, Deputy City Clerk.

Approvals

Mayor Gaasch asked if there were any additions to the meeting agenda. Administrator Butkowski added a quote from Ballroom Roofing for roof repairs to City Hall to the Additional Items section of the agenda. Councilor Dains moved and seconded by Councilor Kelly to approve the agenda as amended. Motion carried unanimously.

Mayor Gaasch asked if there were corrections to the minutes of the March 10, 2026, City Council meeting. There being none, Councilor Pulford moved and seconded by Councilor Dains to approve the March 10, 2026, City Council meeting minutes. Motion carried unanimously.

Mayor Gaasch asked if there were any questions on the claims. There being none, Councilor Kelly moved and seconded by Councilor Pulford to approve the claims totaling \$23,262.86. Motion carried unanimously.

Consent

Councilor Pulford asked to remove Consent Agenda item A. Resolution No. 032426A – Approving a 2026 Low-Potency Hemp Edible License to Uniflora Holistics/Retro Bakery. Councilor Dains moved and seconded by Councilor Kelly to approve the remaining Consent Agenda item thereby approving the 2026 Refuse Haulers Licenses. Motion carried unanimously.

Discussion/Action Item

A. Selection of Architect for Lauderdale Municipal Cannabis

In December, thirteen architectural firms responded to the City's RFP. In January, Mayor Gaasch and Council Member Pulford interviewed three potential architects for the municipal dispensary and redevelopment of 2430 Larpenteur Avenue. The process was slowed by the need to find a path that was cost effective but also met state bidding law requirements.

Butkowski explained that after the first interview, two firms were invited for a second interview to answer questions related to the public bidding process. Based on the discussion and city attorney guidance, the two candidates were asked to revise their bids to include a cost estimator to their team and identify the cost of their services from building design through construction.

LAUDERDALE CITY COUNCIL
MEETING MINUTES
Lauderdale City Hall
1891 Walnut Street
Lauderdale, MN 55113

Page 2 of 5

March 24, 2026

The two architectural firms interviewed were Studio EA and Shelter Architecture. Their proposals are protected by the data practices act. Therefore, staff emailed their proposals to the Council for review. The information and pricing may not be shared publicly.

Both firms seem capable of providing a quality product and process. Based on the interviews and the costs, Mayor Gaasch and Council Member Pulford recommend the city council select Studio EA. The next step would be for staff to negotiate a contract and have that reviewed by the city attorney. The city council would then vote on the terms of the contract.

Councilor Dains made a motion directing staff to negotiate a contract with Studio EA for architectural services for the development of a municipal cannabis dispensary at 2430 Larpenteur Avenue. This was seconded by Councilor Kelly and carried unanimously.

B. Resolution No. 032426B – A Resolution Exercising the City’s Authority to Opt-In to, and Support, the Ramsey County Economic Development Agency (“EDA”)
Butkowski said Ramsey County started a levy to fund affordable housing a few years ago. They sought support from Ramsey County cities to expand use of the funds to support small businesses in the County. That bill passed through the legislature last year. Now, Ramsey County is asking which cities in Ramsey County would like to “Opt-In” to allow use of affordable housing dollars to support small businesses in their communities.

Councilor Pulford made a motion to adopt Resolution No. 032426B – A Resolution Exercising the City’s Authority to Opt-In to, and Support, the Ramsey County Economic Development Agency (“EDA”). This was seconded by Councilor Dains and carried unanimously.

C. Street Sweeping Agreement with the City of Falcon Heights
Falcon Heights city staff started floating the idea of providing the City of Lauderdale with street sweeping services a couple of years ago. Falcon Heights recently purchased a new sweeper, and they believe they have the capacity to sweep Lauderdale’s streets.

The benefit to the City of Lauderdale is both cost and service. Street sweeping prices have been going up as locations to dump the material are becoming harder to find. As a city, Falcon Heights has access to avenues for dealing with the waste. The price they quoted for 2026 is 1.3% higher than what the City paid last year. The proposed three-year contract limits the annual increase to 3%. The City moved to three sweeps a year in 2022. Between 2022 and 2025, the total increase in price was 29% due to a large price increase in 2024 to address the waste issue. The guaranteed three-year pricing makes budgeting easier and saves money.

Falcon Heights staff said they would sweep Lauderdale streets and alleys as often as they do their own. This is currently around eight times a year, far more than the three the City has been

LAUDERDALE CITY COUNCIL
MEETING MINUTES
Lauderdale City Hall
1891 Walnut Street
Lauderdale, MN 55113

Page 3 of 5

March 24, 2026

paying for. They will also sweep after big summer storms when leaves and debris litter the road. Overall, staff anticipate this will be a mutually beneficial relationship between the two cities.

Councilor Dains made a motion to approve the contract with the City of Falcon Heights to perform the 2026-2028 street sweepings per the terms of the service agreement. This was seconded by Councilor Kelly and carried unanimously.

D. Resolution No. 032426C – Appointment of Lauderdale Resident Geoff Kramer to the Falcon Heights Community Advisory Committee
Falcon Heights created a Community Advisory Committee to advise on the development of Les Bolstad Golf Course. Falcon Heights' City Council asked the Lauderdale City Council to appoint a representative to sit on this Committee. Mayor Gaasch and Council Member Dains asked staff to prepare a resolution appointing Geoff Kramer. Gaasch and Dains feel that Kramer's background as a water resources engineer would be an asset to the Committee, in addition to his non-contentious demeanor and communication skills. If the rest of the Council agrees, the Council may adopt the following resolution to formalize the decision.

Councilor Pulford made a motion to adopt Resolution No. 032426C – Appointing of Lauderdale Resident Geoff Kramer to the Falcon Heights Community Advisory Committee. This was seconded by Councilor Kelly and carried unanimously.

E. Climate Action Plan Update and Matrix

Butkowski noted that the Environmental Commission gathered feedback for the Climate Action Plan through a survey and an open house. This data, plus other information, was being organized into a matrix prepared by Ramsey County. The matrix will be handed off to Sydne Tursky of the Great Plains Institute to draft the Climate Action Plan. The matrices are a work in progress; staff wanted to keep the Council in the loop on the six areas the data is being divided into. No action was required of the Council.

Items Removed from the Consent Agenda

A. Resolution No. 032426A – Approving a 2026 Low-Potency Hemp Edible License to Uniflora Holistics/Retro Bakery

Uniflora Holistics/Retro Bakery applied for a lower-potency hemp edible (LPHE) license from the City. This was a requirement from the Office of Cannabis Management (OCM) as they manufacture LPHEs onsite to fulfill sales generated through their e-commerce site. They do not sell LPHEs from their location through a retail store. They will remit notice of the City's approval to the OCM to qualify for an LPHE license from the state.

LAUDERDALE CITY COUNCIL
MEETING MINUTES
Lauderdale City Hall
1891 Walnut Street
Lauderdale, MN 55113

Page 4 of 5

March 24, 2026

Councilor Pulford clarified that the City is not allowed to block businesses from opening LPHE establishments. He mentioned that Uniflora will not be selling products from their Lauderdale location. Instead, they will be doing a mail order and delivery system.

Councilor Pulford made a motion to adopt Resolution No. 032426A Approving the 2026 Lower-Potency Hemp Edibles License. This was seconded by Councilor Dains and carried unanimously.

Additional Items

A. Quote from Ballroom Roofing for Roof Repair at City Hall

Butkowski explained that as part of the solar panel installation plans, Blue Horizon Energy asked Ballman Roofing to evaluate the structural condition of the roof. They said the roof was structurally sound and would support the solar panels. Over the winter, however, a small leak started in the southeast corner of City Hall. We asked Ballman to find the holes and patch the area which they did.

When removing snow from the roof to minimize the leak, staff started discussing the ponding that happens in that corner of the roof and some other work that should be done to shore up the area before the panels are installed. Ballman provided pricing to repair the roof at a cost of \$3,989. Staff asked about the cost to drain the recessed area to prevent future issues. Ballman priced that additional work at \$1,945. Staff recommend having Ballman Roofing complete the work this spring before the solar panels are installed.

Councilor Dains made a motion to contract with Ballman Roofing and Coating for the repair of the roof at Lauderdale City Hall per the quote provided. This was seconded by Councilor Pulford and carried unanimously.

Set Agenda for Next Meeting

Butkowski stated that the next meeting may include the planned unit development application for 2421 Larpenteur Avenue West and the annual audit presentation.

Work Session

A. Community Development Updates

Butkowski shared that staff were fielding quotes for replacement of the pickup truck. She continued to say that staff were also in the process of working on the warming house repairs.

B. Opportunity for the Public to Address the City Council

Mayor Gaasch opened the floor to those interested in addressing the Council. Three individuals asked to address the Council. The individuals would not provide their addresses as requested. They attempted to speak to items not germane to the meeting. Mayor Gaasch closed the floor.

LAUDERDALE CITY COUNCIL
MEETING MINUTES
Lauderdale City Hall
1891 Walnut Street
Lauderdale, MN 55113

Page 5 of 5

March 24, 2026

Adjournment

Councilor Dains moved and seconded by Councilor Kelly to adjourn the meeting at 7:50 p.m.
Motion carried unanimously.

Respectfully submitted,



Miles Cline
Deputy City Clerk



CITY OF LAUDERDALE
LAUDERDALE CITY HALL
1891 WALNUT STREET
LAUDERDALE, MN 55113
651-792-7650

Request for Council Action

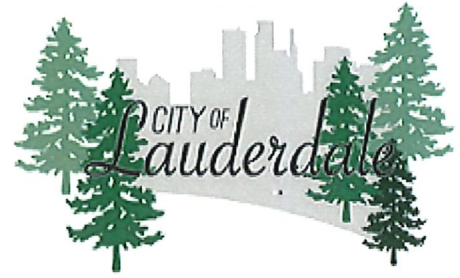
To: Mayor and City Council
From: City Administrator
Meeting Date: April 14, 2026
Subject: List of Claims

The claims totaling \$158,984.58 are provided for City Council review and approval that includes check numbers 29807 to 29835.

Accounts Payable

Checks by Date - Detail by Check Date

User: miles.cline
 Printed: 4/10/2026 3:29 PM



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
ACH	34	AFSCME MN Council 5 PR Batch 05070.03.2026 Union Dues	03/27/2026 PR Batch 05070.03.2026 Uni	258.08
Total for this ACH Check for Vendor 34:				258.08
ACH	389	BCBSM Inc PR Batch 05070.03.2026 Vision Insurance	03/27/2026 PR Batch 05070.03.2026 Visi	12.82
Total for this ACH Check for Vendor 389:				12.82
ACH	415	Securian Life Insurance Company PR Batch 05070.03.2026 Life Insurance	03/27/2026 PR Batch 05070.03.2026 Life	229.23
Total for this ACH Check for Vendor 415:				229.23
ACH	423	Madison National Life Ins Co Inc PR Batch 05070.03.2026 Long Term Disability	03/27/2026 PR Batch 05070.03.2026 Lon	463.75
Total for this ACH Check for Vendor 423:				463.75
ACH	43	Public Employees Retirement Association PR Batch 05070.03.2026 PERA Coordinated PR Batch 05070.03.2026 PERA Coordinated	03/27/2026 PR Batch 05070.03.2026 PER PR Batch 05070.03.2026 PER	1,254.01 1,446.93
Total for this ACH Check for Vendor 43:				2,700.94
ACH	44	Minnesota Department of Revenue PR Batch 05070.03.2026 State Income Tax	03/27/2026 PR Batch 05070.03.2026 Stat	915.30
Total for this ACH Check for Vendor 44:				915.30
ACH	45	ICMA Retirement Corporation PR Batch 05070.03.2026 Deferred Comp PR Batch 05070.03.2026 Deferred Comp	03/27/2026 PR Batch 05070.03.2026 Def PR Batch 05070.03.2026 Def	2,016.33 1,160.95
Total for this ACH Check for Vendor 45:				3,177.28
ACH	46	Internal Revenue Service PR Batch 05070.03.2026 Federal Income Tax PR Batch 05070.03.2026 Medicare Employer Po PR Batch 05070.03.2026 Medicare Employee Pc PR Batch 05070.03.2026 FICA Employer Portio PR Batch 05070.03.2026 FICA Employee Portio	03/27/2026 PR Batch 05070.03.2026 Fed PR Batch 05070.03.2026 Me PR Batch 05070.03.2026 Me PR Batch 05070.03.2026 FIC. PR Batch 05070.03.2026 FIC.	2,377.79 332.80 332.80 1,422.92 1,422.92
Total for this ACH Check for Vendor 46:				5,889.23
ACH	93	Minnesota Dept of Employment/Economic PR Batch 05070.03.2026 MN Paid Leave Emplo PR Batch 05070.03.2026 Minnesota Paid Leave	03/27/2026 PR Batch 05070.03.2026 MN PR Batch 05070.03.2026 Min	84.88 84.88
Total for this ACH Check for Vendor 93:				169.76

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for 3/27/2026:	13,816.39
ACH	43	Public Employees Retirement Association PR Batch 50800.04.2026 PERA Coordinated PR Batch 50800.04.2026 PERA Coordinated	04/10/2026 PR Batch 50800.04.2026 PER PR Batch 50800.04.2026 PER	1,403.76 1,216.60
			Total for this ACH Check for Vendor 43:	2,620.36
ACH	44	Minnesota Department of Revenue PR Batch 50800.04.2026 State Income Tax	04/10/2026 PR Batch 50800.04.2026 Stat	878.70
			Total for this ACH Check for Vendor 44:	878.70
ACH	45	ICMA Retirement Corporation PR Batch 50800.04.2026 Deferred Comp PR Batch 50800.04.2026 Deferred Comp	04/10/2026 PR Batch 50800.04.2026 Defe PR Batch 50800.04.2026 Defe	2,016.33 1,160.95
			Total for this ACH Check for Vendor 45:	3,177.28
ACH	46	Internal Revenue Service PR Batch 50800.04.2026 Medicare Employer Po PR Batch 50800.04.2026 Medicare Employee Pc PR Batch 50800.04.2026 FICA Employer Portio PR Batch 50800.04.2026 FICA Employee Portio PR Batch 50800.04.2026 Federal Income Tax	04/10/2026 PR Batch 50800.04.2026 Mec PR Batch 50800.04.2026 Mec PR Batch 50800.04.2026 FIC. PR Batch 50800.04.2026 FIC. PR Batch 50800.04.2026 Fed	304.49 304.49 1,301.98 1,301.98 2,159.38
			Total for this ACH Check for Vendor 46:	5,372.32
ACH	47	Public Employees Insurance Program PR Batch 50800.04.2026 Health Insurance PR Batch 50800.04.2026 Dental	04/10/2026 PR Batch 50800.04.2026 Hea PR Batch 50800.04.2026 Den	1,510.92 85.20
			Total for this ACH Check for Vendor 47:	1,596.12
ACH	93	Minnesota Dept of Employment/Economic PR Batch 50800.04.2026 Minnesota Paid Leave PR Batch 50800.04.2026 MN Paid Leave Emplo	04/10/2026 PR Batch 50800.04.2026 Min PR Batch 50800.04.2026 MN	82.35 82.35
			Total for this ACH Check for Vendor 93:	164.70
			Total for 4/10/2026:	13,809.48
29807	383 S1 474681040126	Aspen Waste Systems of Minnesota Inc March Refuse Service	04/14/2026	546.52
			Total for Check Number 29807:	546.52
29808	57 042026	Heather Butkowski 1Q26 Mileage Expense	04/14/2026	83.67
			Total for Check Number 29808:	83.67
29809	133 042026	Miles Cline 1Q26 Mileage Reimbursement	04/14/2026	59.16
			Total for Check Number 29809:	59.16
29810	78 10361	League of Minnesota Cities Insurance Trust Vehicle Claim Deductible	04/14/2026	500.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 29810:	500.00
29811	152 042026	Metro Watershed Partners 2026 Membership Clean Water MN	04/14/2026	500.00
			Total for Check Number 29811:	500.00
29812	10 0002045276 0002046277	On Site Sanitation Inc Tipped Portable Restroom - Skyview Park Burnt Portable Restroom - Community Park	04/14/2026	25.40 250.00
			Total for Check Number 29812:	275.40
29813	108 026-1	Suburban Rate Authority 2026 Membership Assessment	04/14/2026	508.00
			Total for Check Number 29813:	508.00
29814	4 S1017033 S1017033	The Neighborhood Recycling Company Inc March Single Unit Dwelling March Multi-Family Recycling	04/14/2026	4,338.57 631.21
			Total for Check Number 29814:	4,969.78
29815	3 577820871	US National Equipment Finance Inc April Copier Lease	04/14/2026	155.00
			Total for Check Number 29815:	155.00
29816	425 2500942034 2500942034 2500947811 2500947811	Vestis March Uniforms March Uniforms March Uniforms March Uniforms	04/14/2026	27.11 27.11 36.79 36.79
			Total for Check Number 29816:	127.80
29817	13 12665	8th Day Landscaping LLC March Snow Removal	04/14/2026	755.00
			Total for Check Number 29817:	755.00
29818	56 042026	James Bownik 1Q2026 Mileage Reimbursement	04/14/2026	10.88
			Total for Check Number 29818:	10.88
29819	29 4698	City of St Anthony March Police Services	04/14/2026	87,287.96
			Total for Check Number 29819:	87,287.96
29820	25 PRRRV-004159	County of Ramsey 2026 Election Services	04/14/2026	2,658.00
			Total for Check Number 29820:	2,658.00
29821	25 PRRRV-004183	County of Ramsey Truth in Taxation Notice	04/14/2026	247.78
			Total for Check Number 29821:	247.78

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
29822	381 9951	Davis Lock & Safe Repair Rolling Cage at City Hall	04/14/2026	300.00
Total for Check Number 29822:				300.00
29823	61 6030540	Gopher State One Call March Locate Tickets	04/14/2026	22.95
Total for Check Number 29823:				22.95
29824	441 179408	Insty-Prints of St Paul, Inc. 2Q2026 Newsletter	04/14/2026	862.55
Total for Check Number 29824:				862.55
29825	134 00166	Katrina Joseph March Legal Services	04/14/2026	925.00
Total for Check Number 29825:				925.00
29826	30 449508	League of Minnesota Cities 2026 MCMA Annual Conference - HB	04/14/2026	525.00
Total for Check Number 29826:				525.00
29827	417 LL-23627	LifeLine Incorporated All Staff CPR Training	04/14/2026	590.00
Total for Check Number 29827:				590.00
29828	387 3412 3412 3412	Metro-INET April IT/Phone April IT/Phone April IT/Phone	04/14/2026	2,118.55 706.18 356.27
Total for Check Number 29828:				3,181.00
29829	24 0001204432	Metropolitan Council Environmental Serv May Wastewater Treatment	04/14/2026	15,091.18
Total for Check Number 29829:				15,091.18
29830	12 2026-040	NineNorth March Virtual Meeting Charges	04/14/2026	702.32
Total for Check Number 29830:				702.32
29831	84 042026 042026 042026 042026 042026 042026 042026 042026 042026	North Star Bank Cardmember Services Costco - Paper Towels March Costco Fuel Flowerama - Flowers March Costco Fuel March Costco Fuel 2026 MNGFOA Membership - MC Amazon - American Flag for City Hall March Pioneer Press FastSigns - Banner for Sustainability Fair	04/14/2026	91.56 219.18 21.96 46.97 46.97 80.00 52.00 14.00 130.95
Total for Check Number 29831:				703.59
29832	5 619861-03-26	Premium Waters Inc March Water Service	04/14/2026	22.29

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 29832:	22.29
29833	356	Rum River Ventures LLC	04/14/2026	
	1132	January-March 2026 Code Enforcement		340.00
	1132	January-March 2026 Rental Housing		2,138.75
	1132	December-March 2026 Building Inspection		7,041.46
			Total for Check Number 29833:	9,520.21
29834	6	Transwest	04/14/2026	
	092S239729	Repairs for 2024 Truck		154.09
			Total for Check Number 29834:	154.09
29835	425	Vestis	04/14/2026	
	2500953620	April Uniforms		36.79
	2500953620	April Uniforms		36.79
			Total for Check Number 29835:	73.58
			Total for 4/14/2026:	131,358.71
			Report Total (44 checks):	158,984.58

**LAUDERDALE COUNCIL
ACTION FORM**

Meeting Date April 14, 2026 **Agenda Item** Playground Surface Improvements

Action Requested

Consent Public Hearing Discussion
Action Resolution Work Session

DESCRIPTION OF ISSUE AND PAST COUNCIL ACTION:

The wear mats under high traffic areas like the swings and spinners need replacement at Community Park. The following quote would replace those mats and refresh the wood chips. The wood chips need topping off every couple of years to keep them at an appropriate depth for fall protection.

Midwest Groundcover is providing pricing via the contract they have with the State of Minnesota through the Cooperative Purchasing Venture Program. The City is a member of the Cooperative Purchasing Venture Program. A second quote is not required.

STAFF RECOMMENDATION:

By approving the Consent Agenda, the Council approves the quote from Midwest Groundcover for Community Park playground surface improvements.

Midwest Groundcover
 PO Box 120
 Orono, MN 55356
 763-274-9829
 MidwestGroundcover@gmail.com



COOPERATIVE
Purchasing
 CONNECTION

CPC Contract 24.8 MWG

ADDRESS
 City Of Lauderdale
 Attn: Heather Butkowski

2026 ESTIMATE 26055

DATE 04/02/2026

EXPIRATION DATE 04/16/2026

DATE	ITEM	DESCRIPTION	QTY	AMOUNT
	EWF	Installation of Engineered Wood Fiber - Required for installation of new wear mats	140	6,160.00
	CPC - Mat	Supply & installation of wear mat - swings & slides	13	3,217.50
	CPC - Mat	Supply & installation of wear mat - custom mats tire swing & large spinner	2	2,250.00
	CPC - Mat	Supply & installation of wear mat - custom mats small spinner	1	675.00
	CPC - Mobilization	Mobilization	1	500.00
	CPC - Contract	Cooperative Purchasing Connection Contract #24.8 MWG	1	0.00
		Lauderdale Community Park		

Please sign & return this estimate along with a purchase order. Email approval of this quote is also authorization and agreeing to all terms and conditions. Product specified has been approved with this signature. This agreement will authorize Midwest Groundcover to be an authorized purchasing agent on their organizations behalf. Cancellation of this agreement will result in 50% of total balance due. We are not responsible for weather or mechanical delays. A fuel surcharge will be applied when diesel fuel reaches \$3.00 per gallon. A variable fuel surcharge may rise, fall or be removed, in line with movements in fuel prices. PAST DUE ACCOUNTS CHARGED A \$250 LATE FEE PER MONTH & 5% PER MONTH SERVICE CHARGE PER INVOICE.

TOTAL \$12,802.50

Accepted By

Accepted Date

In the event any action by Midwest Groundcover is necessary to collect amounts owed, customer shall pay to Midwest Groundcover all attorneys' fees, costs & expenses, including deposition costs & expert fees incurred by Midwest Groundcover in collecting the amounts owed, whether such fees are incurred prior to litigation or arbitration, at trial or arbitration, or on appeal.

**LAUDERDALE COUNCIL
ACTION FORM**

Meeting Date April 14, 2026 **Agenda Item** Chicken Permit @ 2385 Summer St

Action Requested

Consent Public Hearing Discussion
Action Resolution Work Session

DESCRIPTION OF ISSUE AND PAST COUNCIL ACTION:

The owners of 2385 Summer Street applied for a Hen Chicken Permit (attached). Per city code, coops must be in the rear yard. Their house is situated such that the home is near the rear property line and the garage abuts the rear property line leaving no room for the coop. They are requesting to put the coop in the side yard near the garage. The coop would be mobile and rotate in the side yard area roughly indicated in orange on the map.

If the Council would like to discuss further, it can be removed from the Consent Agenda for discussion or tabled to the next meeting.

STAFF RECOMMENDATION:

By approving the Consent Agenda, the City Council approves the Hen Chicken Permit Application of the owners of 2385 Summer Street as presented.

The City of Lauderdale
1891 Walnut Street, Lauderdale, Minnesota 55113
Phone: 651.792.7650 Fax: 651.631.2066

HEN CHICKEN PERMIT APPLICATION

Applicant Information:

Name of applicant: Crystal Hedman

Address of applicant: 2385 Summer Street

Address where the birds will be kept if different than above: _____

Name of property owner if different than above: Crystal + Jeffrey Hedman

Phone number of applicant: [REDACTED] Email address: Crystal.Jean@gmail.com

Initial Permit Application:

Renewal Permit Application: _____

Number of Hens: 7-9

Fee: \$10.00

Describe your plan for maintaining an adequate temperature in the coop in both winter and summer conditions. Describe how the chickens will be managed to prevent them from becoming a nuisance.

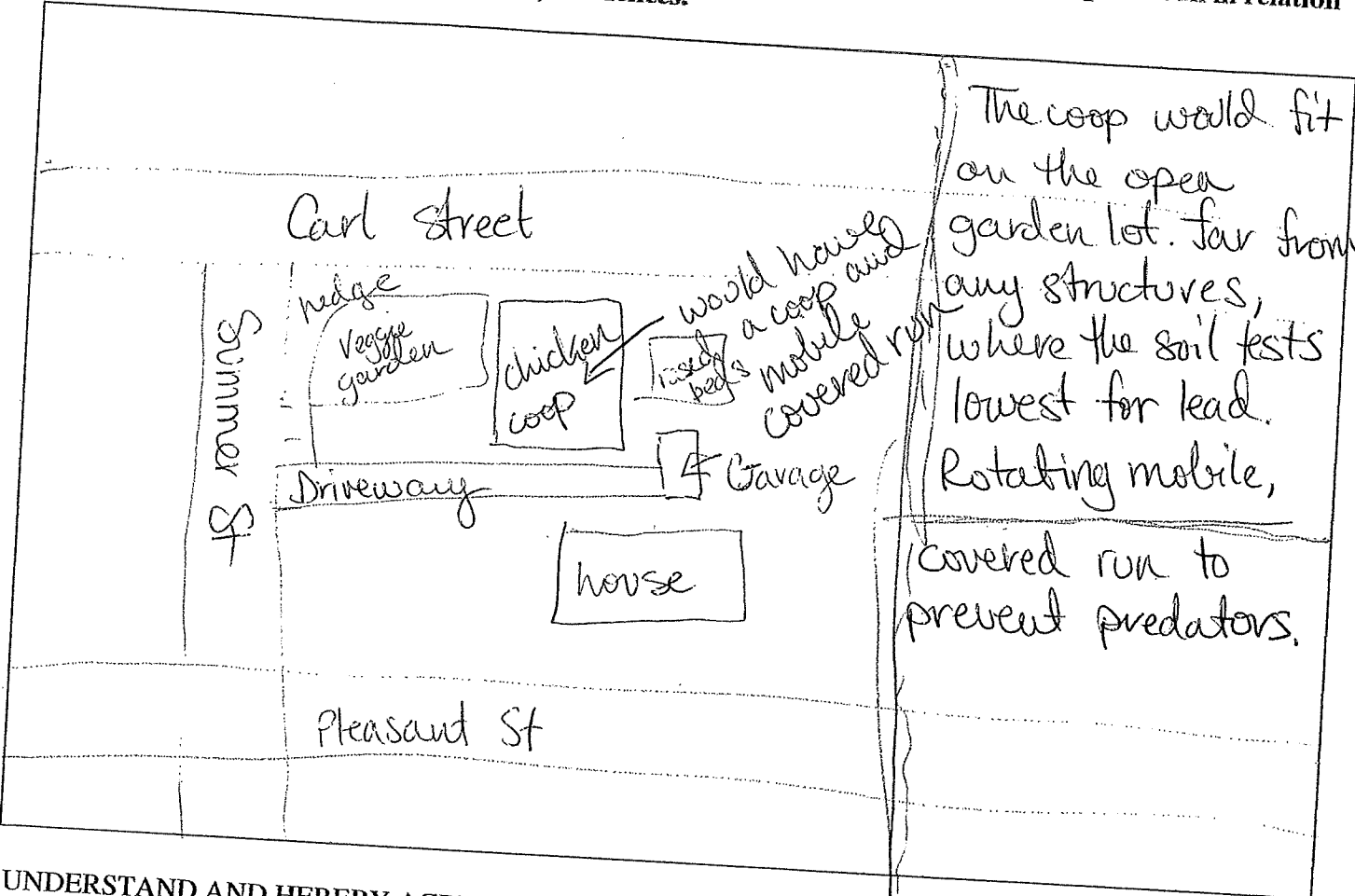
We plan to choose winter hearty breeds. We will also have heating lights secured safely. The coop will be insulated to have warm areas.

The chickens will have a mobile coop that is moved periodically. They will be provided with treats from the garden and lots of attention.

We plan to build a coop that is well protected from predators and will also have a small compost near the garden. We have been doing lots of reading on chicken care and look forward to caring for some of our own.

The City of Lauderdale
 1891 Walnut Street, Lauderdale, Minnesota 55113
 Phone: 651.792.7650 Fax: 651.631.2066

Please prepare a site plan showing the location and size of the proposed chicken coop and run in relation to homes, garages, accessory structures, and fences.



UNDERSTAND AND HEREBY AGREE THAT the City may revoke a permit prior to its expiration if it finds that the terms of the permit have been violated or if the animal or animals have become a public nuisance or a hazard to public health or safety.

Crystal Hedman
 Applicant Signature

Crystal Hedman
 Applicant's Printed Name

11-5-2025
 Date

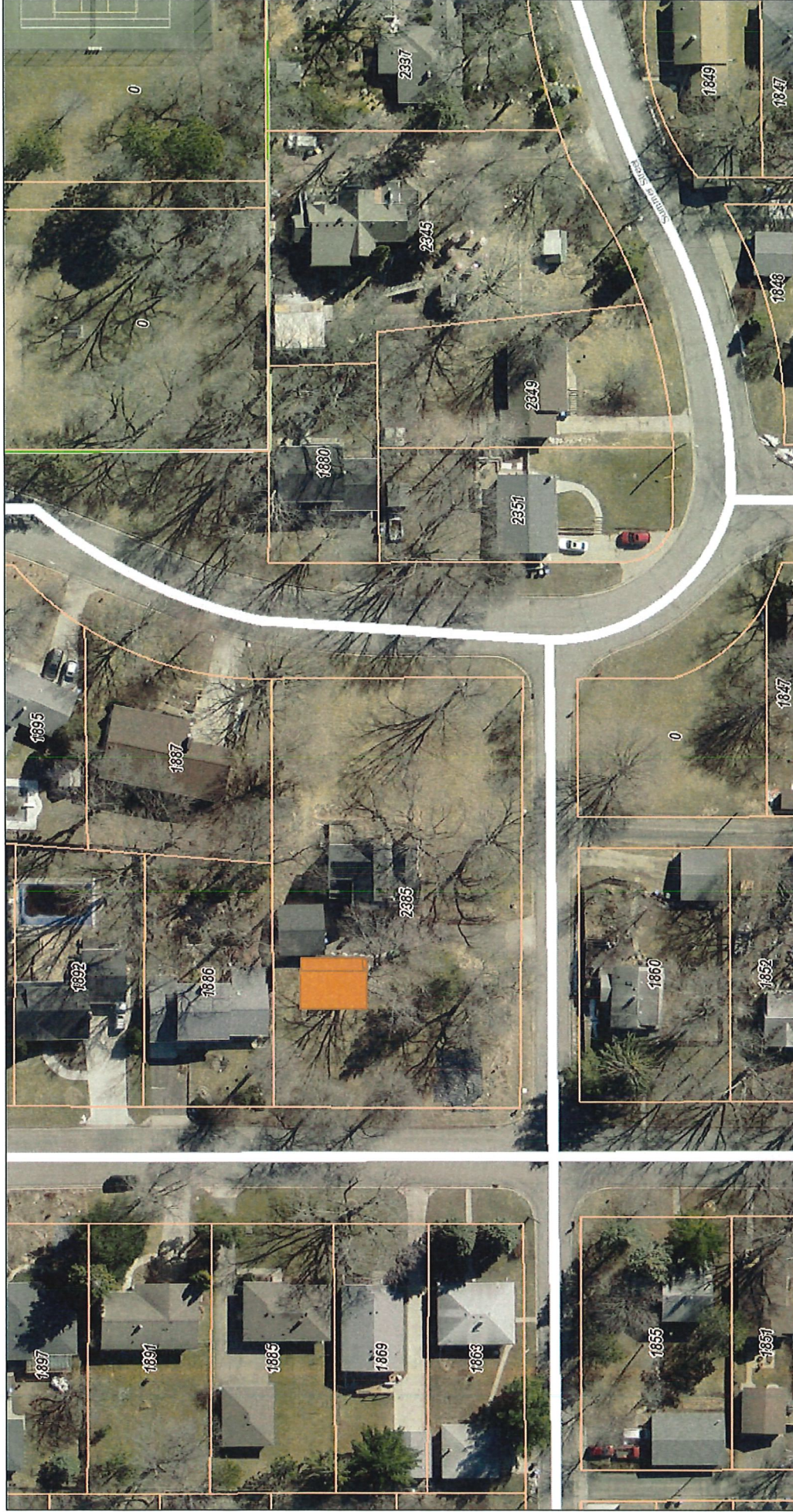
required:
Crystal Hedman
 Property Owner Signature

Crystal Hedman
 Property Owner's Printed Name






11-5-2025
 Date

Office Use Only:
 Application Received: _____
 Total Fees Received: _____ Receipt No.: _____ Date Permit Issued: _____
 Permit Approved By: _____ Permit No.: _____ Date Permit Expires: December 31, _____

Map Ramsey



4/10/2026, 2:10:45 PM

-  Override 1
-  Personal Property
-  Tax Parcels
-  Cities
-  County Offices

5-3-6: CHICKENS

5-3-6-1: PURPOSE:

It is recognized that the ability to cultivate one's own food is a sustainable activity that can also be a rewarding past time. Therefore, it is the purpose of this section to permit the keeping and maintenance of hen chickens in a clean and sanitary manner that is not a nuisance to or detrimental to the public health, safety, and welfare of the community.

5-3-6-2: LIMITS:

It is unlawful for any person to keep or harbor hen chickens on a residentially zoned property without a permit. No permit will be issued for the keeping of roosters on any premises. The keeping of other poultry is prohibited.

5-3-6-3: PERMITTING PROCESS:

A. Application for Twelve or Fewer Hens: Any person desiring a permit for twelve (12) or fewer hens shall make application to the City. The application shall contain the name and address of the applicant, the address of the premises upon which the chickens are to be kept, the number of chickens desired, a site plan showing the location and size of the proposed chicken coop and run, a plan for maintaining an adequate temperature in the coop in both winter and summer conditions, and a description of how the chickens will be managed to prevent them from becoming a nuisance.

B. Application for more than Twelve Hens: Any person desiring a permit for more than twelve (12) hens shall make application to the City. The application shall contain the name and address of the applicant, the address of the premises upon which the chickens are to be kept, the number of chickens desired, a site plan showing the location and size of the proposed chicken coop and run, a plan for maintaining an adequate temperature in the coop in both winter and summer conditions, and a description of how the chickens will be managed to prevent them from becoming a nuisance.

C. Permit Issuance: Permits for twelve hens or less will be issued by staff once they determine the applicant meets the criteria established in 5-3-6-3-A. Permits for more than twelve hens are made at the discretion of the City Council based on the information provided in 5-3-6-3-B and the record of the hearing on the matter.

D. Hearing: Once city staff deems an application for more than twelve hens complete, the City Administrator shall set a date for a hearing on the application at a City Council meeting. At the hearing, the City Council may take testimony or receive information it deems appropriate. Upon conclusion of the hearing, the Council may deny a permit request, issue a permit as requested, or issue a permit with conditions.

E. Term of Permit; Renewal: All permits are valid for up to two (2) years ending December 31 of the second year of the permit. Applications for renewal must be received 45 days prior to the end of the current permit to allow processing of the renewal. Renewals require the same process described in Section 5-3-6-3.

F. Permit Non-Renewal or Revocation: City staff may refuse to grant or may revoke a permit if the chickens become a nuisance, as evidenced by a second substantiated violation (within twelve (12) months of a first substantiated violation) of this section of the City Code or Title 4 of the City Code.

The owner may appeal the non-renewal or revocation by scheduling a hearing by the City Council with the City Administrator within ten calendar days of the date of the notice. Following the appeals hearing, the City Council shall make a determination of facts and shall, based upon such determination, affirm, repeal, or modify the non-renewal or revocation order. If the City Council upholds staff's permit revocation or non-renewal, the owner shall have thirty (30) days to remove the hens from the property.

5-3-6-4: ADDITIONAL PROVISIONS:

A. Fee Owner Permission: If the permit applicant is not the fee owner of the premises on which the chickens are sought to be kept and for which the permit would apply, the application shall be signed by all fee owners of the premises.

B. Zoning: The principal use of the specific property must be single-family residential (including legal duplexes).

C. Non-Transferability: Permits are non-transferable and do not run with the land. A permit is granted to the chicken keeper by the City and does not create a vested zoning right.

D. Enclosures: Chicken coops (roofed structures) and runs are not considered accessory structures per the City's Zoning Code but they must adhere to the following: chicken coops (roofed structures) must be located in the rear yard; be no closer than 3 feet from the nearest property line; and not exceed 120 square feet in size. The Council reserves the right to waive any or all of these requirements. One coop is allowed per parcel. Chicken coops are not allowed to be located in any part of the home including attached garages. Coops shall be constructed and maintained in a workmanlike manner, shall be rodent proof, and shall not be made of scrap, waste board, sheet metal, or similar materials.

E. At Large: No person may allow chickens to range freely without fencing or without a mobile pen.

F. Cleanliness and Nuisances: All premises on which hens are kept shall be clean from filth, garbage, and free of any substance which attracts rodents. The coop and its surrounding shall be cleaned frequently enough to control odor. Manure shall not be allowed to accumulate in a way that causes an unsanitary condition or causes odors detectible on another property. The laying of eggs shall occur in the coop.

G. Food Storage: All grain and food stored for the use of the hens shall be kept in a rodent proof container.

H. Sale of Eggs, Chicks, and Chickens: Nothing contained in Section 5-3-6 shall be construed as permitting anyone to keep or maintain chickens for breeding, sale, or as a part of a business, unless otherwise licensed or permitted by the City.

I. Slaughtering: The slaughter of chickens for consumption shall not be performed out-of-doors.

J. Disposal: Dead chickens must be disposed of according to the Minnesota Board of Animal Health rules which require chicken carcasses to be disposed of as soon as possible after death, usually within forty-eight (48) to seventy-two (72) hours. Legal forms of chicken carcass disposal include offsite burial, offsite incineration or rendering, or offsite composting.

K. Residents maintaining hens on the date of ordinance adoption must apply for a permit by January 1, 2014. Any resident not meeting the requirements of 5-3-6 on the date of ordinance adoption will have until January 1, 2014 to come into compliance.

5-3-7: KEEPING OF BEES:

5-3-7-1: PURPOSE:

The purpose of this Section is to establish requirements for beekeeping within the City to avoid issues that might otherwise be associated with beekeeping in populated areas.

5-3-7-2: PERMITTING PROCESS:

A. Application: Any person desiring a permit to keep or maintain bees shall make application to the City Council. No person shall keep, maintain, or allow to be kept any hive or other facility for the housing of honeybees on or in any private property within the City of Lauderdale without a permit.

B. Required Application Information: The application shall contain the name and address of the applicant; the address of the premises upon which the hives would be kept; the number of hives; a description of the hives, and their location on the property; and the provisions for flyway barriers, water supply, and any other conditions required under this Chapter. Applications will not be accepted if a permit has been granted for hives within 100 feet of the applicant's lot. The application must also include written consent from 100% of the owners or occupants of properties (one signature per housing unit) abutting the applicant's and at least 80% of the owners or occupants of the properties (one signature per housing unit) within 100 feet. By signing the permit application, the beekeeper acknowledges that he or she

**LAUDERDALE COUNCIL
ACTION FORM**

Meeting Date April 14, 2026 **Agenda Item** 2421 & 2439 Larp. Dev. PUD App.

Action Requested

Consent Public Hearing Discussion
Action Resolution Work Session

DESCRIPTION OF ISSUE AND PAST COUNCIL ACTION:

Jennifer Haskamp, the City's consulting planner, reviewed and commented on the plans to redevelop the gas station / convenience store at 2421 and 239 Larpenteur Avenue. She will go over the materials with the City Council prior to the Mayor opening the public hearing. Upon completion of the discussion, staff is looking for direction on whether to prepare a resolution of approval or denial. The discussion will be carried over to the April 28 meeting for final comments from the public before the Council votes on the application.

STAFF RECOMMENDATION:



STAFF REPORT

To: Mayor and City Council
Heather Butkowski, City Administrator

CC: Kellie Schlegel, City Engineer, Stantec
Vincent Kelly, Colliers Engineering & Design

From: Jennifer Haskamp, AICP
Consulting City Planner

Date: April 10, 2026

RE: Application for PUD & Lot Consolidation
Concept & Development Stage Review – Circle K Convenience Store, Fueling Station & Carwash (2439 & 2421 Larpenteur Avenue)

Summary of Request & Background

Lauderdale Property, LLC (“Applicant”), is requesting a Development Stage review of the application for Planned Unit Development (PUD) and Lot Consolidation at 2421 and 2439 Larpenteur Avenue West (“Project”), consistent with Chapter 7 Planned Unit Developments (PUD) of the City Code. Both parcels are currently developed with existing uses, and the Applicant intends to combine the parcels, demolish the existing structures, and construct infrastructure improvements in preparation of redevelopment. The property at 2421 Larpenteur Avenue is currently developed with a single-family home and detached garage, and the property at 2439 is developed with an existing bp gas station, carwash and service station (“Site”). Combining both parcels will allow for the reconfiguration and redevelopment of the Site for a larger convenience store, fueling station and carwash.

Project Summary

Applicant:	Lauderdale Property, LLC Tony Rammer (President – Excelsior Energy Group)	Address	2439 Larpenteur Ave & 2421 Larpenteur Ave
Applicant’s Representative:	Vincent Kelly, PE Colliers Engineering & Design	PIDs	17-29-23-33-0061 (2439 Larpenteur) 17-29-23-33-0080 (2421 Larpenteur)
		Existing Parcel Sizes:	0.14 acres (2439 Larpenteur) 0.54 acres (2421 Larpenteur) 0.68 acres (~29,620 SF) Total
Owners:	Lincoln Rentals, LLC (2439 Larpenteur Ave) Lauderdale Property, LLC (2421 Larpenteur Ave)	Proposed Project Summary: Request:	Redevelopment of the existing parcels to allow for a larger convenience store, fueling station and car wash. Request including a lot combination of 2439 and 2421 Larpenteur Avenue, re- zoning to PUD, and Site Plan review.
2040 Land Use:	Mixed Use – North (MXD-N)		
Zoning:	B-1 Community Business		

In September 2025, the Applicant presented preliminary plans to City staff for initial feedback on the proposed development. Plans included a lot consolidation survey, civil and landscape plans, and a stormwater



management report. After initial review, City staff determined that additional information and plan revisions were required to meet requirements of the City's PUD ordinance.

Since October 2025, the Applicant's engineer has worked with the City to prepare revised development plans to address the City staff's comments, including concerns regarding stormwater management. In March 2026 the Applicant's engineers submitted revised plans that are provided as attachments to this staff report.

The following is a Project summary as presented in the Applicant's Development Plans dated March 23, 2026:

- *Lot Combination/Consolidation (2421 & 2439 Larpenteur Avenue West, Certificate of Survey):* The Applicant is proposing to consolidate Parcels 17-29-23-33-0061 and 17-29-23-33-0080, clean up legal descriptions, easements, remove internal lot lines so that the site can be master planned and redeveloped.
- *Demolition/Removal Plan (Sheet C010):* The Project will demolish the existing single-family home, garage, and pavement at 2439 Larpenteur Avenue; and the existing bp gas and service station with a carwash at 2421 Larpenteur Avenue. Removals include:
 - Relocation of two utility poles along the existing alleyway to widen the alleyway.
 - Relocation of a light pole on Larpenteur Avenue.
 - Removal of a small tree on Larpenteur Avenue.
 - Removal of fueling stations/canopy, underground storage tanks, and all underground fueling infrastructure.
 - Removal of all pavement associated with existing gas and service station.
 - Removal of approximately 1,450 square feet (SF) of bituminous alleyway pavement.
 - Removal of existing site lighting/poles.
 - Removal of air/vacuum equipment.
 - Removal of trash enclosure.
 - Removal of existing water service connections.
 - Adjustment of existing water valves and manholes.
- *Building & Site Development (Sheet C100):* The Project will construct a 3,956 SF Circle K gas station and convenience store, 1,430 SF carwash, and double-sided four pump fueling bay with canopy. Site improvements will also include:
 - Removal of two existing access driveways on Larpenteur Avenue, and consolidation into one 32-foot-wide driveway, more centrally located on the site.
 - Removal of two existing access driveways on Eustis Street, and construction of two new driveways (24-foot-wide and 32-foot-wide) in generally the same locations as the existing driveways.
 - Replacement of approximately 1,450 SF of bituminous alleyway pavement to modify grading for improved drainage.
 - Accessible sidewalks on the building exterior.
 - Trash enclosure.
 - Site signage includes pylon/monument sign, wall signs, directional signs and fueling bay canopy signage.
 - Site lighting.



- New air/vacuum equipment.
- *Utilities & Stormwater Management (Sheet C110):* Utility improvements to support redevelopment of the Site include the following:
 - An underground infiltration basin located south of fueling bays. Manholes in the fueling bay will connect directly to the infiltration basin, as will roof drains from the convenience store and carwash.
 - A flush curb with drainage stone is proposed south of the carwash exit driveway to collect runoff from the driveway area.
 - Sanitary sewer from the site will connect existing sanitary sewer main in Eustis Street at a new manhole. Existing watermain in Eustis Street will need to be lowered to provide required vertical separation from the new sanitary sewer service.
 - Natural gas will connect to an existing gas main in Larpenteur Avenue.
 - Water service will be provided by connection to an existing watermain in Eustis Street, to be supplied through the north side of the buildings.
 - Parking plans are shown on Sheet C100, Site Plan Layout and include a total parking count of 17 (8 standard, 1 handicap accessible, and 8 at fueling stations). This demonstrates a parking stall-to-SF ratio of approximately 1 stall per 233 SF of main building space.
- *Landscaping (Sheet C130):* Landscaping improvements to enhance the exterior of the Site include the following:
 - On the west side of the carwash and adjacent to an existing business, a mulched landscape bed including Nordic Holly and Skyrocket Juniper evergreen shrubs and trees.
 - An American Sentry Linden tree in a sidewalk tree grate is proposed to replace an existing removed tree along Larpenteur Avenue.
 - Sod in all other disturbed areas including behind the sidewalk along Larpenteur Avenue, Eustis Street, adjacent to the alleyway, and in other disturbed areas along the building's west elevation.
- *Lighting & Signage (Sheets C100 and C140):* Lighting and Signage improvements include the following:
 - Downcast wall pack lighting on all four sides of the building to illuminate the building exterior.
 - Canopy lighting to illuminate the fueling bays.
 - Area lighting at driveways.
 - Exterior illuminated signage including all elevations of the canopy, on the south and east elevations of the building, at the carwash entrance and exit, and a 25-foot-tall monument sign in the southeast corner of the site.
 - Other parking lot pavement markings, directional signage, and building exterior signage.

Public Hearing

A duly noticed public hearing is scheduled for April 14 and April 28, 2026. Notification was placed in the official newspaper and property owners within 350 feet of the Site were sent individual letters.



Existing Conditions

- The existing bp gas and service station consists of an ~2,800 SF building including a service station and carwash. The existing building is south facing towards Larpenteur Avenue. The existing fueling station/pump island is located south of the building and between two access driveways from Larpenteur Avenue.
- Based on existing topography, stormwater runoff from the site generally flows from northeast to southwest, ultimately discharging toward Larpenteur Avenue.
- Access points to the existing bp gas and service station include two driveways on Larpenteur Avenue (~38-foot and 30-foot-wide) on either side of the fueling bays/pump island, and two 23-foot-wide driveways on Eustis Street. There is currently no access to the Site from the alleyway to the north. Access to the existing carwash is around the north side of the building. Access to the garage service bays is on the south side of the building.
- The existing site is currently single-family residential (2439 Larpenteur Ave) and commercial (2421 Larpenteur Ave) land uses. Adjacent existing land uses include single-family residential to the north, commercial to the west and east with single-family residential directly beyond, and commercial on the south side of Larpenteur Avenue.

PUD Process & Purpose

Chapter 7 Planned Unit Development (PUD) of the City Code allows landowners and/or developers to request rezoning to PUD when it can be demonstrated that such flexibility will result in a more creative and efficient approach to development. The PUD is the appropriate zoning designation when it can be demonstrated that the more restrictive conventional zoning district standards will result in a less desirable development plan. Flexibility within a PUD generally considers modifications such as reduced rights-of-way, street widths, parking space deviations, permitted uses, screening, signage and other zoning related requirements.

Some flexibility from the conventional B-1 zoning district standards is needed to achieve the proposed redevelopment Project, and therefore the Applicant has applied to rezone the parcels to PUD. Since the Concept Plan stage of the PUD process may occur simultaneously to the Development Stage review and the easterly parcel is currently used for the same use as proposed, the Applicant and City Staff determined that concurrent review was reasonable.

In compliance with the City's ordinances, the Applicant submitted a full engineering plan set, stormwater analysis, and architectural concept plans. The following analysis of the submitted plans is provided and includes identification of requested flexibility from the conventional zoning and subdivision ordinance standards.

Land Use and Zoning Consistency

Comprehensive Plan Review

The City's 2040 Comprehensive Plan was adopted by the City Council in late 2019. The 2018 generalized land uses of the parcels are single-family residential (2439 Larpenteur) and commercial (2421 Larpenteur). The 2040 Comprehensive Plan guides the subject parcels Mixed Use – North (MXD-N) which plans for a mix of residential, commercial, and office/service uses. Mixed-use is generally contemplated to be vertically integrated but may be horizontally integrated across the land use designation.



The proposed Project will redevelop the parcels for commercial use including a retail/convenience store, fueling station, and carwash. While the proposed redevelopment does not include residential uses, the site has historically been used for a fueling station and therefore residential use is not likely the highest-and-best use given site conditions. Further, the convenience store will include a more robust selection of goods and sundries that will serve the surrounding residential neighborhoods, which is consistent with the City’s goals and objectives for the corridor. As such, redevelopment utilizing the PUD process allows for flexibility in mix of uses which supports the City’s stated goals and objectives within the adopted Comprehensive Plan and the PUD ordinance.

Lot Combination/Consolidation

The Site is proposed for a combination of two lots to accommodate a gas station including a convenience store and a carwash. Current City ordinance recommends platting for the combination of lots. However, this cannot be accomplished while still meeting all required setbacks given Ramsey County’s request for additional right-of-way for all plat requests on Larpenteur. Deviation from the requirement to plat can be accomplished through the lot combination and PUD process.

Zoning Consistency

Both lots are currently zoned B-1 Community Business, and motor fuel stations are a permitted use while single-family residential uses are not permitted. The B-1 zoning has been in place since at least the 2020 Comprehensive Plan, which has made any improvements to the residential structure on 2439 Larpenteur nearly impossible given its non-conforming status. The existing Motor Fuel station at 2421 Larpenteur is a permitted use within the zoning district, however certain proposed improvements on the site do not meet the B-1 zoning district dimensional standards.

The Applicant is proposing to rezone the parcels using a PUD overlay which will allow for flexibility from the conventional B-1 zoning and subdivision standards. The following table identifies the dimensional requirements of the conventional zoning and the proposed development Project:

Dimensional Requirement	B-1 Zoning	Proposed Project (Combined Lot)
Lot Area (all other uses)	5,000 SF	29,620 SF (0.68 AC)
Lot Width (ft)	50'	215'-6"
Front-Yard Setback	-	31'-2"
Rear-Yard Setback	15'	20'-7"
Side-Yard Setback	-	9'-2"
Maximum Coverage	-	5,386 SF (0.18% of lot area)
Maximum Height	35'	23' building
Maximum Fence Height (rear and side yards)	7'	6'-6" (trash enclosure)
Parking Requirements (retail)	1 space for 150 SF (3,956 SF/150 SF = 26 Required Spaces)	17 (8 standard, 1 handicap accessible, 8 fueling stations)



Dimensional Requirement	B-1 Zoning	Proposed Project (Combined Lot)
Signage (see analysis in subsequent sections of this report)		

Building Architecture, Height, and Use Comments & Considerations

As shown on Sheet A2.0.1, the proposed 5,386 SF building consists of a 3,956 SF convenience store and 1,430 SF carwash. The building is proposed to be located on the western half of the Site, oriented such that the “front” of the building and two primary convenience store access doors are on the east side of the building, facing the fueling bays and Eustis Street. The carwash is proposed to be located west of or “behind” the convenience store with respect to the primary building entrances. Views of the Site include the fueling bay from the east (Eustis Street); the south side of the building with emergency exit, and carwash exit from the south (Larpenteur Avenue); the north side of the building, carwash entrance, and fenced trash enclosure from the north (alleyway); and the back of the building from the west (adjacent commercial property).

The tallest point of the proposed building is on the east elevation which includes a 23-foot-tall gray parapet wall above the main entrances. Parapet walls around the remainder of the building and carwash vary between 18.5 feet and 20 feet. The building heights conform with B-1 zoning requirements that restrict height to a maximum of 35 feet.

Proposed building finishes include Nichiha Tuff Block and Canyonbrick in neutral colors on the building façade, and windows with gray tinted glass. Tuff Block and Canyonbrick are engineered products that replicate the look of traditional stone block or brick, respectively.

A 47-foot by 59-foot canopy is proposed above the fueling station, to the east of the building, and would include LED signage on the south and east faces, and illumination around the entire perimeter, as shown on the elevations on Sheet CA-2.0.1. The proposed fueling station canopy is 18.5 feet in height.

A trash enclosure is proposed in the northwest corner of the site, “behind” the carwash (as viewed from Larpenteur Avenue) and within a 6.5-foot-tall fenced enclosure.

Staff have the following comments regarding building architecture, height, and use:

- The orientation of the building is logical given the location of the parking area and fueling stations.
- The south elevation as viewed from Larpenteur Avenue with an emergency exit door and no windows is currently sparse and uninviting in appearance, especially for pedestrians/streetscape appearances on Larpenteur Avenue. The City’s Comprehensive Plan goals include promoting a more pedestrian-friendly streetscaping, landscaping and building design along the Larpenteur Mixed-Use corridor. Staff recommend modifying the building and site design on this side (Larpenteur frontage) that is most visible from the main thoroughfare of Larpenteur Avenue.
 - Suggestions include adding windows to the south elevation (consider tinted or spandrel glass), enhanced lighting, landscaping in place of rock on south side of driveway (see Engineering Review and comments below regarding adding a catch basin), and modifying architectural features (a different door type and/or awning over the door).



Access, Circulation and Parking Comments & Considerations

The Site’s main access points are one proposed driveway on the south from eastbound Larpenteur Avenue, and two full access driveways on the east from Eustis Street. Vehicles are proposed to enter the carwash around the north side of the buildings (one-way westbound only) and exit the carwash to the south, connecting to the parking lot. Vehicles are most likely to exit the Site at either Larpenteur Avenue (westbound only) or at the southmost Eustis Street access. A fourth access from the alleyway appears to allow garbage trucks to access the trash enclosure. The alleyway connects to Malvern Street and Eustis Street.

The Project includes approximately 17 parking stalls including eight standard stalls, one accessible handicap stall, and eight unmarked spaces at the fuel pumps.

Staff have the following comments regarding access, circulation, and parking:

- The Applicant should provide supporting data regarding how the parking ratio of 1 parking stalls per 233 SF gross floor area was derived. The City’s ordinance does not specify number parking stalls for gas stations, however, 1 stall per 150 SF of gross floor area is required for general retail space. The proposed plan is a deviation from the parking ratio standard.
- Snow removal should be described. Based on the surface parking areas, and general site plan, there is little space internal to the site for snow removal and storage.
- The north edge of the site shares a property line with a single-family structure. The developer/Applicant should consider a landscape or fence treatment on this edge to mitigate potential glare from headlights.
- Verification should include review for trash/recycling hauler trucks and how they maneuver to/from the trash enclosure for collection.
- It is unclear whether access from the alley is intended for garbage haulers only, or also as a secondary carwash access. Staff recommends providing signage, pavement markings and/or orienting the carwash payment station such that carwash access is limited to the driveway around the north side of the building (no access from alleyway).

Signage Comments & Considerations

As shown on Sheet C100 Site Layout Plan and C507 Site Sign Details, proposed signage will include illuminated building signage on the south and east elevations of the building, at the carwash entrance and exit, on the south and east faces of the fueling station canopy, and a 25-foot-tall monument sign on the southeast corner of the site. Other signage includes non-illuminated directional signage for the carwash, regulatory signage at the driveway exits, and pavement markings (directional and for pedestrian crossing of carwash exit lane). A tabulation of proposed signage is as follows:

Sign Description	Qty	Size	Total Area
Illuminated Monument Sign (25’ height)	2 (two-sided)	19.25’ x 6.75’	260.0 SF
Illuminated Holiday Shop Sign (east building face)	1	5’ x 12.7’	63.5 SF
Illuminated Holiday Totem Sign (south building face)	1	5’ x 5’	25.0 SF
Illuminated Car Wash Sign (north building face)	1	3’ x 14’	42.0 SF
Illuminated Exit Car Wash Sign (south building face)	1	3’ x 14’	42.0 SF
Illuminated Canopy Signs (south and east canopy face)	2	2.5’ x 13.7’	68.2 SF
Total			500.7 SF



Exempt Signs	Qty	Size	Total Area
Non-Illuminated Directional Signs	6	-	-
Non-Illuminated Wall Sign	1	-	-

- Monument sign: Title 10 Zoning, Chapter 10 Sign Regulations of the City Code establishes regulations for size, illumination and types. The following standards are applicable:
 - The code limits size of a single sign to 100 SF. The maximum allowed height of any sign is 20 feet. The monument sign as proposed includes 260 SF (two-sided) which is greater than the maximum area of 100 SF for a single sign allowed per code. This is a requested deviation from the base zoning district standards.
 - The code prohibits the use of electronic message display signs. The proposed sign includes electronic messaging on both sides, which does not comply with the base zoning district standards. This is a requested deviation from the base zoning district standards.
 - The proposed monument sign is 25' tall and exceeds the maximum allowed sign height of 20 feet. The sign height represents a deviation for the base zoning district standards.
- All nonexempt signs (including the monument sign): The cumulative maximum sign area of all nonexempt signs is 5 SF per front foot of building per code (93' building front x 5 SF = 465 SF). The cumulative area of all non-exempt signs proposed is approximately 500 SF which is greater than the cumulative maximum sign area allowed and represents a deviation from the base zoning district standards.
- Other site/directional signs: A 10-foot rear yard setback is required where abutting R districts. A directional sign for the carwash is proposed along the north side of the property, less than 3 feet from the property boundary with the abutting residential district. This represents a deviation from the base zoning district.

Staff have the following comments regarding the signage plan provided:

- As indicated in Title 10 Zoning, Chapter 10 Sign Regulations of the City Code, the intention of the City's sign code is to "...prohibit signs whose location, size, type, illumination or other physical characteristics negatively affect the environment and where the communication can be accomplished by means having a lesser impact on the environment, public health, safety and welfare."
- The 25-foot-tall monument sign in the southeast corner of the site exceeds the height allowed by code and also seems high in the context of surrounding land uses. Staff recommends that sign height be less than or equal to either the height of existing Super USA sign across Larpenteur Avenue or 20 feet, whichever is less.
- Staff recommends the Applicant/develop redesign the electronic messaging to minimize the digital content.
- Staff recommends a more cohesive and simplified monument sign be designed to minimize the impact to the surrounding area. Options for consideration could include a more monochromatic color palette, removing the diesel electronic message center, etc.



- With the reduced height of the monument sign, the cumulative sign area of all nonexempt signs would be reduced to around 430 SF, which is less than the maximum allowed by ordinance and therefore would not require a deviation from this ordinance standard.
- The PUD does allow for flexibility in the placement of the directional sign for the carwash as there is limited space for this signage and the alleyway is a buffer between the Site and the adjacent residential district.

Lighting Plan Comments & Considerations

As shown on Sheet C140 Lighting Plan and C141 Lighting Details, downcast wall mounted lighting is proposed on all four sides of the building to illuminate areas of the building exterior. Nine downlights are proposed on the front/east side of the building to illuminate building entrances. Twelve canopy lights are proposed to illuminate the fueling bay. Area luminaires are proposed at the three driveway entrances from Larpenteur Avenue and Eustis Street. Tape/tube lighting is proposed on the underside of building features on the east side to illuminate the front sidewalk. Finally, LED pod modules are proposed for illuminated canopy and wall signage. The canopy side panels are proposed to have eyebrow lighting on all elevations.

The proposed 25' tall pylon/monument sign is also proposed to be illuminated, with one panel as an electronic message center. A tabulation of proposed lighting is as follows:

Lighting Description	Arrangement	Qty	Location
Downcast Wall Mounted	Single	11 EA	All four sides of building perimeter
Downlights	Single	9 EA	Entrance lighting, east side of building
Canopy	Single	12 EA	Under fueling station canopy
Area	Single	3 EA	Driveways
Tape/tube	Linear	30 LF	Building frontage
LED pods	Single	99 EA	Canopy perimeter and illuminated wall signs

Staff have the following comments regarding the lighting plan provided:

- While current City Code does not include lighting requirements, codes from other cities with similar districts permit maximum light spillage in the 2.0 to 3.0 footcandle range at the property line.
- The wall pack lights on the west elevation of the car wash do not appear to have a purpose and seem to result in excessively bright lighting on the eastern side of the existing adjacent business (up to 12.2 footcandles). Please confirm calculations and consider removing lighting in this location. If applicant wants to light this area, they should limit illumination to maximum 3.0 footcandles at the property line.
- Any lighting used to illuminate the Site shall be so arranged as to reflect the light away from adjoining premises in any R district.
- All proposed internally lit signage should be accounted for and incorporated in the photometric plan. Please confirm and resubmit a revised lighting plan with the signage included in the footcandle analysis.



Grading Plan Comments & Considerations

Runoff from the carwash exit drive appears to flow south over the flush curb to drainage stone. This drainage is not ideal as overflow could cross the sidewalk to the south, potentially resulting in icy conditions in the winter, or washed-out stone scattered on the sidewalk and grass.

Staff have the following comments regarding the grading plan provided:

- The City recommends lifting the south curblin and installing a catch basin on the north curblin, connecting the structure to PVC pipe draining to the infiltration trench. This recommendation is also included within the City Engineer's recommendations.

Landscape Plan Comments & Considerations

As shown on Sheet C130 Landscaping Plan, and C131 and C132 Landscaping Details, a mulched landscape bed including Nordic Holly and Skyrocket Juniper evergreen shrubs and trees is proposed on the west side of the carwash, adjacent to an adjacent business. An American Sentry Linden tree in a sidewalk tree grate is proposed to replace an existing removed tree along Larpenteur Avenue. Sod is proposed in all other disturbed areas including behind sidewalk along Larpenteur Avenue, Eustis Street, adjacent to the alleyway, and in other disturbed areas along the building's west elevation.

Staff have the following comments regarding the landscape plan provided:

- Additional trees and shrubs should be provided within the proposed green spaces around the perimeter of the site. Consider adding a fence along the north edge of the property.
- Recommend adding salt-tolerant landscaping in lieu of sod in areas exposed to road salt, especially along Larpenteur Avenue and near monument sign.
- As noted in the Engineering Review, the proposed American Sentry Linden tree should be replaced with a Swamp White Oak.

Engineering Review

A formal engineering review was completed as part of the Development Plan review process. The Applicant submitted a set of preliminary civil drawings, including demolition, soil erosion and sediment control, site layout, utilities, grading, landscape, and stormwater management plans, which were referenced in this review. Staff comments are attached to this review letter.

Staff Findings Analysis

The City Code establishes general standards by which a PUD must be reviewed which are provided in Section 10-7-4: General Standards for Approval. To approve the plans, the following findings must be made:

- 1) The planned unit development is consistent with the comprehensive plan of the city;

Staff Analysis: The proposed rezoning to PUD is consistent with the stated goals and objectives of the Comprehensive Plan provided that the draft conditions are met.

- 2) The planned unit development is an effective and unified treatment of the development possibilities on the site;

Staff Analysis: The Site has historically been used for a fueling station. Therefore, residential use is not likely the highest-and-best use of the property. Further, the proposed convenience store will



include a more robust selection of goods and sundries that will serve the surrounding residential neighborhoods, which is consistent with the City's goals and objectives for the corridor.

- 3) The development plan will not have a detrimental effect upon the neighborhood in which it is proposed to be located;

Staff Analysis: Provided that the draft conditions are met, the architecture, access, circulation, signage, lighting, stormwater management, and use are intended to be an improvement to the existing conditions on the site.

- 4) The planned unit development provides transitions in land use in keeping with the character of adjacent land uses;

Staff Analysis: Provided that the draft conditions are met, the proposed Project redevelops the site with the existing use, and a gas station use has already been deemed acceptable in this location.

- 5) The proposal better adapts itself to the physical and aesthetic setting of the site and with the surrounding land uses than could be developed using strict standards and land uses allowed within the underlying zoning district;

Staff Analysis: A PUD allows flexibility from the platting requirements, without which the standards would limit the Site in a way such as redevelopment would not fit.

- 6) The proposal would benefit the area surrounding the project to a greater degree than development allowed within the underlying zoning district;

Staff Analysis: A PUD allows for flexibility from the platting requirement and without the flexibility, a redeveloped gas station use would not fit on the site. The redeveloped use is desirable because it will provide goods and services to the local neighborhood.

- 7) The proposal would achieve higher quality development than would otherwise occur in the underlying zoning district; and

Staff Analysis: The PUD will allow the City to request improved lighting, landscaping, site circulation, and aesthetics beyond what standard code would require.

- 8) The PUD will not create an excessive burden on parks, schools, streets, or other facilities and utilities that serve or are proposed to serve the PUD.”

Staff Analysis: The PUD will redevelop the site with an improvement to the existing use (gas station) and will not negatively impact parks, schools, streets or other facilities that serve the PUD.

Action requested

Staff is requesting discussion by the City Council, with specific direction regarding the architecture, landscape and signage items noted in this report. Upon conclusion of the public hearing and council discuss, staff is requesting direction from the City Council to prepare a Resolution of Approval with conditions, or a Resolution of Denial with findings that will be presented at the April 28, 2026, regular City Council meeting. The resolution will be placed on the agenda for consideration after the conclusion of the second public hearing.



The following draft conditions of approval are provided for your consideration and discussion which may be added to, deleted or amended:

- Rezoning of the consolidated parcels to PUD is contingent on approval of the Final Stage PUD plan review and approval.
- The lot combination must be approved and recorded by Ramsey County.
- The Applicant shall submit a revised south building elevation to enhance the architectural integrity of this elevation. Potential changes include the door type, adding windows/spandrel glass, adding an awning above the door, and landscaping instead of drainage stone south of the driveway curb (see storm drainage comments for south driveway below). The revised plan must be submitted as part of the Final Stage development plans.
- Provide data on parking ratio based on square footage of proposed convenience store, with specific area of public retail denoted.
- Describe snow removal/storage on the site.
- Add a fence to the north edge of the property line and provide details on how headlight glare will be mitigated for the residential property to the north.
- Restrict alleyway access to the carwash by signage, pavement markings, curbing, or other means.
- Reduce the height and area of the monument sign on southeast corner of site. Consider minimizing dynamic sign area or removing diesel sign board to accomplish reduced height and area.
- Resubmit the photometric plan showing updated photometrics/footcandle analysis to demonstrate a maximum of 3.0 footcandle at all property line. Updated photometrics should also account for illuminated signage, including the monument sign.
- Lift the south driveway curb at the carwash exit and add a catch basin in lieu of overland flow to drainage rock.
- Add trees, shrubs, or other landscaping along the Site's perimeter, particularly on the south Larpenteur frontage.
- Add salt-tolerant landscaping in lieu of sod along Larpenteur, including around the monument sign.
- Change proposed American Sentry Linden for a Swamp White Oak.
- Sheet C100 Site Plan includes item 54 which points to curb along the residential property to the north, but is indicated as "intentionally left blank" in the key. Please correct.
- Several plan sheets include a hatched area along the north curblines which seems to indicate a utility easement, but this is not specifically called out in a legend. Please correct.
- Update plans per Engineer's Review and Recommendations prior to Final Stage submission.
- Must comply with all required permits from other agencies (Ramsey County, others as required).

Attachments

Applicant's Overview

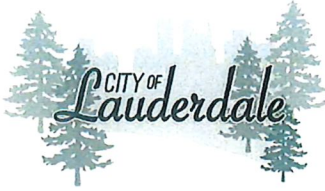
Development Plans

Building Exterior Elevations

Canopy Elevations

Engineering Plan Review

Certificate of Survey – Lot Consolidation (2421 & 2439 Larpenteur Avenue)



CITY OF LAUDERDALE
 LAUDERDALE CITY HALL
 1891 WALNUT STREET
 LAUDERDALE, MN 55113
 651-792-7650
 651-631-2066 FAX

Application Received: 9/23/2025

Payment Received: 9/24/2025

LAND USE APPLICATION

Date: 5/29/25

Fee Escrow Type of Request

\$100	\$0	<input type="checkbox"/>	Home Occupation
\$150	\$0	<input type="checkbox"/>	Variance
\$150	\$500	<input checked="" type="checkbox"/>	Lot Consolidation/Division
\$200	\$0	<input type="checkbox"/>	Sign Permit
\$200	\$500	<input type="checkbox"/>	Conditional Use
\$200	\$1,000	<input type="checkbox"/>	Lot Line Rearrangement
\$500	\$1,500	<input type="checkbox"/>	Zoning Amendment*
\$500	\$1,500	<input type="checkbox"/>	Subdivision*
\$500	\$5,000	<input checked="" type="checkbox"/>	PUD*

Summary of Request

Applicant proposes to demolish the existing structure on lots 12-15 and the single family dwelling on lot 16 and construct a new fueling facility with convenience store.

2439 IS owned by Lincoln Rentals
President IS Anthony Rammer

[Handwritten signature]

Document Recording Fee: Recording cost plus Administrative fee

Applicant Information

Name: LAUDERDALE PROPERTY
 Address: 4505 WHITE BEAR PKWY
 C, S, Z: _____
 Phone: 612-237-4851
 Email: Tony@EEG-management.com
 Signature: *[Handwritten signature]*

Owner Information (if different)

Name: _____
 Address: _____
 C, S, Z: _____
 Phone: _____
 Email: _____
 Signature: _____

**By signing above, the applicant agrees to pay the application fee and deposit an escrow fee to cover the city's consultants' costs associated with reviewing the associated request. Prior to having the request considered by the city, the applicant must deposit an escrow fee in an amount that is estimated to cover the city's consultants' costs as determined by the city administrator. If the city's consultants' costs exceed the initial escrow deposited by the applicant, an additional escrow fee will be required to cover the additional costs. The city shall use the applicant's fees to cover the city's actual consultants' costs in reviewing the request regardless of the city's action on the applicant's request. If the applicant's escrow fees exceed the city's actual consultants' costs for reviewing the request, the remaining escrow fees shall be refunded to the applicant.*

Review Timeline: All applications, other than concept plans, must be complete before being formally reviewed. Minnesota Statute provides 15 days to determine the application's completeness. Completeness depends on whether or not the checklist items are fulfilled.

Checklist: Please review the checklist for the type of application you are applying for.

For Office Use Only	PIN#: <u>17.29.23.33.0080 and 17.29.23.33.0061</u>
Date of Complete Application: _____	Amount Paid: <u>500.00</u> Receipt #: <u>17169</u>
Escrow Fee Paid: <u>5000.00</u>	Receipt # <u>17169</u> Date Escrow Returned: _____
PC Recommendation: (approve/deny) _____	Meeting Date: _____
Public Hearing Date: _____	CC Action: (approved/denied) Meeting Date: _____
Conditions? _____	

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 Doing Business As: **MASTER**
 POLYMER LABORATORY
 101 Hammond Avenue
 St. Louis, MO 63117
 Phone: 314.343.1200
 Fax: 314.343.1201
 www.colligan.com

Professional Engineer
 Vincent David Kelly
 License No. 0000000000
 State of Missouri

PROJECT NAME:
HOLIDAY STATION STORES, LLC
NEW FACILITY CONCEPT, PHASE 1
LARPENTEUR AVENUE & EUSTIS STREET
LUDWIGDALE, MINNESOTA 55113

PROJECT NUMBER:
 250022835A

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
C040



HOLIDAY STATION STORES, LLC
 PROJECT NUMBER: 250022835A
 SHEET TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN
 SHEET NUMBER: C040

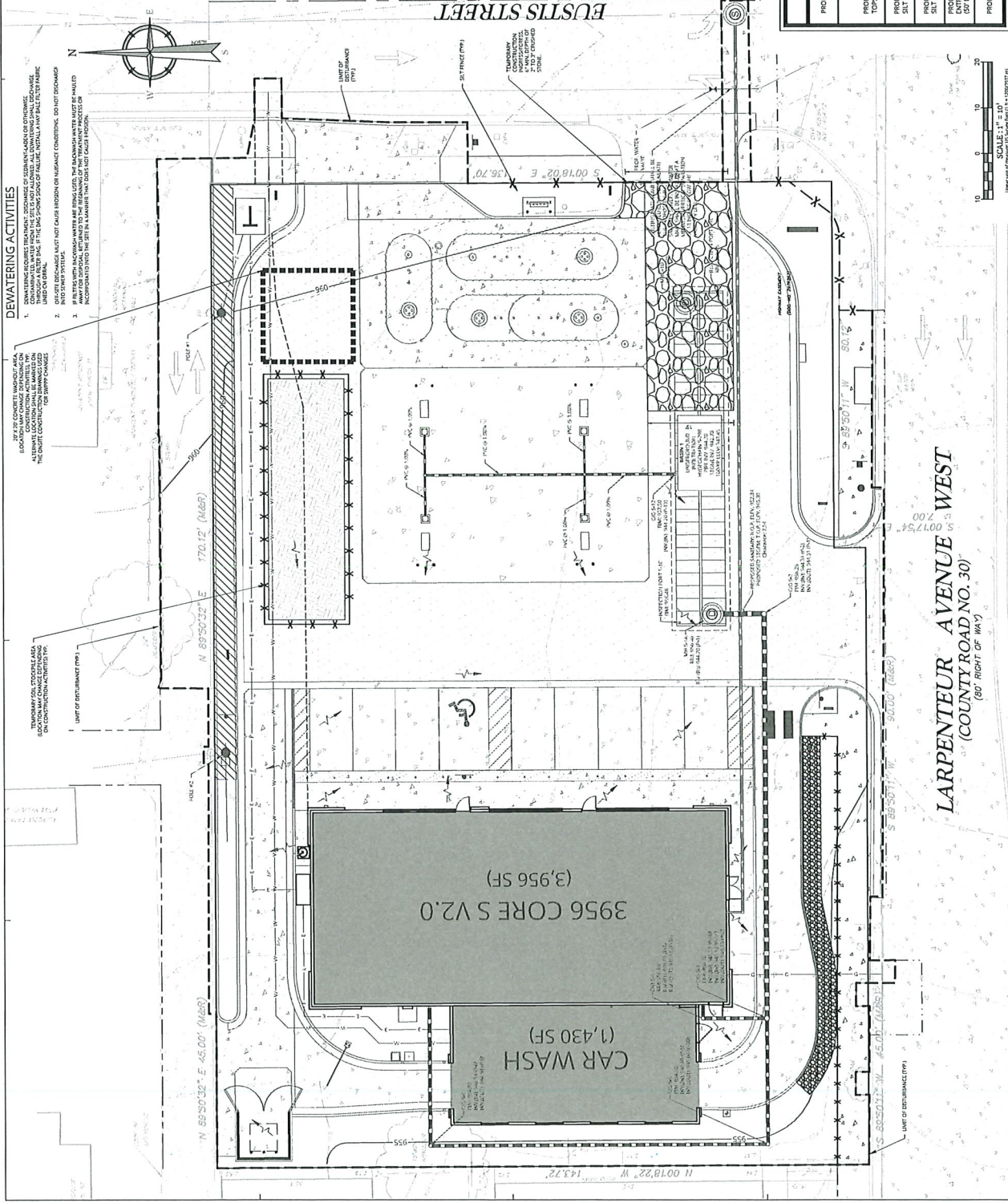
EROSION MINIMIZATION

1. THE SPECIFIED CLASS AND QUANTITY OF BERM OR OTHER APPROVED EROSION CONTROL MEASURES SHALL BE INSTALLED AT ALL POINTS WITHIN 24 HOURS OF THE COMMENCEMENT OF CONSTRUCTION.
2. ALL SLOPES IN EXCESS OF 15% SHALL BE HORIZONTALLY TRACKED WITH EROSION CONTROL MATS. EROSION CONTROL MATS SHALL BE INSTALLED AT ALL POINTS WITHIN 24 HOURS OF THE COMMENCEMENT OF CONSTRUCTION. EROSION CONTROL MATS SHALL BE INSTALLED AT ALL POINTS WITHIN 24 HOURS OF THE COMMENCEMENT OF CONSTRUCTION.
3. IN AREAS WHERE WOOD TREES OR SHRUBS ARE PRESENT, THE BERM OR OTHER APPROVED EROSION CONTROL MEASURES SHALL BE INSTALLED AT ALL POINTS WITHIN 24 HOURS OF THE COMMENCEMENT OF CONSTRUCTION. EROSION CONTROL MATS SHALL BE INSTALLED AT ALL POINTS WITHIN 24 HOURS OF THE COMMENCEMENT OF CONSTRUCTION.
4. BERM OR OTHER APPROVED EROSION CONTROL MEASURES SHALL BE INSTALLED AT ALL POINTS WITHIN 24 HOURS OF THE COMMENCEMENT OF CONSTRUCTION. EROSION CONTROL MATS SHALL BE INSTALLED AT ALL POINTS WITHIN 24 HOURS OF THE COMMENCEMENT OF CONSTRUCTION.
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SEDIMENT CONTROL

1. THE SLOPE OF ANY EXPOSED EARTH SHALL BE PROTECTED WITH EROSION CONTROL MEASURES AT ALL TIMES. EROSION CONTROL MEASURES SHALL BE INSTALLED AT ALL POINTS WITHIN 24 HOURS OF THE COMMENCEMENT OF CONSTRUCTION. EROSION CONTROL MATS SHALL BE INSTALLED AT ALL POINTS WITHIN 24 HOURS OF THE COMMENCEMENT OF CONSTRUCTION.
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SOIL EROSION LEGEND	
PROPOSED INLET FILTER	
PROPOSED AREA OF TEMPORARY TOPSOIL STOCK PILE	
PROPOSED 2' BY 2' REINFORCED SILT FENCE	
PROPOSED LIMIT OF DISTURBANCE / SILT FENCE	
PROPOSED CONSTRUCTION OF 18" LONG X 24" WIDE X 12" DEEP CURB (FOR LONG X 24" WIDE X 12" DEEP CURB)	
PROPOSED LIMIT OF DISTURBANCE	



LARPENTEUR AVENUE WEST
 (COUNTY ROAD NO. 30)
 (80' RIGHT OF WAY)

EUSTIS STREET

3956 CORE S V2.0
 (3,956 SF)

CAR WASH
 (1,430 SF)

SCALE: 1" = 20'
 (SEE PLAN FOR DIMENSIONS)

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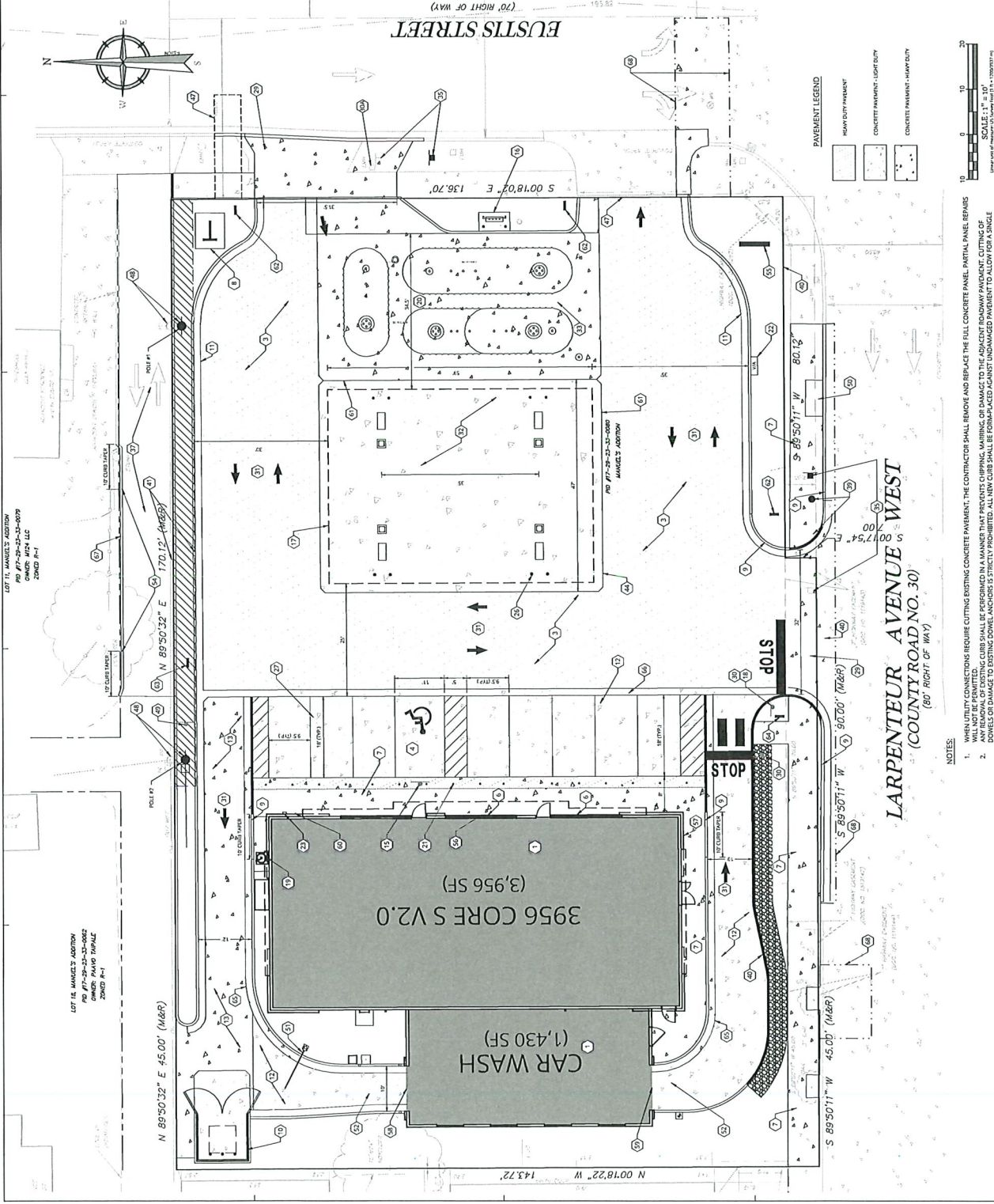
PROJECT NAME: _____
 PROJECT NUMBER: _____
 SHEET TITLE: _____

Vincent David Kelly
 MINNESOTA LICENSED PROFESSIONAL ENGINEER
 COLLIER ENGINEERING & DESIGN, INC.
 10000 UNIVERSITY AVENUE, SUITE 100
 LITTLETON, MINNESOTA 55120

PROFESSIONAL IN CHARGE
 W. KELLY PE
 E. BLASEY
 DATE ISSUED: 09/15/2025

Holiday
 HOLIDAY BRANTONKOPF, LLC
 PROJECT NUMBER: 250022833A
 SHEET TITLE: SITE LAYOUT PLAN
 SHEET NUMBER: C100

NO.	DESCRIPTION
01	FOUNDATIONS
02	CONCRETE
03	STEEL
04	MECHANICAL
05	ELECTRICAL
06	PLUMBING
07	PAVEMENT
08	LANDSCAPE
09	UTILITIES
10	WOODWORK
11	GLASS
12	ROOFING
13	INSULATION
14	MECHANICAL EQUIPMENT
15	ELECTRICAL EQUIPMENT
16	PLUMBING EQUIPMENT
17	WOODWORK
18	GLASS
19	ROOFING
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38	WOODWORK
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40	ROOFING
41	INSULATION
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48	INSULATION
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90	INSULATION
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93	PLUMBING EQUIPMENT
94	WOODWORK
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99	ELECTRICAL EQUIPMENT
100	PLUMBING EQUIPMENT

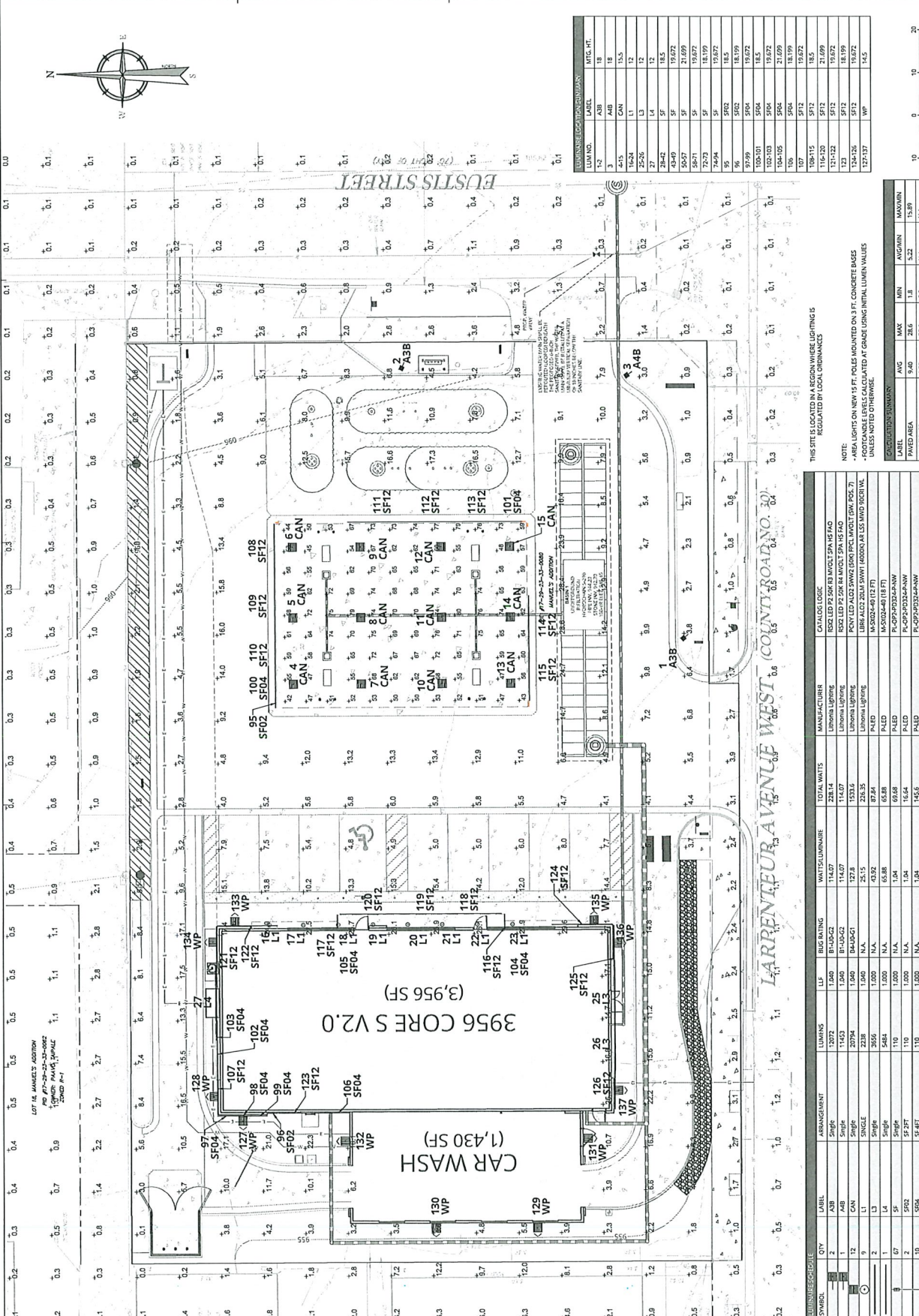


Collins Engineering & Design
 www.collinsengineering.com
 Doug Burtner, P.E. MASTER
 POLYMER ENGINEERING SOCIETY
 1011 University Ave., Suite 100
 St. Paul, MN 55108
 Phone: 763.343.1100
 Fax: 763.343.1101
 Email: dburtner@collinseng.com

PROJECT INFORMATION
 PROJECT NAME: HOLIDAY
 PROJECT LOCATION: 3956 CORE S V2.0
 PROJECT MANAGER: VINCENT DAVID KELLY
 PROFESSIONAL IN CHARGE: VINCENT DAVID KELLY
 DATE ISSUED: 08/15/2025

VINCENT DAVID KELLY
 MINNESOTA LICENSED PROFESSIONAL ENGINEER
 COLLIER ENGINEERING & DESIGN, INC.
 1011 UNIVERSITY AVENUE, SUITE 100
 ST. PAUL, MN 55108
 PHONE: 763.343.1100
 FAX: 763.343.1101
 EMAIL: vkelly@collinseng.com

Holiday
 HOLIDAY STATIONERS, LLC
 PROJECT NUMBER: 25002283A
 SHEET TITLE: LIGHTING PLAN
 SHEET NUMBER: C140



Lighting fixture schedule table with columns: SYMBOL, QTY, LABEL, ARRANGEMENT, LUMENS, BEIG RATING, WAIT/LUMINAIRE, TOTAL WATTS, MANUFACTURER, CATALOG LOGIC.

Area lighting schedule table with columns: LABEL, QTY, MAN, MAX, AVG, UNDER, UNDER CANOPY, MAN/WAN, NS/ST, N/A, L/NO.

NOTE: AREA LIGHTS ON NEW 15 FT. POLES MOUNTED ON 3 FT. CONCRETE BAGES INSTALLED AT GRADE USING INITIAL LUMEN VALUES UNLESS NOTED OTHERWISE.

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES.

3956 CORE S V2.0 (3,956 SF)
 CAR WASH (1,430 SF)

LARRENCEUR AVENUE WEST (COUNTY ROAD NO. 30)

EUSTIS STREET

PROJECT NAME: HOLIDAY STATIONERS, LLC
 PROJECT LOCATION: NEW FACILITY/CANOPY, PARK
 LARRENCEUR AVENUE & EUSTIS STREET
 LUDERDALE MINNESOTA 55113

Collins Engineering & Design
 www.collinsengineering.com
 Doing Business as: **MASER**
 HOLDINGS, INCORPORATED
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 Minneapolis, MN 55401
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 E-mail: info@collinseng.com

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DATE: _____ DESCRIPTION: _____

TODAY'S PROJECT CONTACTS:
 PROJECT MANAGER: _____
 DESIGNER: _____
 DRAWN BY: _____
 DATE ISSUED: _____
 DATE REVISION: _____

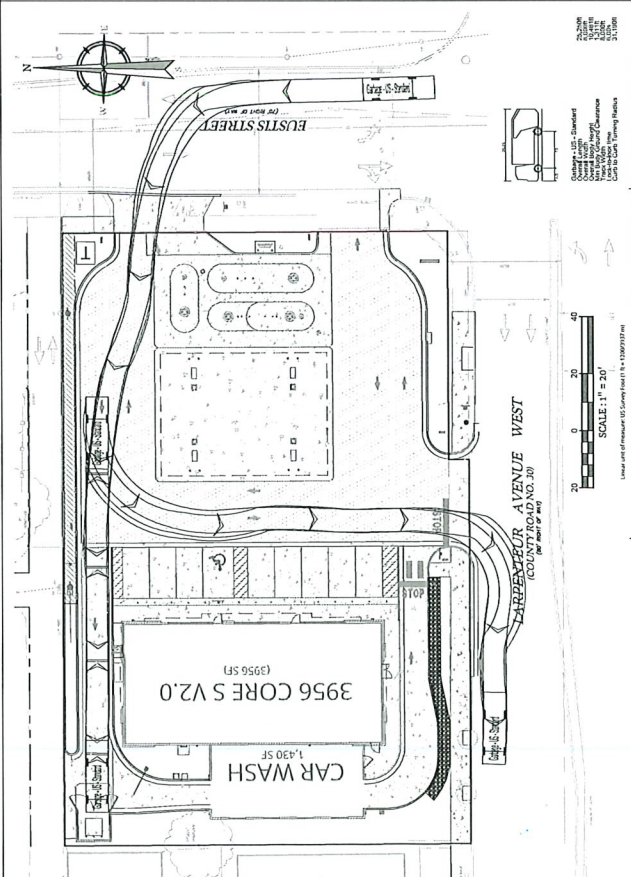
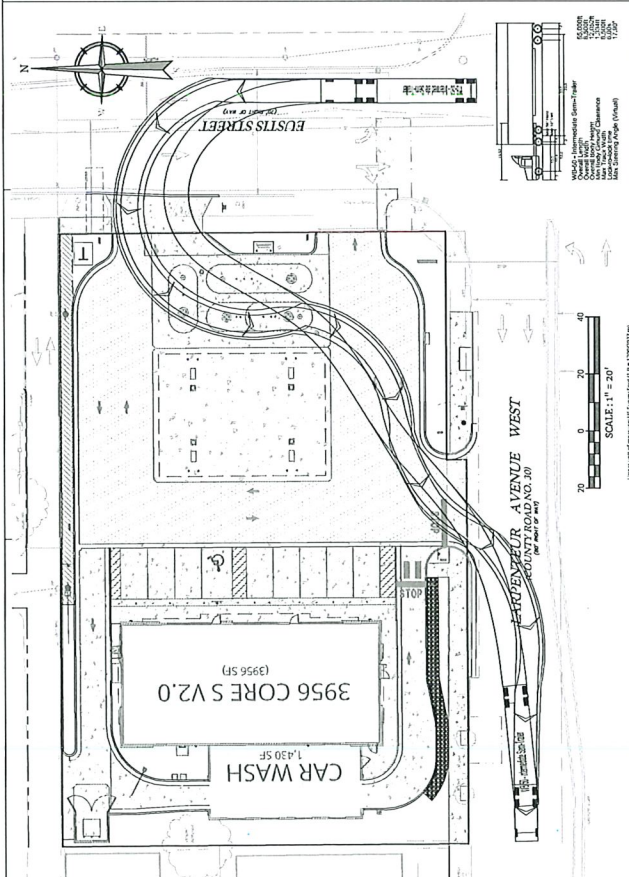
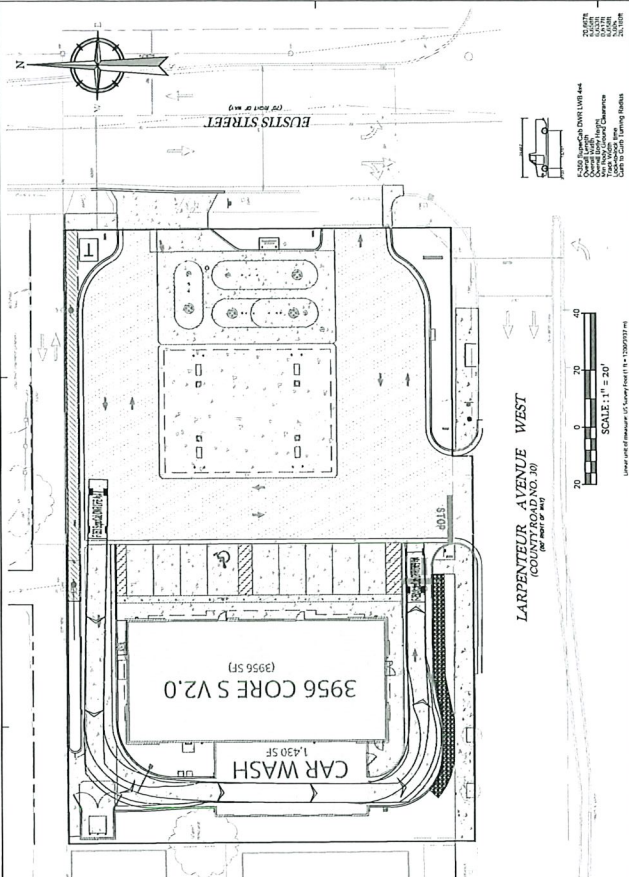
Vincent David Kelly
 MINNESOTA LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 001556
 COLLETT LIGHTING & DESIGN, INC.
 15000 Highway 101, Suite 200
 Minneapolis, MN 55425
 Phone: 763.211.7300
 Fax: 763.211.7301
 E-mail: info@collinseng.com

PROJECT NAME:
HOLIDAY STORE LOCATIONS, LLC
NEW PROJECT (CAMPUS), 16A
LARPENTEUR AVENUE & EUSTIS STREET
LUDWIGSBURG, MINNESOTA 55113

PROJECT NUMBER:
25002263A

SHEET TITLE:
TRUCK CIRCULATION PLAN

SHEET NUMBER:
C150





Stantec Consulting Services Inc.
733 Marquette Avenue, Suite 1000
Minneapolis MN 55402-2314

April 8, 2026

Heather Butkowski – City Administrator
City of Lauderdale
1891 Walnut Street
Lauderdale, MN 55113

Dear Ms. Butkowski,

Reference: Revised Plan Review – Holiday Stationstores, LLC – 2437 Larpenteur Ave W

We have reviewed the Revised Plans dated March 23, 2026 for the proposed construction of a new convenience store/gas station/car wash at the site of the existing BP Station at 2437 Larpenteur Avenue West. The following are our revised comments regarding the proposed development:

General Notes

1. The applicant should coordinate existing conditions and proposed improvements in the SE corner of the site with Ramsey County. This area is currently under construction and proposed improvements should be depicted on these plans.
2. All work within the Larpenteur Ave right of way, including the proposed access, should be reviewed and approved by Ramsey County. Applicant shall provide proof of authorization by Ramsey County prior to construction.
3. Any disturbance to adjacent private properties will require written authorization by the property owner to complete the proposed improvements.
4. All improvements within the City of Lauderdale right of way shall conform to City Standard Details.
5. The building official should review the plans to ensure adequate fire vehicle access and hydrant coverage.
6. All relevant permits and approvals should be obtained, and a copy of all permits shall be submitted to the City of Lauderdale prior to construction.
7. Any damage to adjacent roadways, curb, or other city infrastructure incurred during construction shall be repaired at no cost to the City of Lauderdale.

Demolition Plan – Sheet C010

8. It does not appear that Demolition Key 18 is shown on the plan. Unused keys should be removed from the legend.

Reference: Plan Review – Holiday Stationstores, LLC – 2437 Larpenteur Ave W

Soil Erosion & Sediment Control Plan – Sheet C040

9. Inlet protection should be provided on inlets within adjacent streets and downstream of project site, including the existing inlet within the northwesterly curb radius at the intersection of Eustis and Larpenteur.
10. Perimeter erosion control, such as biolog, shall be provided where silt fence isn't feasible around the north and south perimeter of the site.
11. Silt fence should be shown along the westerly property line.

Site Layout Plan – Sheet C100

12. Dimension the proposed width of the alley.
13. Any pavement markings impacted by the proposed utility trench shall be restored to pre-project conditions.
14. There are concerns with the proposed runoff from the proposed drive around the south side of the building. The drainage will likely flow through the adjacent stone, and ultimately end up flowing over the adjacent sidewalk, potentially causing ice buildup on the sidewalk as well as unintended spillage of the drainage stone. The applicant should add a storm inlet at the low point in the access drive and route that runoff to the infiltration basin. This drainage area is not considered part of the fueling area as it is isolated by a high point in the proposed access road.

Utilities Plan – Sheet C110

15. The segments of sewer pipe immediately upstream and downstream of this proposed structure in Eustis Street shall be televised upon completion of the work. Televising records shall be provided to the City for review.
16. The proposed sanitary sewer manhole shall conform to City of Lauderdale standard details (see attached).
17. Applicant shall submit all proposed water service/main improvements to St. Paul Regional Water Services for review and approval.
18. St. Paul Regional Water Services should review the hydrant locations and access drive for emergency vehicles.
19. There are loop detectors within Eustis Street for the traffic signal that may be impacted by the proposed utility connections. Impacts to the signal and/or loop detectors shall be coordinated with Ramsey County.

Grading Plan – Sheet C120

20. Emergency overflow (EOF) locations and elevations should be shown on the plans.
21. Provide spot elevations at low points and high points along proposed curb lines and identify flow direction, in particular along the drive to the south of the proposed building.
22. Provide additional spot elevations and slope labels near the entrance and ADA parking areas to ensure conformance with ADA standards.
23. Provide additional grading detail near the trash enclosure. The proposed elevations seem to indicate that there is a low point in the back corner of the enclosure at a 955.95 and that runoff from the proposed entrance road to the east and south of the enclosure will be routed through the trash enclosure and directly towards the existing garage to the west.

Reference: Plan Review – Holiday Stationstores, LLC – 2437 Larpenteur Ave W

Landscape Plan – Sheet C130

24. The proposed Linden tree should be replaced with a Swamp White Oak.
25. Additional trees and shrubs should be provided within the proposed green spaces around the perimeter of the site.

Site Details – Sheet C501-C503

26. The pavement sections should include the recommended 12” of Select Granular subbase per the geotechnical report.
27. Asphalt mix types shall be designated in the details on the final construction plans.
28. The roadway patch within Eustis Street shall match the existing pavement section. The existing pavement section is approximately:
 - 1.5" - WEARING COURSE (SPWEA240B)
 - TACK COAT
 - 2.5" - BASE COURSE (SPNWB230B)
 - 8" - AGGREGATE BASE, CL.5
 - 12" - SELECT GRANULAR
 - GEOTEXTILE FABRIC
29. The plans should include the proposed concrete pavement patch section and joint details for the proposed sanitary sewer connection within Eustis Street.
30. The Stop Bar Details depicts Parking Space Marking. Update accordingly.
31. The dimensions on the Accessible Parking Stall Detail should be adjusted to correspond with the proposed striping.
32. Applicable details should conform to the attached City Standard Details. Include the applicable city standard details from the attached in the plans.

Stormwater Management

33. In general, the stormwater management plan meets City and Mississippi Watershed Management Organization requirements and is acceptable. A final, signed plan should be submitted to the city prior to final approval.
34. Drainage areas and runoff rates should be updated to reflect the additional storm inlet in the proposed drive to the south of the building per comment number 13 in this letter.
35. The underground infiltration BMP does not trigger MS4 rules and an additional pre-treatment header row is not required. A stormwater maintenance agreement should be prepared and finalized such that the responsibility of the long-term maintenance and performance of the BMP is the responsibility of the applicant/owner.

April 8, 2026
Heather Butkowski – City Administrator
Page 4 of 4

Reference: Plan Review – Holiday Stationstores, LLC – 2437 Larpenteur Ave W

Please reach out to me if you have any questions regarding these comments.

Regards,

Stantec Consulting Services Inc.

Kellie M. Schlegel

Kellie Schlegel, PE
City Engineer
Phone: (612) 712-2125
kellie.schlegel@stantec.com

Cc: Jennifer Haskamp - City Planner; Ben Otto – Stantec

Attachments: Lauderdale Standard Details

INDEX

City
Plate
No.

PLATE DESCRIPTION

BED-1	BEDDING METHODS FOR PVC
BED-2	BEDDING METHODS FOR RCP & DIP
BED-3	IMPROVED FOUNDATION FOR RCP & DIP
ERO-1	SILT FENCE INSTALLATION
ERO-2	EROSION CONTROL AROUND CATCH BASIN
ERO-3	INLET PROTECTION CATCH BASIN INSERT AFTER PAVING
ERO-4	BIOLOG DITCH CHECK
SAN-1	SANITARY SEWER MANHOLE
SAN-2	SANITARY SEWER JUNCTION MANHOLE
SAN-3	SANITARY SEWER DROP INLET MANHOLE
SAN-4	WATERTIGHT CASTING FOR SANITARY SEWER MANHOLE
SAN-5	INSULATION DETAIL
SAN-6	SANITARY SEWER INSIDE DROP INLET MANHOLE
SER-1	SEWER SERVICE CONNECTIONS
SER-2	SERVICE RISER
SER-3	PVC SERVICE LINE CLEANOUTS
SER-4	PVC SANITARY SERVICE SADDLE CONNECTION
SER-5	CURB BOX AND CLEANOUT PROTECTION IN DRIVEWAY
STO-1	STORM SEWER MANHOLE
STO-2	STORM SEWER JUNCTION MANHOLE
STO-3	STORM SEWER JUNCTION MANHOLE WITH REINFORCED TOP SLAB
STO-4	STORM SEWER JUNCTION MANHOLE WITH REINFORCED TOP SLAB & SUMP
STO-5	CATCHBASIN MANHOLE
STO-6	CATCHBASIN MANHOLE WITH SUMP
STO-7	CATCHBASIN
STO-8	CATCHBASIN WITH SUMP



INDEX

LAUDERDALE, MN

LAST REVISION:
OCTOBER
2022

PLATE NO.
PAGE 1 OF 2

INDEX

City
Plate
No.

PLATE DESCRIPTION

STO-9	PRECAST SHALLOW STORM SEWER STRUCTURE
STO-9A	PRECAST 27" SHALLOW DEPTH BEEHIVE STRUCTURE
STO-12	FLARED END SECTION AND TRASH GUARD
STO-12A	FLARED END SECTION
STO-13	RIPRAP AT OUTLETS
STO-14	DRAINTILE INSTALLATION INTO CATCHBASIN
STO-19	PVC PERFORATED PIPE
STO-27	STORM SEWER SERVICE CONNECTION TO RCP
STO-38	OFF STREET CATCHBASIN WITH CONCRETE STOOL GRATE FRAME
STR-1	CURB AND GUTTER
STR-2	CONCRETE CURB AND GUTTER TRANSITION
STR-3	SURMOUNTABLE CURB AND GUTTER CONSTRUCTION AT CATCH BASIN
STR-4	B618 CURB AND GUTTER CONSTRUCTION AT CATCH BASIN
STR-5	PEDESTRIAN CURB RAMP GENERAL LOCATION
STR-6	DOUBLE PEDESTRIAN CURB RAMP GENERAL LOCATION
STR-7	PEDESTRIAN CURB RAMP DETAILS
STR-8	CONCRETE DRIVEWAY APRON COMMERCIAL
STR-9	CONCRETE RESIDENTIAL DRIVEWAY APRON
STR-10	CONCRETE VALLEY GUTTER
STR-10A	BITUMINOUS RESIDENTIAL DRIVEWAY APRON
STR-16	BITUMINOUS JOINT SAW AND SEAL
STR-18	CATCH BASIN & MANHOLE ADJUSTMENT (HIGH DENSITY POLYETHYLENE RINGS)
STR-19	STREET NAME BLADE SIGNS PUBLIC STREETS

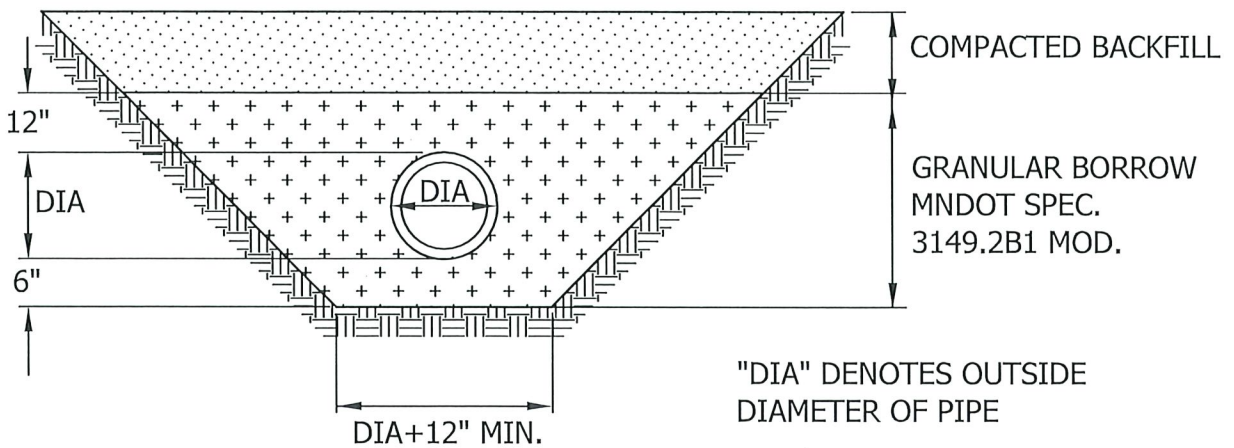


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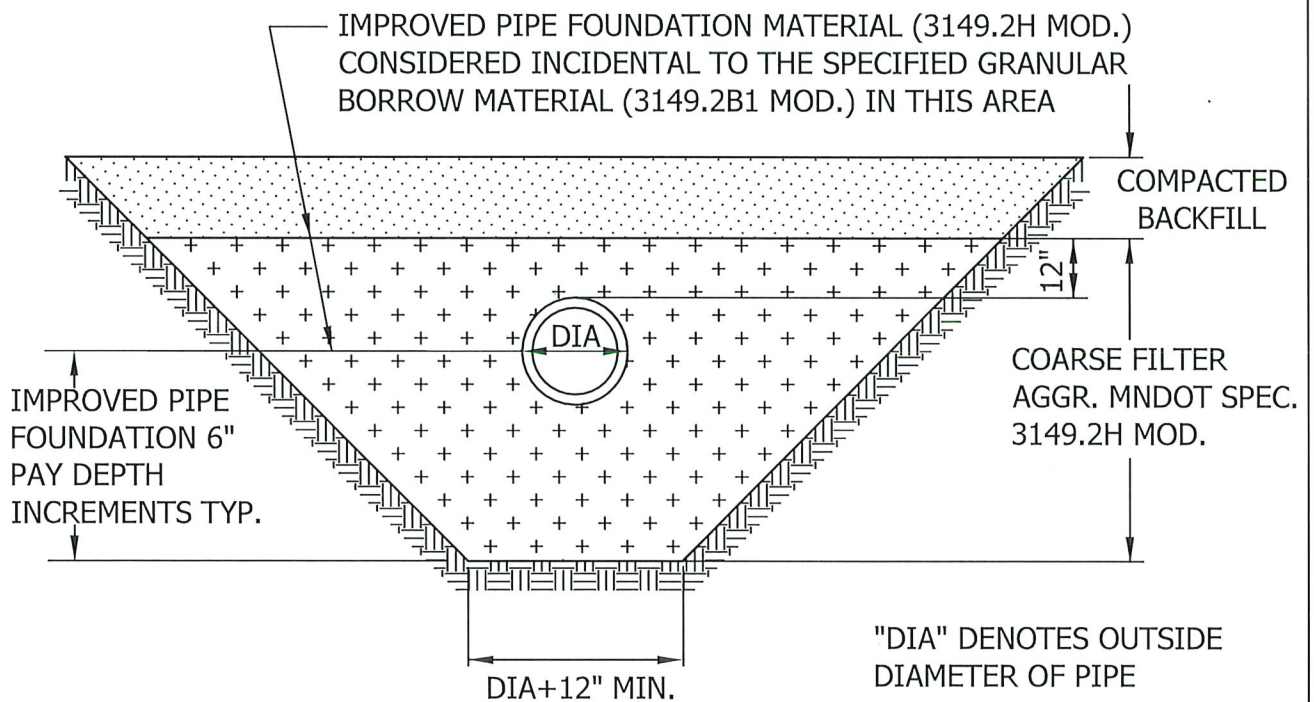
LAUDERDALE, MN

LAST REVISION:
OCTOBER
2022

PLATE NO.
PAGE 2 OF 2



PIPE FOUNDATION & BEDDING
GOOD SOILS



IMPROVED PIPE FOUNDATION MATERIAL
POOR SOILS

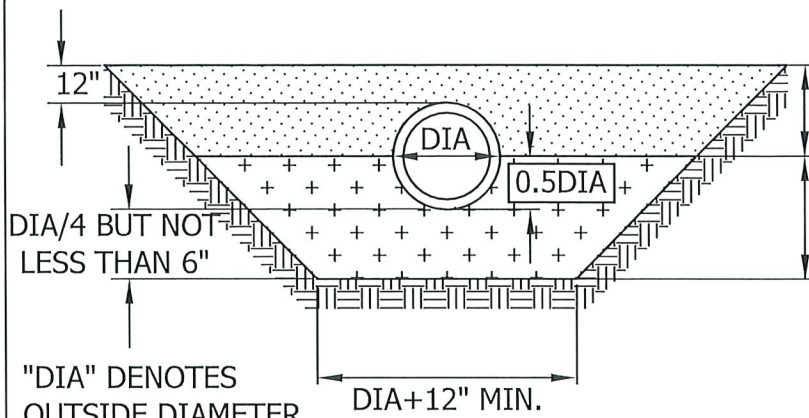


PIPE FOUNDATION & BEDDING
METHODS FOR PVC

LAST REVISION:
October 2022

LAUDERDALE, MN

PLATE NO.
BED-1



"DIA" DENOTES
OUTSIDE DIAMETER
OF PIPE

DIA+12" MIN.

NOTE: NO ROCK LARGER THAN
3-INCHES SHALL BE PLACED IN
PIPE ZONE.

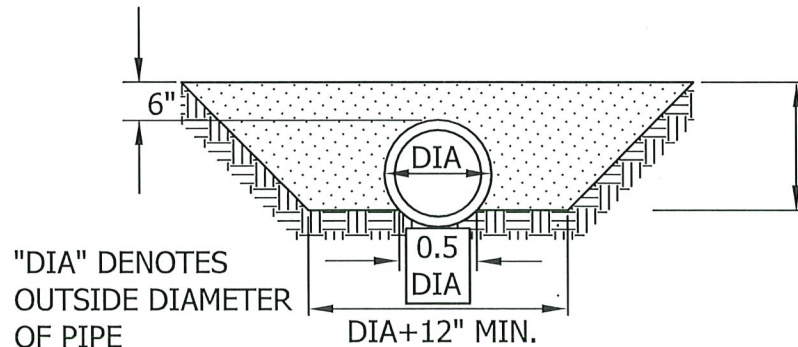
COMPACTED BACKFILL

COARSE FILTER AGGREGATE
MNDOT SPEC. 3149.2H MOD.

LOAD FACTOR 1.9

CLASS B

HAND SHAPED FROM ANGULAR
BEDDING MATERIAL



"DIA" DENOTES
OUTSIDE DIAMETER
OF PIPE

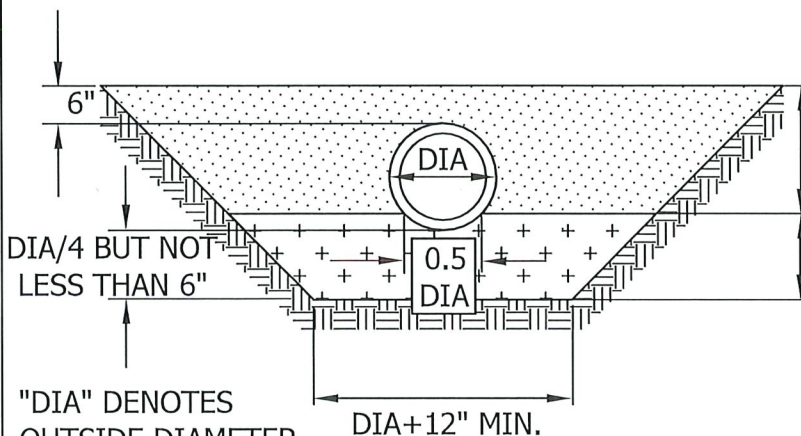
DIA+12" MIN.

COMPACTED BACKFILL

LOAD FACTOR 1.5

CLASS C-1

HAND SHAPED FROM FIRM
UNDISTURBED SOIL



"DIA" DENOTES
OUTSIDE DIAMETER
OF PIPE

DIA+12" MIN.

COMPACTED BACKFILL

COARSE FILTER AGGREGATE
MNDOT SPEC. 3149.2H MOD.

LOAD FACTOR 1.5

CLASS C-2

HAND SHAPED FROM
ANGULAR BEDDING MATERIAL

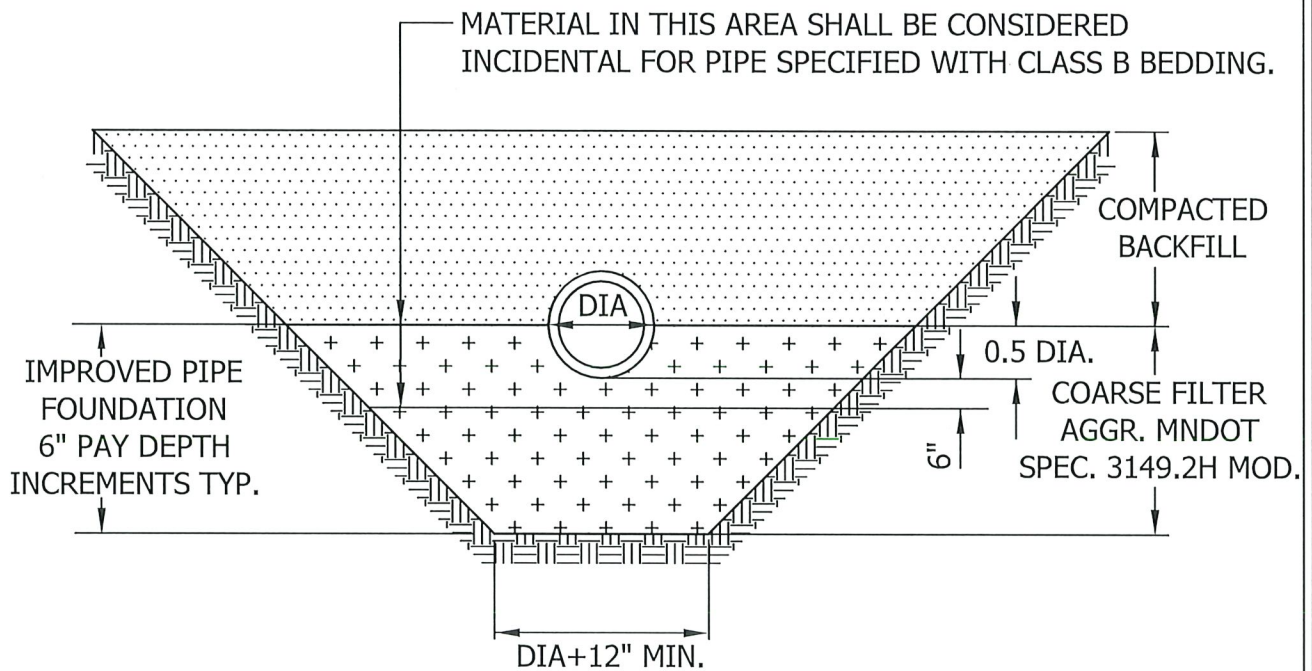


PIPE FOUNDATION & BEDDING
METHODS FOR RCP OR DIP

LAST REVISION:
October 2022

LAUDERDALE, MN

PLATE NO.
BED-2



"DIA" DENOTES OUTSIDE DIAMETER OF PIPE

NOTE: NO ROCK LARGER THAN 3-INCHES SHALL BE PLACED IN PIPE ZONE.



IMPROVED PIPE FOUNDATION
FOR RCP AND DIP

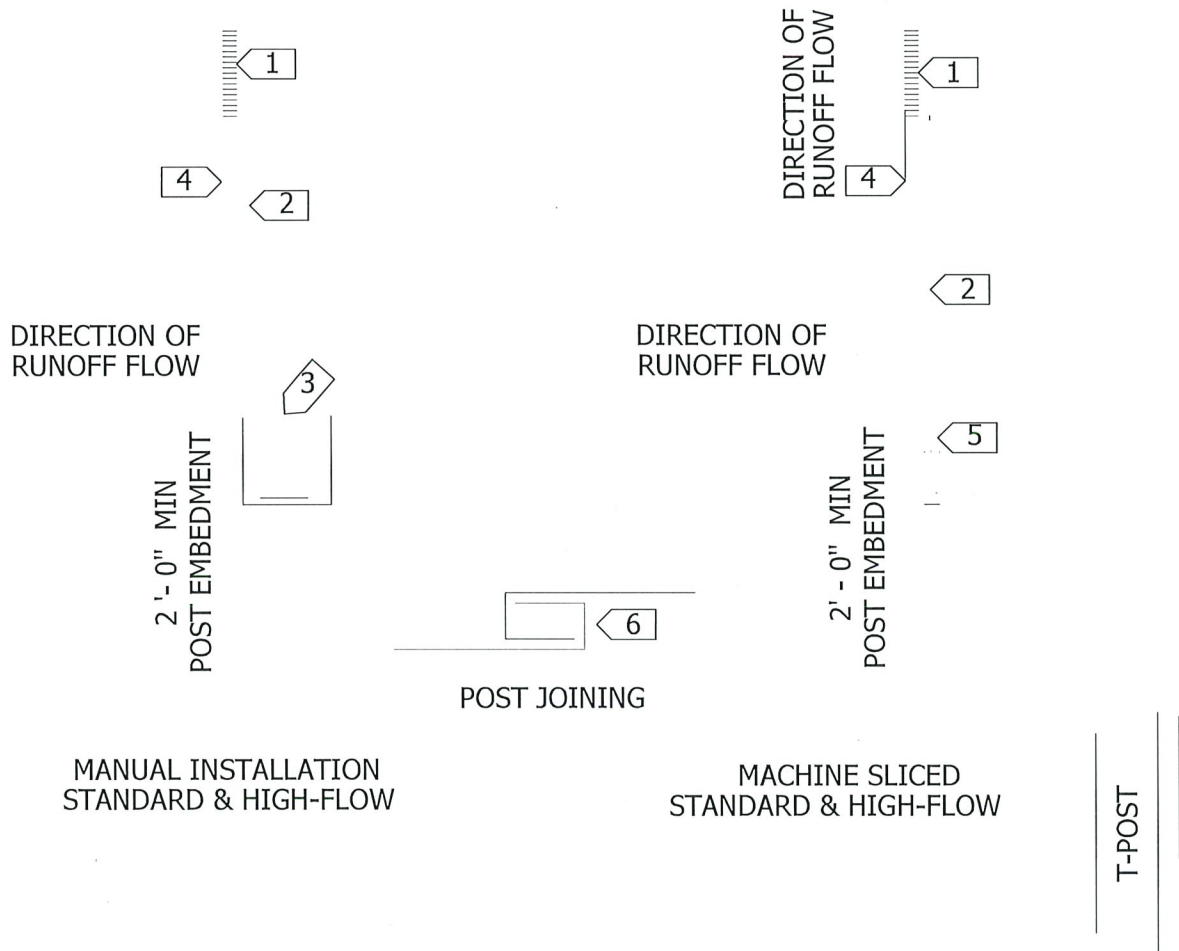
LAST REVISION:
October 2022

LAUDERDALE, MN

PLATE NO.
BED-3

KEY NOTES:

1. T-post length, 5ft. min. at 6' max. spacing.
2. Geotextile shall meet MnDOT Spec. 3886.
3. 6"x6" fabric anchorage trench and backfill with tamped natural soil.
4. Plastic zip ties (3 minimum w/50lb tensile) located on top 8".
5. Machine slice 8"-12" depth (plus 6" flap).
6. Silt fence to wrap around post at least 180°.



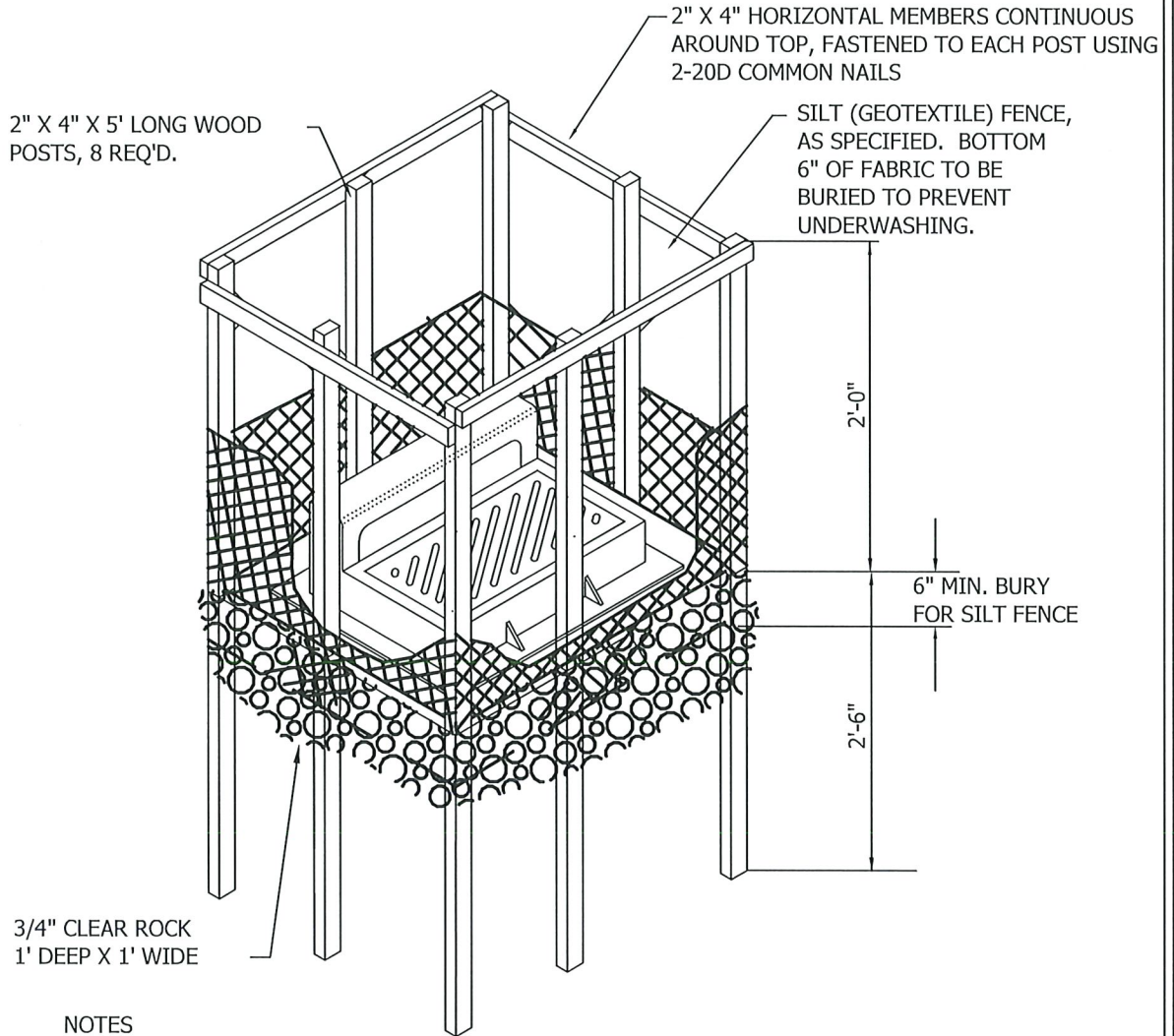
SILT FENCE INSTALLATION

LAUDERDALE, MN

LAST REVISION:
OCTOBER
2022

PLATE NO.
ERO-1

WOODEN LATH SHALL BE NAILED SECURELY TO THE POST MEMBER TO SECURE FILTER FABRIC.



NOTES

CONTRACTOR TO SET POSTS AND FABRIC AROUND THE BASIN DURING THE BACKFILLING OPERATION. SIZE AND SHAPE OF THE BARRIER SHALL BE MODIFIED TO FIT STRUCTURE. SILT FENCE TO BE PLACED AROUND ENTIRE PERIMETER. TOP OF SILT FENCE TO HAVE 12" MIN. CLEARANCE TO EXISTING GRADE.

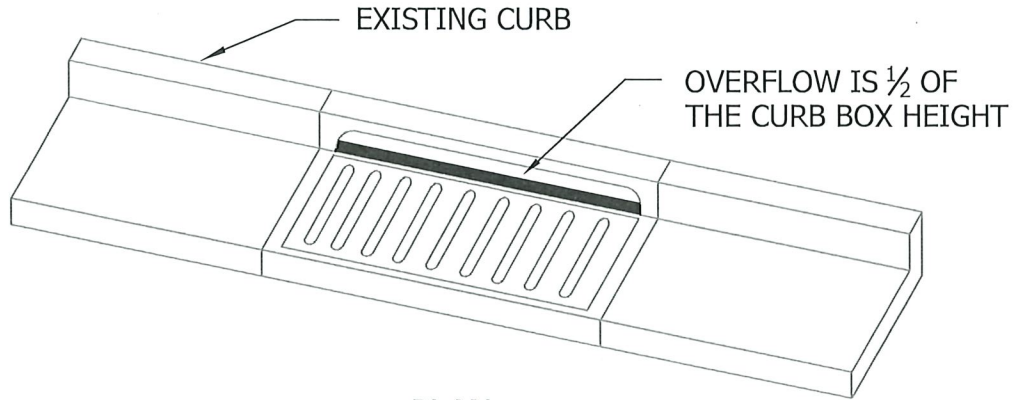


**EROSION CONTROL AROUND
CATCH BASIN**

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OCTOBER
2022

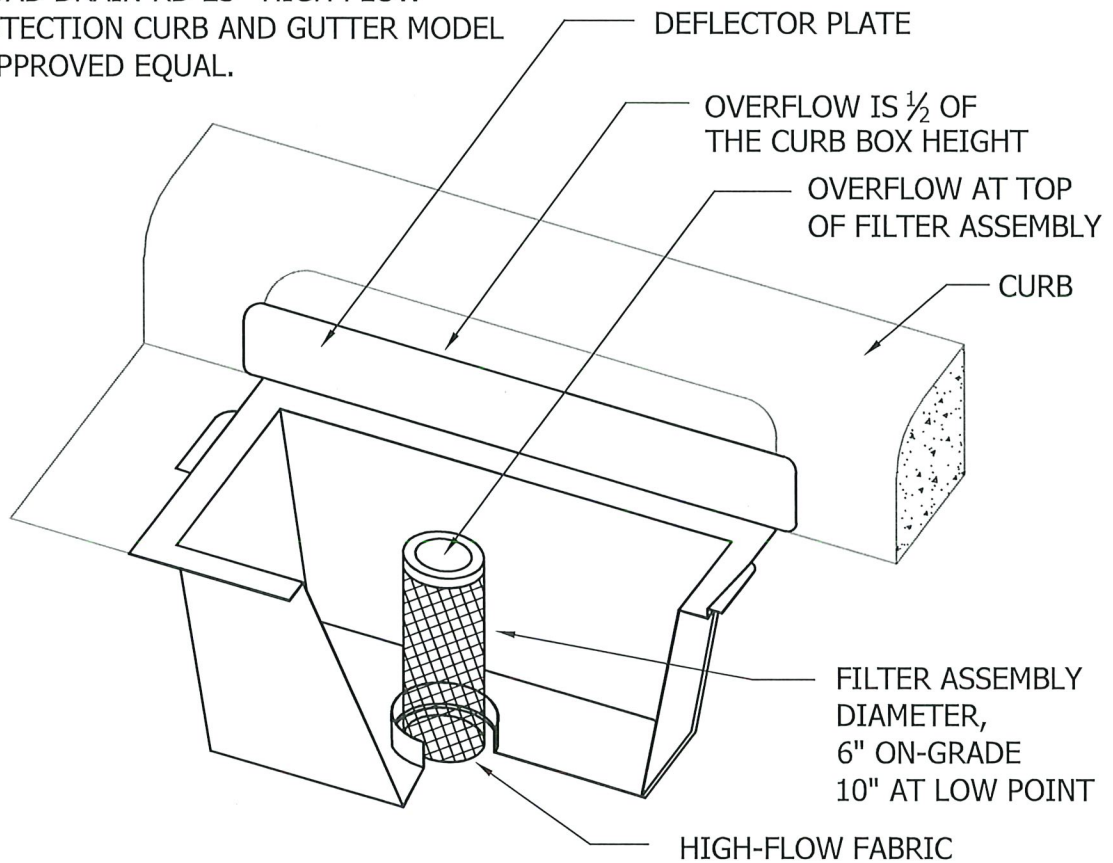
LAUDERDALE, MN

PLATE NO.
ERO-2



PLAN

WIMCO ROAD DRAIN RD-23* HIGH FLOW
INLET PROTECTION CURB AND GUTTER MODEL
OR CITY APPROVED EQUAL.



* FOR THE NEW R-3290-VB STANDARD CASTING,
INSTALL WIMCO ROAD DRAIN
CG-3290 OR CITY APPROVED EQUAL.

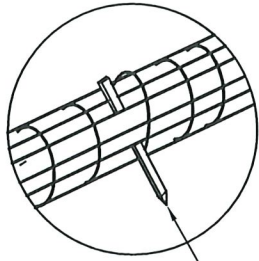


INLET PROTECTION
CATCH BASIN INSERT
AFTER PAVING

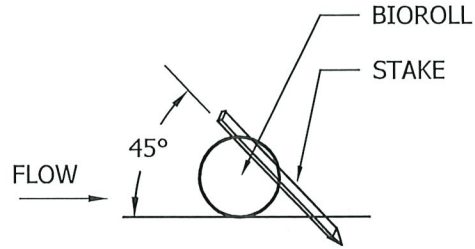
LAST REVISION:
OCTOBER
2022

LAUDERDALE, MN

PLATE NO.
ERO-3

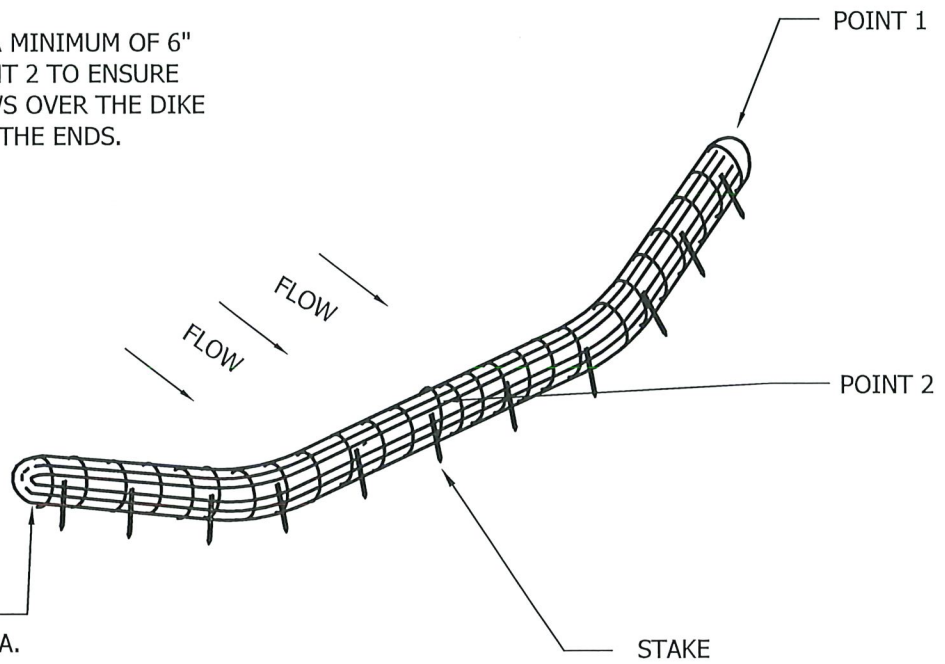


STAKE



2" x 2" x 16" LONG WOODEN STAKES AT 1'-0" SPACING MINIMUM. STAKES SHALL BE DRIVEN THROUGH THE BACK HALF OF THE COMPOST LOG AT AN ANGLE OF 45° WITH THE TOP OF THE STAKE POINTING UPSTREAM.

NOTE:
POINT 1 MUST BE A MINIMUM OF 6" HIGHER THAN POINT 2 TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.



COMPOST, STRAW OR WOOD FIBER 12" DIA. ROLL ENCLOSED IN POLYPROPYLENE NETTING OR A GEOTEXTILE BAG.



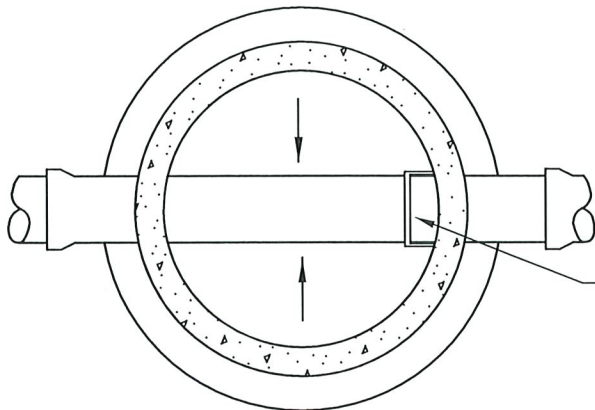
BIOLOG DITCH CHECK

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OCTOBER
2022

LAUDERDALE, MN

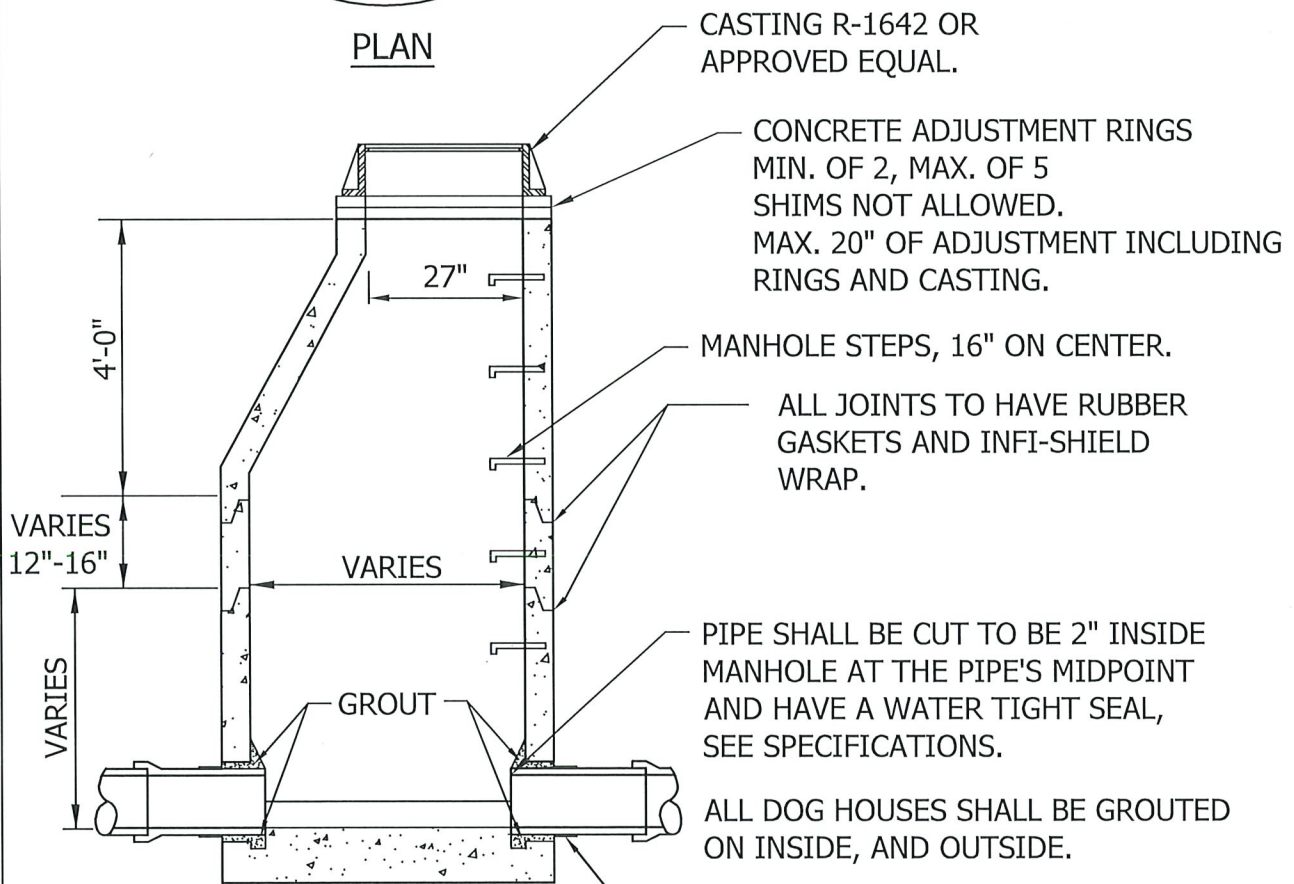
PLATE NO.
ERO-4

PRECAST INVERT MUST BE 1/2
DIAMETER OF THE PIPE AND BENCHES
SLOPED 2" TOWARD THE INVERT.



PLAN

MANHOLE STEPS SHALL BE PLACED
SO THAT OFFSET VERTICAL PORTION
OF CONE IS FACING DOWNSTREAM.



SECTION

CASTING R-1642 OR
APPROVED EQUAL.

CONCRETE ADJUSTMENT RINGS
MIN. OF 2, MAX. OF 5
SHIMS NOT ALLOWED.
MAX. 20" OF ADJUSTMENT INCLUDING
RINGS AND CASTING.

MANHOLE STEPS, 16" ON CENTER.

ALL JOINTS TO HAVE RUBBER
GASKETS AND INFI-SHIELD
WRAP.

PIPE SHALL BE CUT TO BE 2" INSIDE
MANHOLE AT THE PIPE'S MIDPOINT
AND HAVE A WATER TIGHT SEAL,
SEE SPECIFICATIONS.

ALL DOG HOUSES SHALL BE GROUTED
ON INSIDE, AND OUTSIDE.

RUBBER BOOT FOR WATER
TIGHT CONNECTION

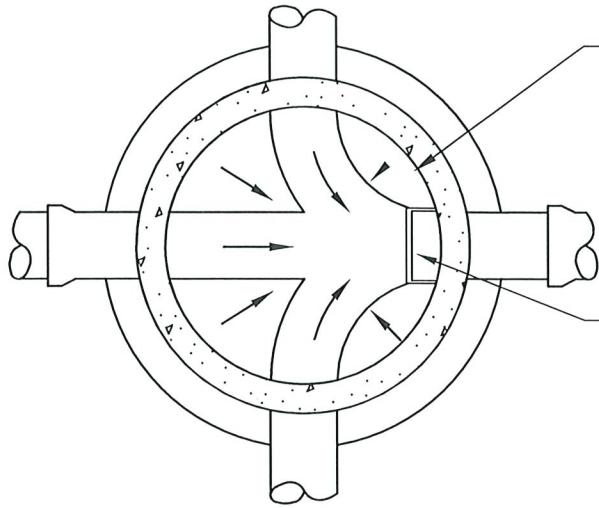


SANITARY SEWER MANHOLE

LAST REVISION:
OCTOBER
2022

LAUDERDALE, MN

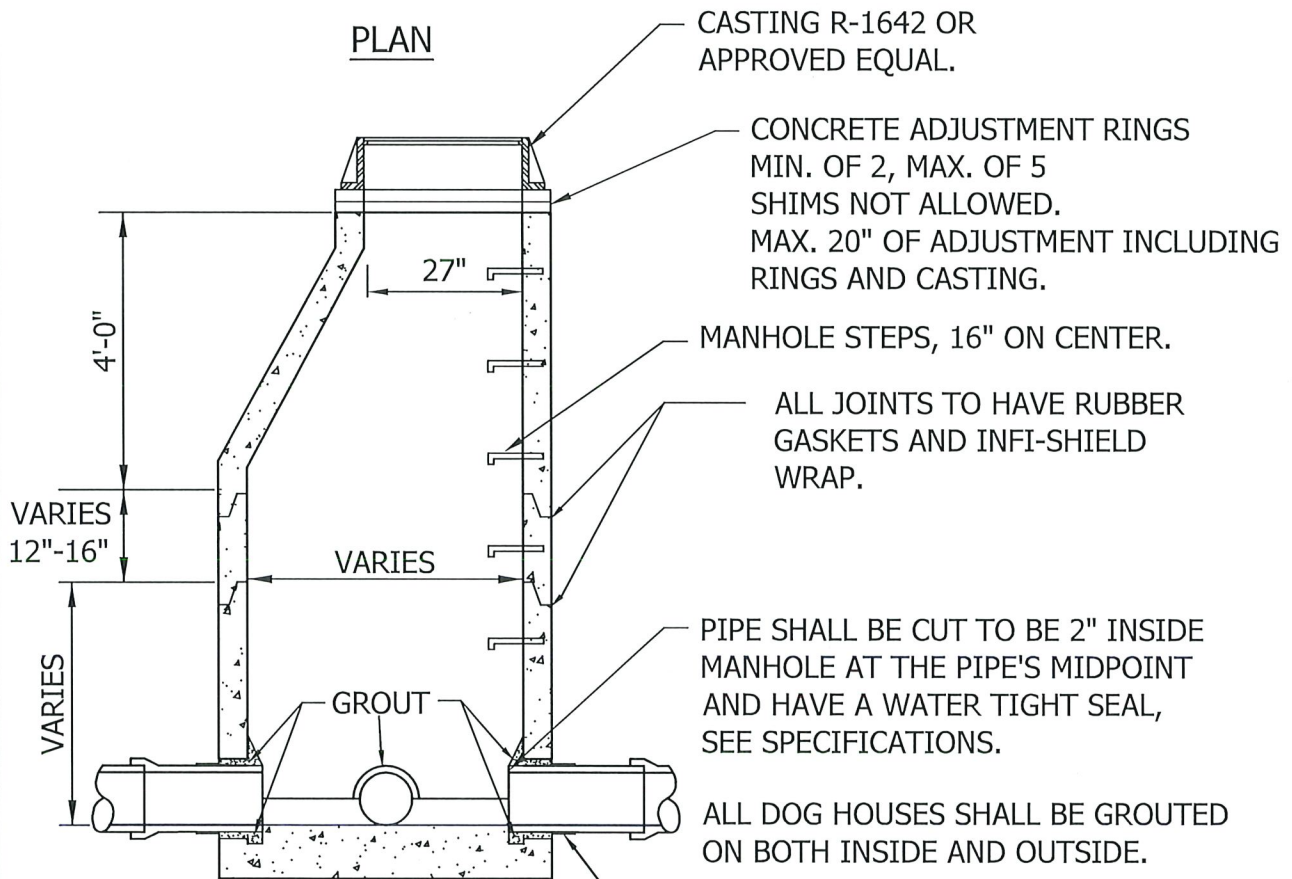
PLATE NO.
SAN-1



PRECAST INVERT MUST BE 1/2 DIAMETER OF PIPE AND BENCHES SHOULD BE SLOPED 2" TOWARD INVERT.

MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.

PLAN



CASTING R-1642 OR APPROVED EQUAL.

CONCRETE ADJUSTMENT RINGS MIN. OF 2, MAX. OF 5 SHIMS NOT ALLOWED. MAX. 20" OF ADJUSTMENT INCLUDING RINGS AND CASTING.

MANHOLE STEPS, 16" ON CENTER.

ALL JOINTS TO HAVE RUBBER GASKETS AND INFI-SHIELD WRAP.

PIPE SHALL BE CUT TO BE 2" INSIDE MANHOLE AT THE PIPE'S MIDPOINT AND HAVE A WATER TIGHT SEAL, SEE SPECIFICATIONS.

ALL DOG HOUSES SHALL BE GROUTED ON BOTH INSIDE AND OUTSIDE.

RUBBER BOOT FOR WATER TIGHT CONNECTION

SECTION



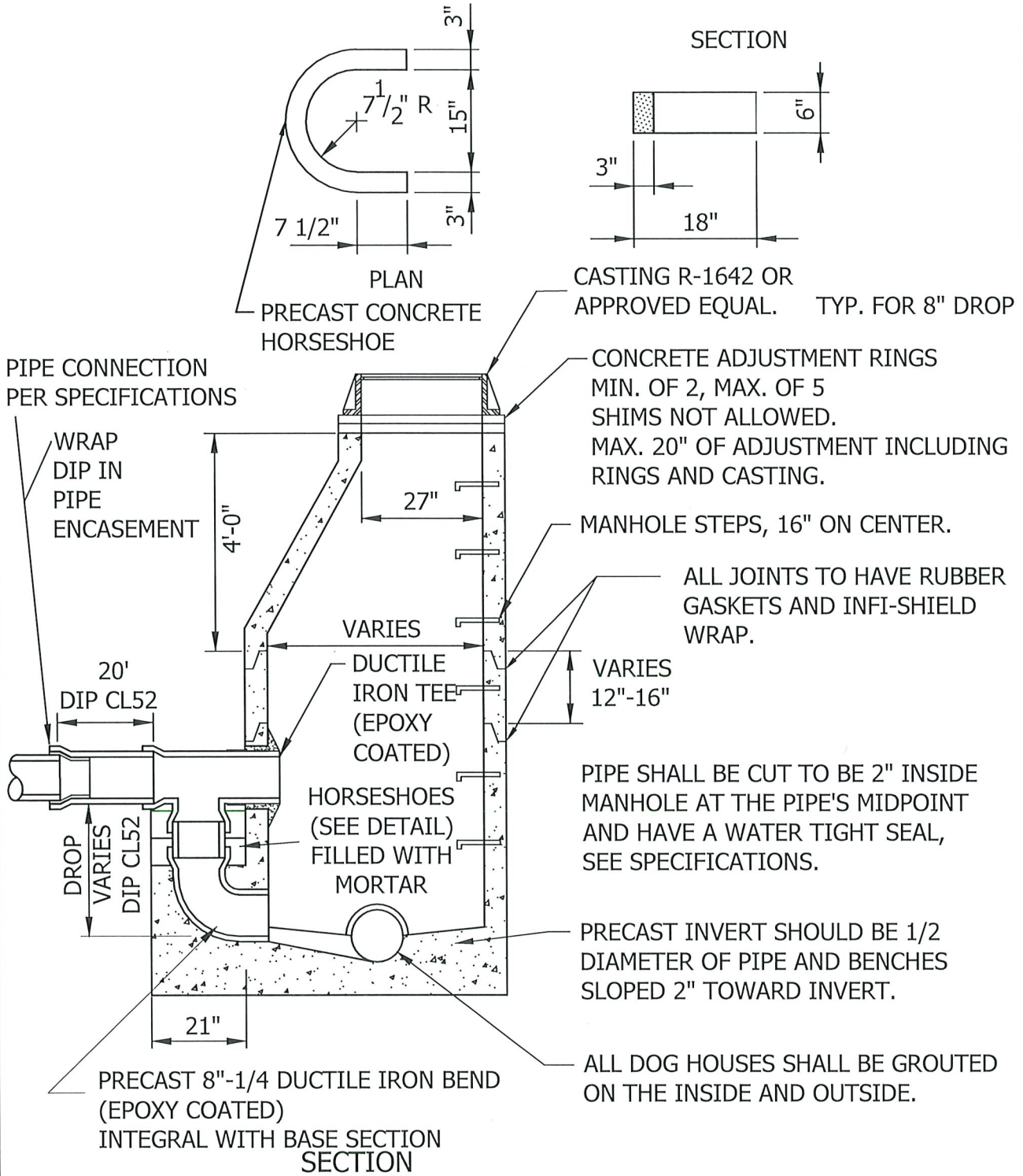
SANITARY SEWER JUNCTION MANHOLE

LAST REVISION:
OCTOBER
2022

LAUDERDALE, MN

PLATE NO.
SAN-2

CONCRETE HORSESHOE DETAILS (TYP. FOR 8" DROP)

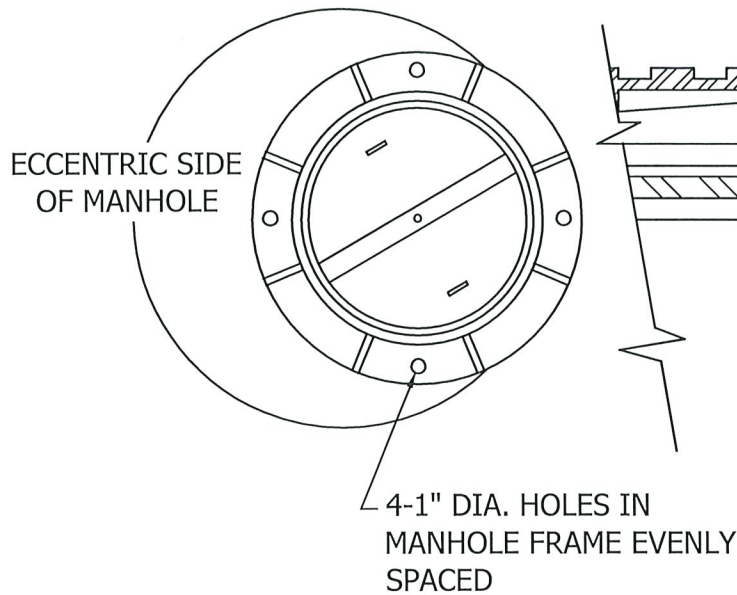


SANITARY SEWER DROP INLET
 MANHOLE

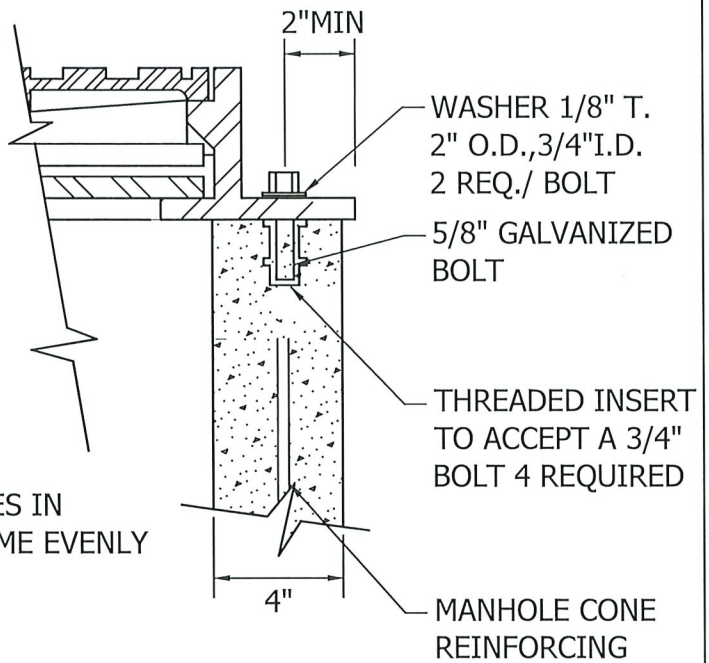
LAST REVISION:
 OCTOBER
 2022

LAUDERDALE, MN

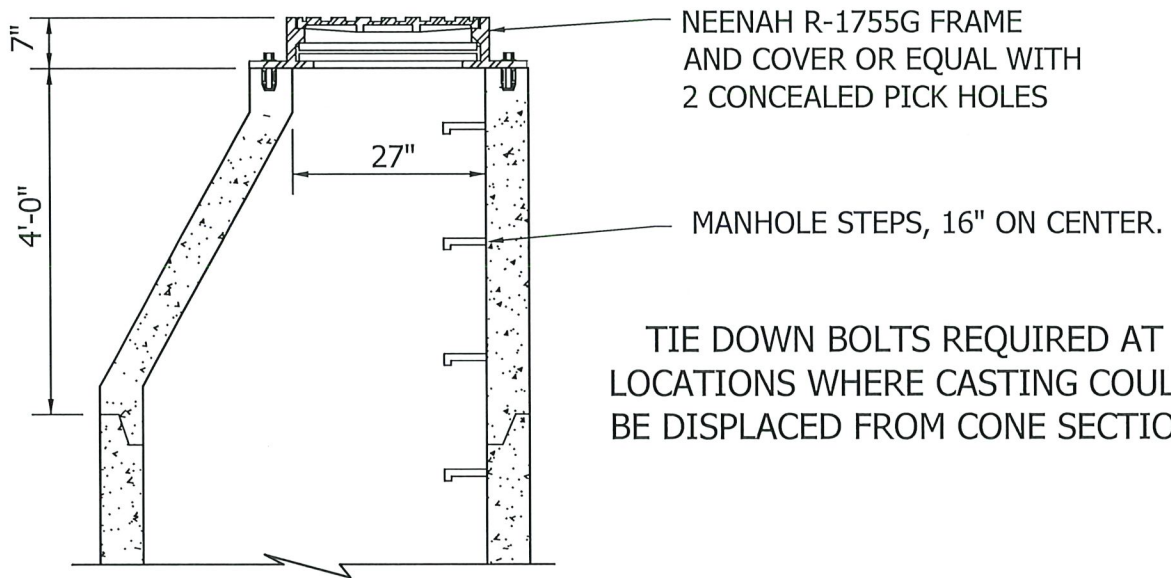
PLATE NO.
 SAN-3



PLAN VIEW TOP COVER REMOVED



TIE DOWN DETAIL



ECCENTRIC WATERTIGHT MANHOLE

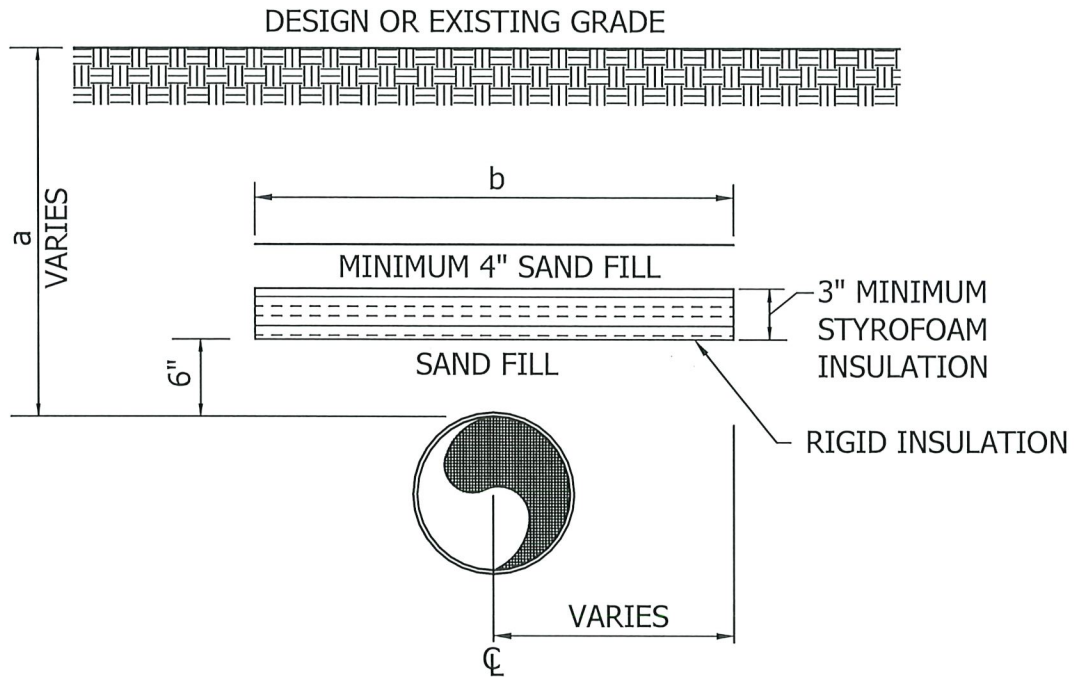


WATERTIGHT CASTING FOR
SANITARY SEWER MANHOLE

LAUDERDALE, MN

LAST REVISION:
OCTOBER
2022

PLATE NO.
SAN-4



NOTE: PIPE SHALL BE CENTERED UNDER INSULATION UNLESS OTHERWISE SPECIFIED.

<u>COVER OVER PIPE - a</u>	<u>WIDTH OF INSULATING BOARD - b</u>
2'	11'
3'	9'
4'	7'
5'	5'
6'	3'



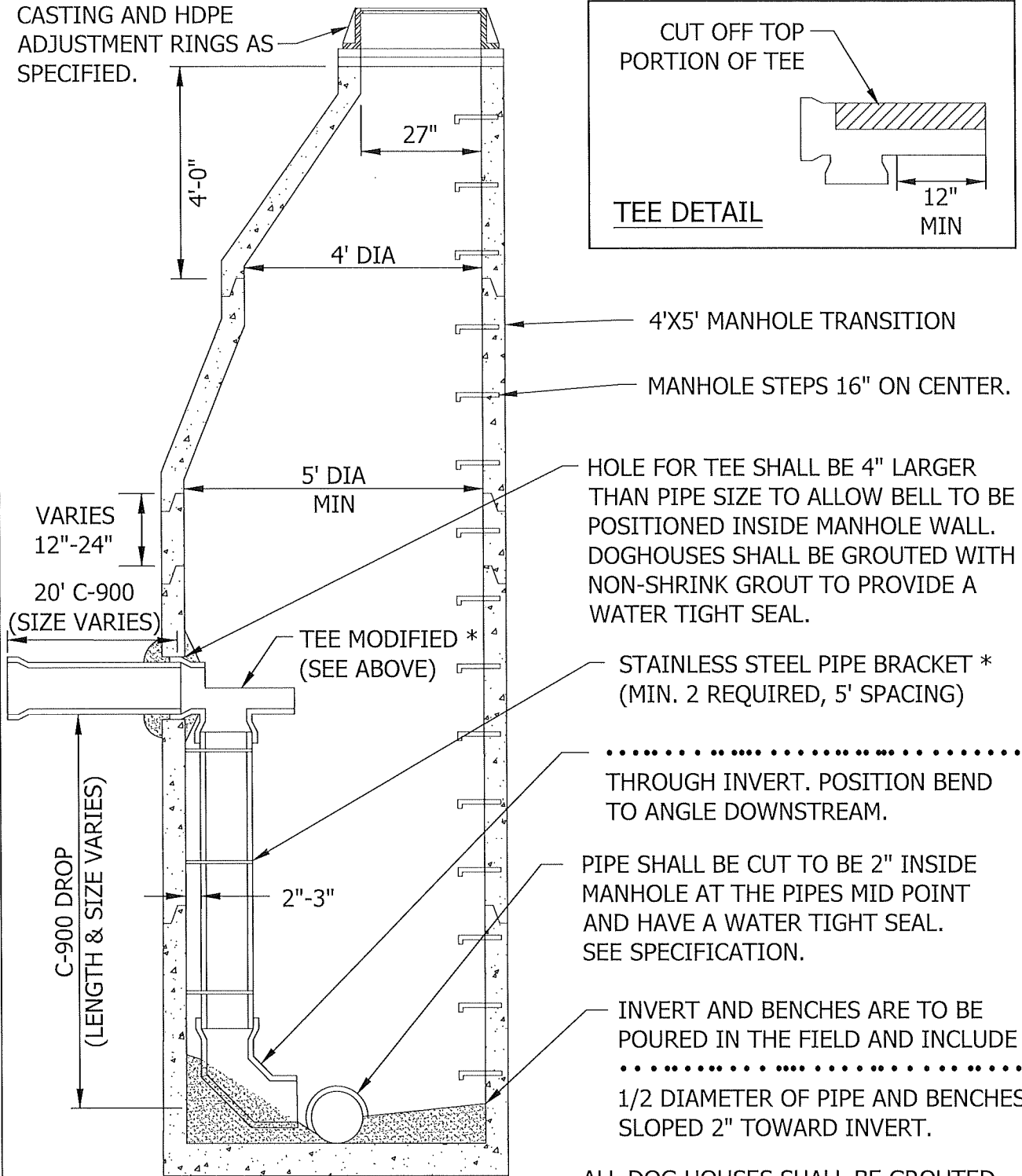
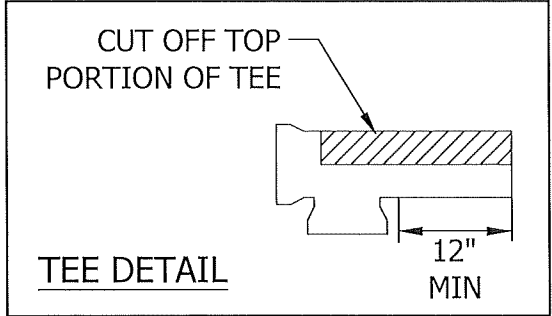
INSULATION DETAIL

LAST REVISION:
OCTOBER
2022

LAUDERDALE, MN

PLATE NO.
SAN-5

CASTING AND HDPE
ADJUSTMENT RINGS AS
SPECIFIED.



4'X5' MANHOLE TRANSITION

MANHOLE STEPS 16" ON CENTER.

HOLE FOR TEE SHALL BE 4" LARGER THAN PIPE SIZE TO ALLOW BELL TO BE POSITIONED INSIDE MANHOLE WALL. DOGHOUSES SHALL BE GROUTED WITH NON-SHRINK GROUT TO PROVIDE A WATER TIGHT SEAL.

STAINLESS STEEL PIPE BRACKET * (MIN. 2 REQUIRED, 5' SPACING)

THROUGH INVERT. POSITION BEND TO ANGLE DOWNSTREAM.

PIPE SHALL BE CUT TO BE 2" INSIDE MANHOLE AT THE PIPES MID POINT AND HAVE A WATER TIGHT SEAL. SEE SPECIFICATION.

INVERT AND BENCHES ARE TO BE POURED IN THE FIELD AND INCLUDE 1/2 DIAMETER OF PIPE AND BENCHES SLOPED 2" TOWARD INVERT.

ALL DOG HOUSES SHALL BE GROUTED ON INSIDE AND OUTSIDE.

* SEE SPECIFICATIONS

SECTION



SANITARY SEWER INSIDE DROP
INLET MANHOLE

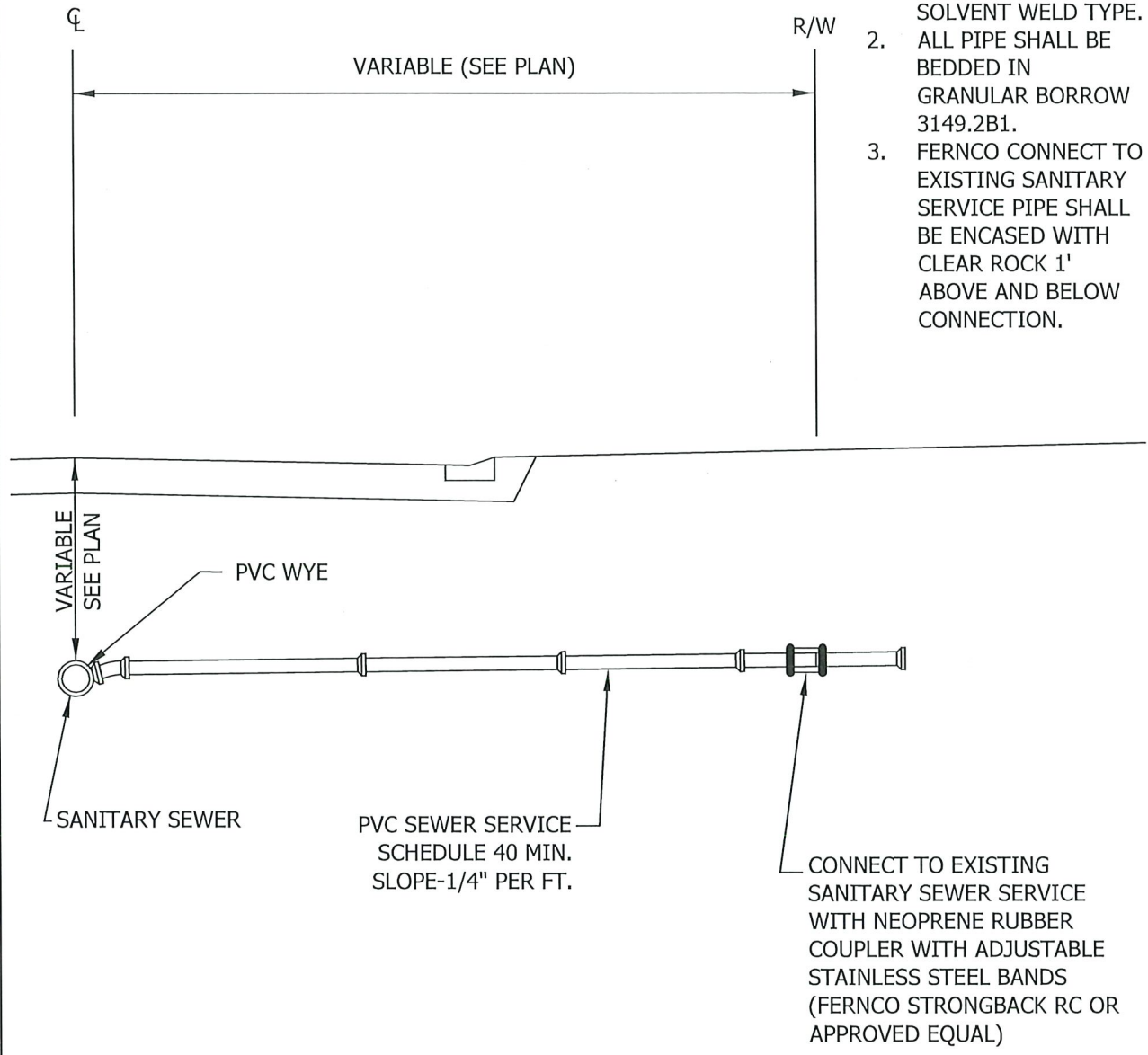
LAUDERDALE, MN

LAST REVISION:
OCTOBER
2022

PLATE NO.
SAN-6

NOTE:

1. PIPE JOINTS SHALL BE NON-GASKETED, SOLVENT WELD TYPE.
2. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1.
3. FERNCO CONNECT TO EXISTING SANITARY SERVICE PIPE SHALL BE ENCASED WITH CLEAR ROCK 1' ABOVE AND BELOW CONNECTION.

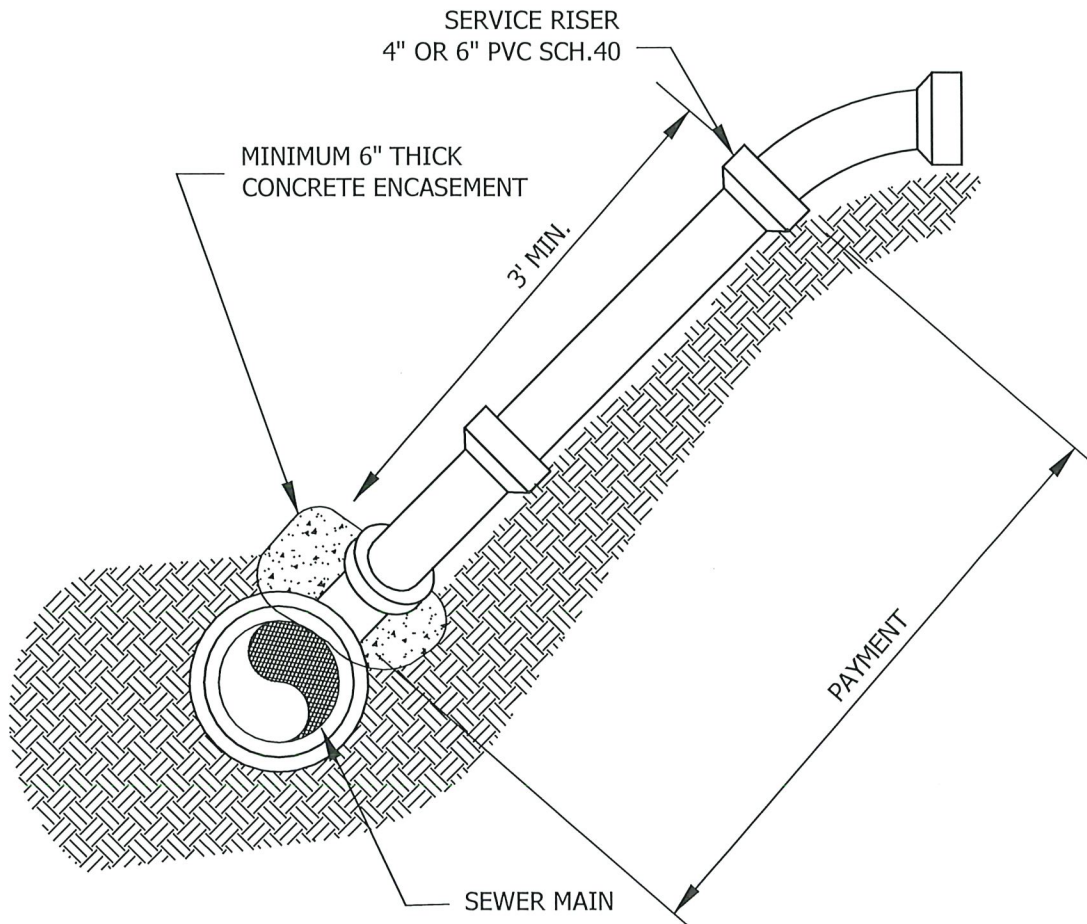


SEWER
SERVICE CONNECTION

LAUDERDALE, MN

LAST REVISION:
OCTOBER
2022

PLATE NO.
SER-1



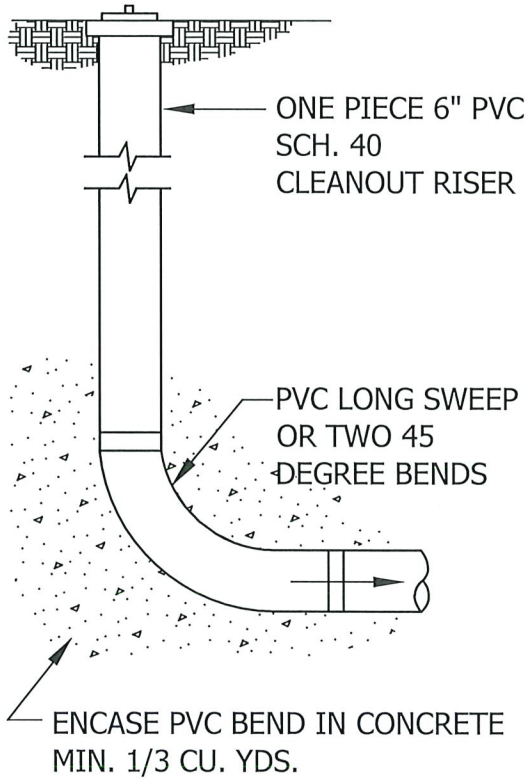
SERVICE RISER

LAST REVISION:
OCTOBER
2022

LAUDERDALE, MN

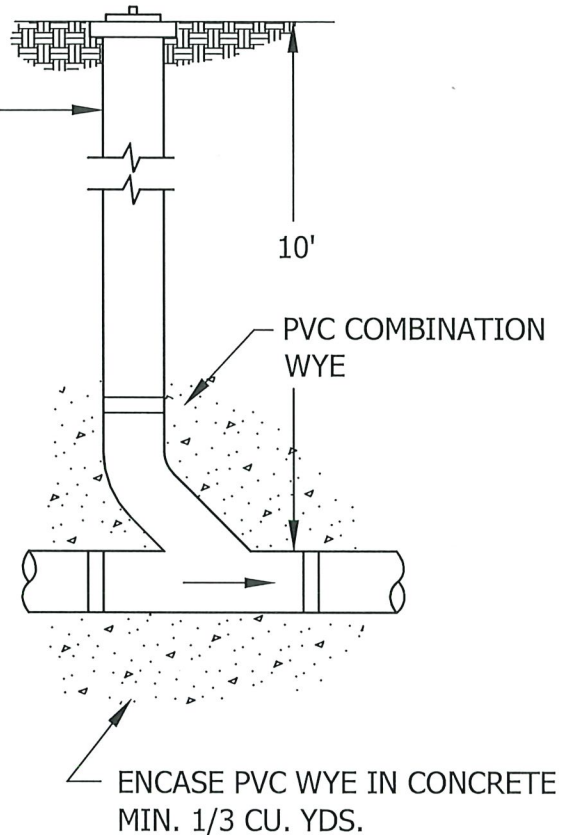
PLATE NO.
SER-2

NOTE:
6" HUB WITH THREADED
PVC PLUG - DO NOT GLUE



END OF LINE CLEANOUT

NOTE:
ENCLOSE LONG SWEEP BEND
OR COMBINATION WYE IN
CONCRETE AS SHOWN.



IN LINE CLEANOUT

NOTE:

1. CLEANOUT IS REQUIRED FOR EVERY 100' OF SERVICE LENGTH.
2. IF CLEANOUT IS IN DRIVEWAY, INSTALL FORD A-1 CASTING, MARKED WITH "SEWER" ON LID.
3. IF CLEANOUT IS IN ROADWAY, INSTALL TOP SECTION OF VALVE BOX, MARKED WITH "SEWER" ON LID.

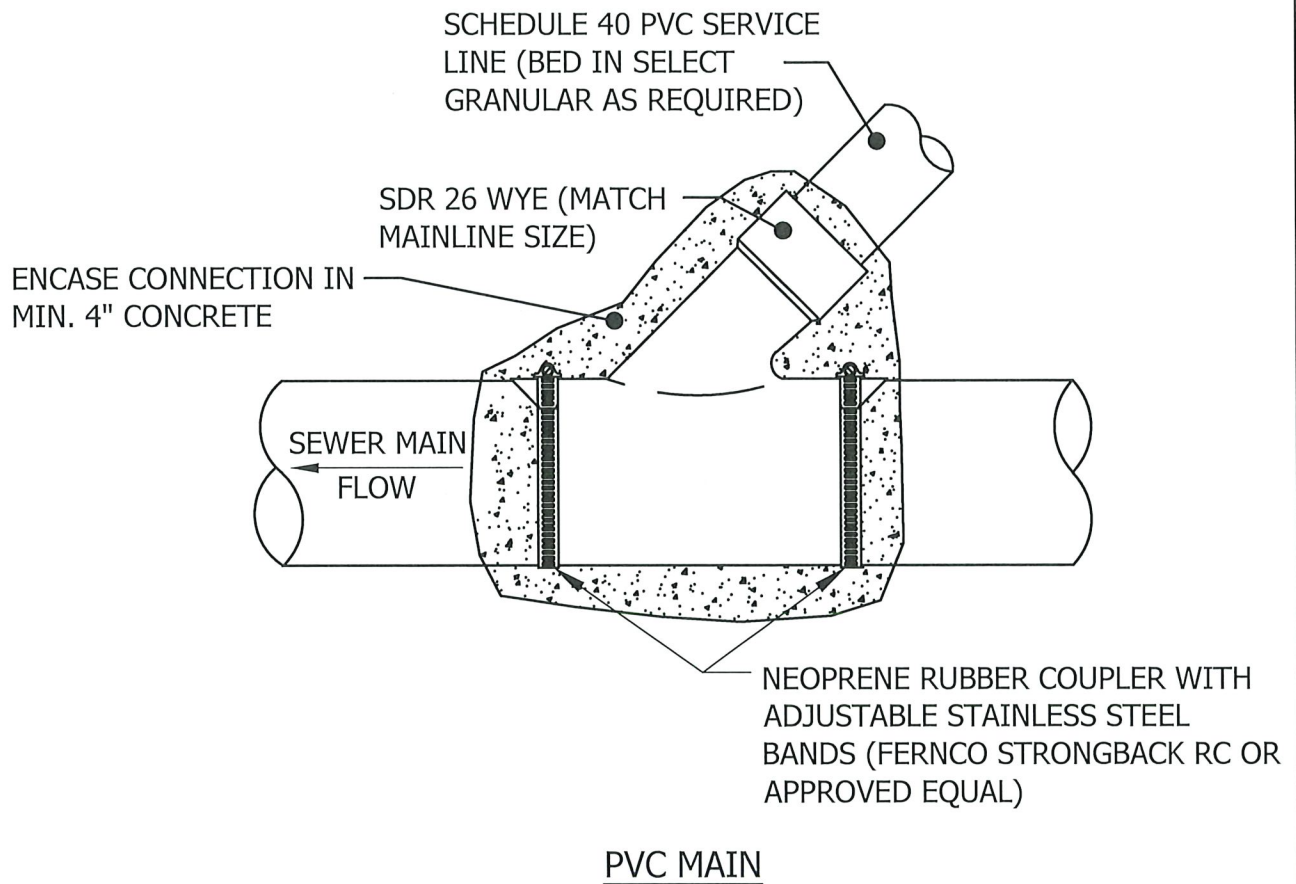


PVC SERVICE LINE CLEANOUTS

LAUDERDALE, MN

LAST REVISION:
OCTOBER
2022

PLATE NO.
SER-3

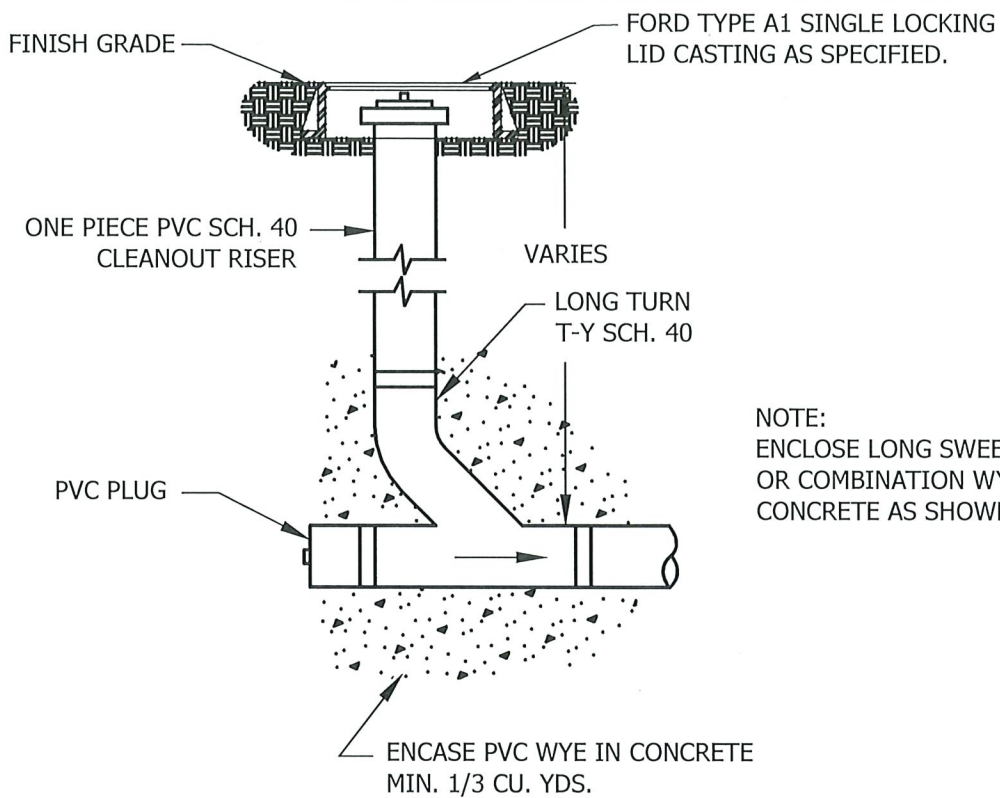


PVC SANITARY SERVICE SADDLE CONNECTION

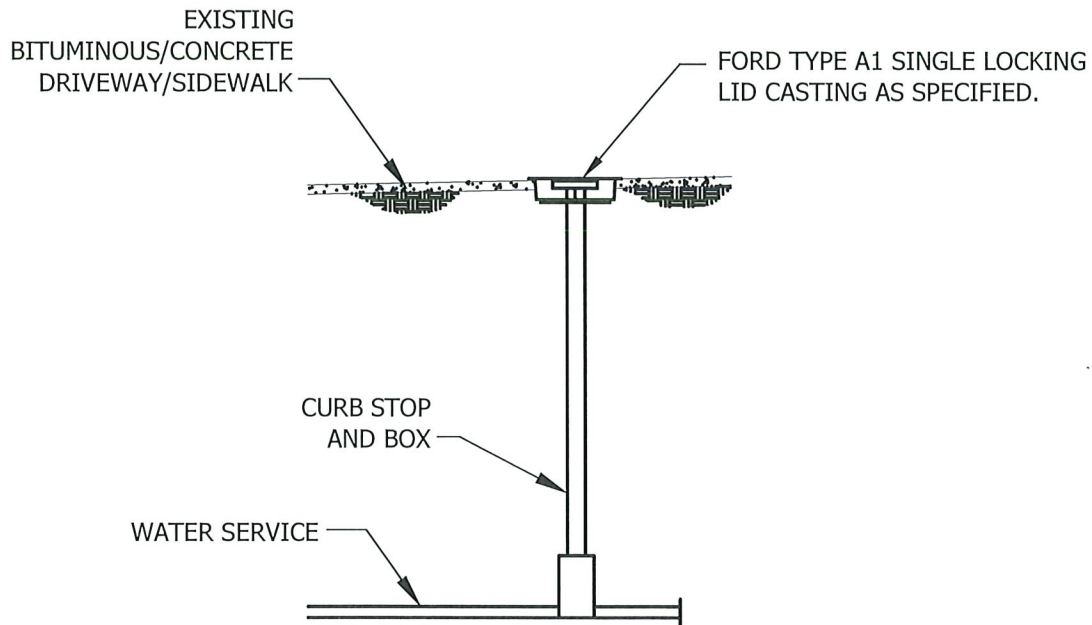
LAUDERDALE, MINNESOTA

LAST REVISION:
OCTOBER
2022

PLATE NO.
SER-4



NOTE:
ENCLOSE LONG SWEEP BEND
OR COMBINATION WYE IN
CONCRETE AS SHOWN.

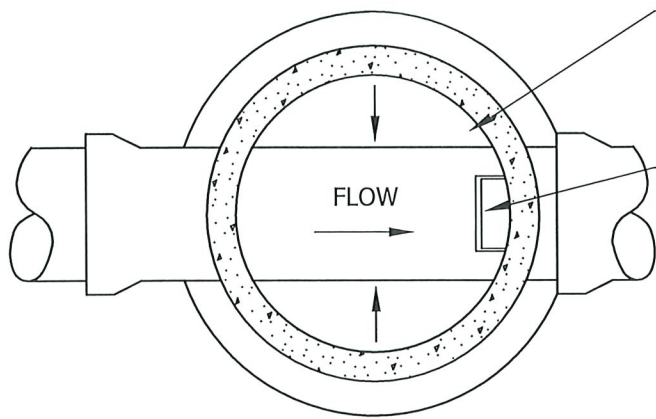


CURB BOX AND CLEANOUT
PROTECTION IN DRIVEWAY

LAUDERDALE, MN

LAST REVISION:
OCTOBER
2022

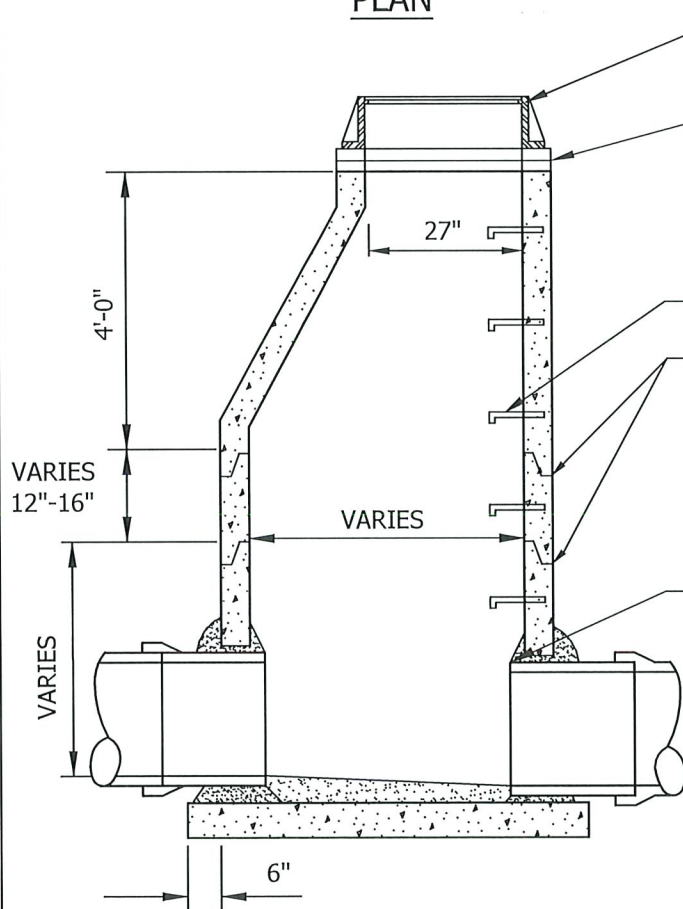
PLATE NO.
SER-5



GROUT BOTTOM OF MANHOLE TO 1/2 DIAMETER AT PIPE AND SLOPE GROUT 2" TOWARD INVERT.

MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.

PLAN



CASTING R-1642 OR APPROVED EQUAL.

CONCRETE ADJUSTMENT RINGS MIN. OF 2, MAX. OF 5 SHIMS NOT ALLOWED. MAX. 20" OF ADJUSTMENT INCLUDING RINGS AND CASTING.

MANHOLE STEPS, 16" ON CENTER.

ALL JOINTS TO HAVE RUBBER GASKETS AND SEAL WITH INFI-SHIELD WRAP.

PIPE SHALL BE CUT TO BE 2" INSIDE MANHOLE AT THE PIPE'S MIDPOINT

DOGHOUSES MUST BE GROUTED BOTH INSIDE AND OUTSIDE.

SECTION

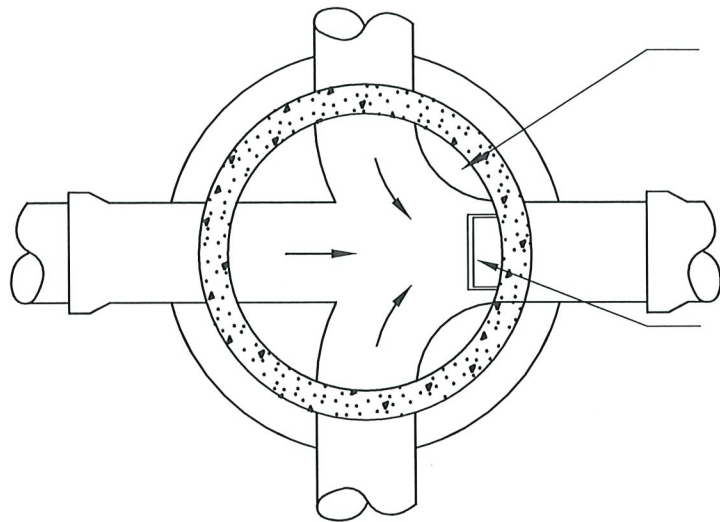


STORM SEWER MANHOLE

LAUDERDALE, MN

LAST REVISION:
OCTOBER
2022

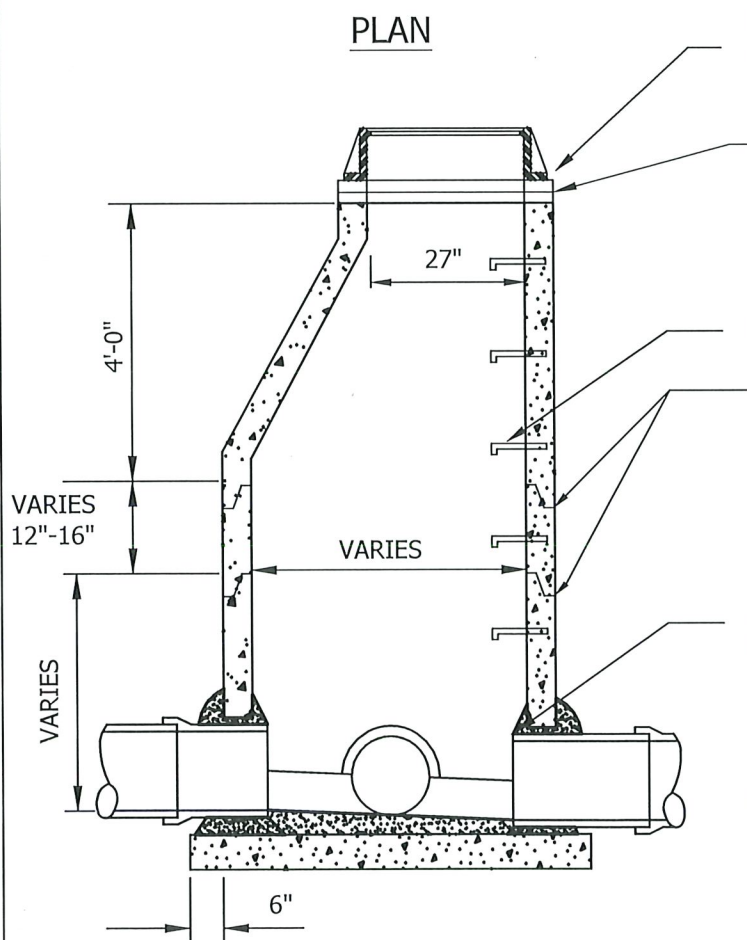
PLATE NO.
STO-1



GROUT BOTTOM OF MANHOLE TO 1/2 DIAMETER AT PIPE AND SLOPE GROUT 2" TOWARD INVERT.

MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.

PLAN



CASTING R-1642 OR APPROVED EQUAL.

CONCRETE ADJUSTMENT RINGS
MIN. OF 2, MAX. OF 5 SHIMS NOT ALLOWED. MAX. 20" OF ADJUSTMENT INCLUDING RINGS AND CASTING.

MANHOLE STEPS, 16" ON CENTER.

ALL JOINTS TO HAVE RUBBER GASKETS AND SEAL WITH INFI-SHIELD WRAP.

PIPE SHALL BE CUT TO BE 2" INSIDE MANHOLE AT THE PIPE'S MIDPOINT.

DOGHOUSES MUST BE GROUTED BOTH INSIDE AND OUTSIDE.

SECTION

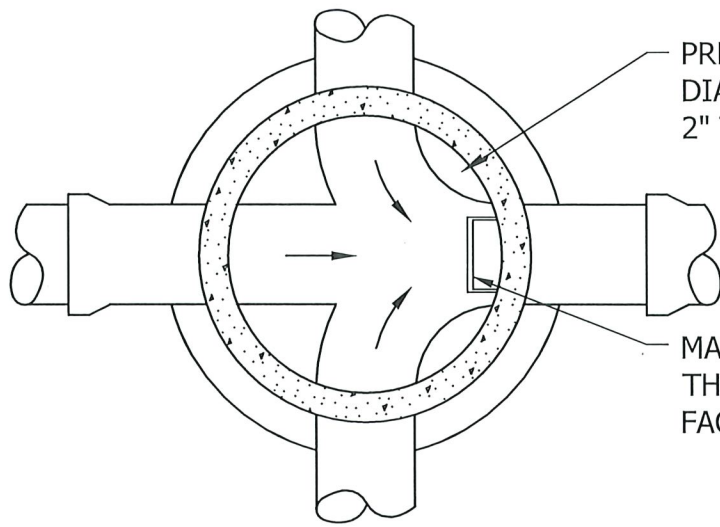


STORM SEWER JUNCTION MANHOLE

LAUDERDALE, MN

LAST REVISION:
OCTOBER
2022

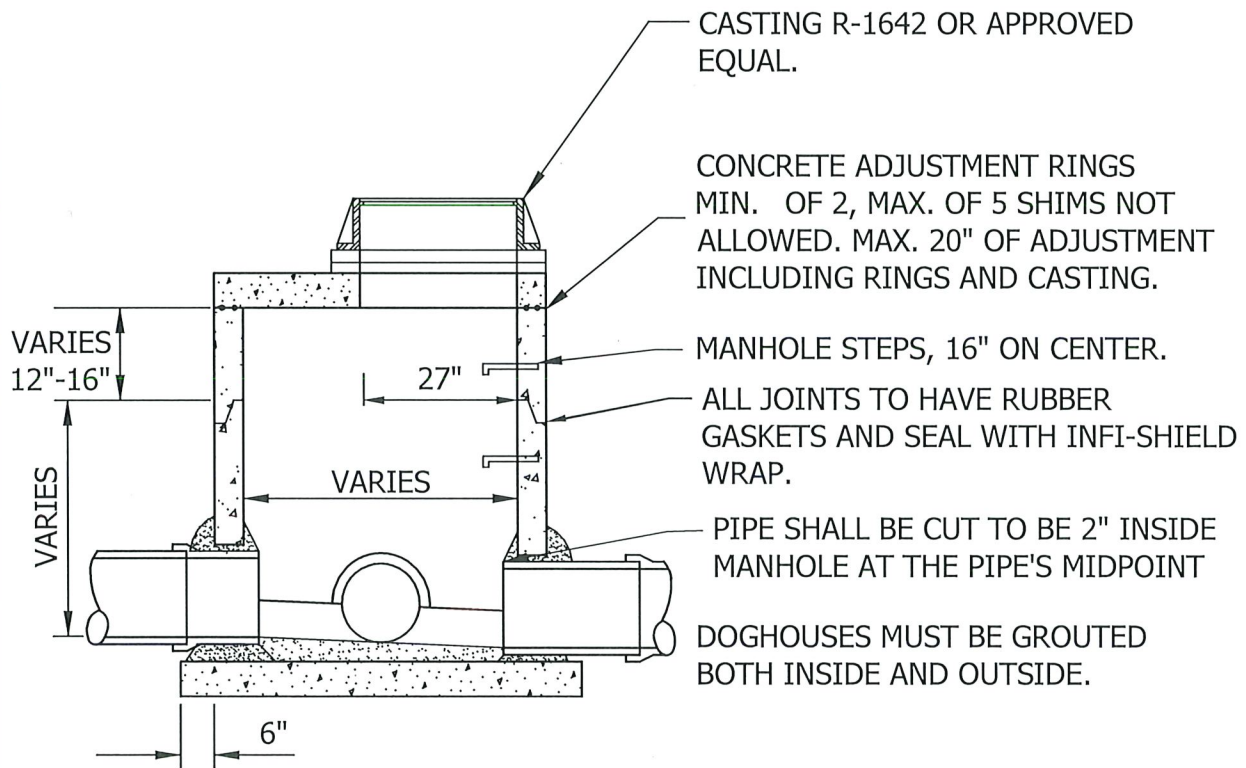
PLATE NO.
STO-2



PRECAST INVERT SHOULD BE 1/2 DIAMETER OF PIPE AND BENCHES SLOPED 2" TOWARD INVERT.

MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET HOLE IN TOP SLAB IS FACING DOWNSTREAM.

PLAN



CASTING R-1642 OR APPROVED EQUAL.

CONCRETE ADJUSTMENT RINGS MIN. OF 2, MAX. OF 5 SHIMS NOT ALLOWED. MAX. 20" OF ADJUSTMENT INCLUDING RINGS AND CASTING.

MANHOLE STEPS, 16" ON CENTER.

ALL JOINTS TO HAVE RUBBER GASKETS AND SEAL WITH INFI-SHIELD WRAP.

PIPE SHALL BE CUT TO BE 2" INSIDE MANHOLE AT THE PIPE'S MIDPOINT

DOGHOUSES MUST BE GROUTED BOTH INSIDE AND OUTSIDE.

SECTION

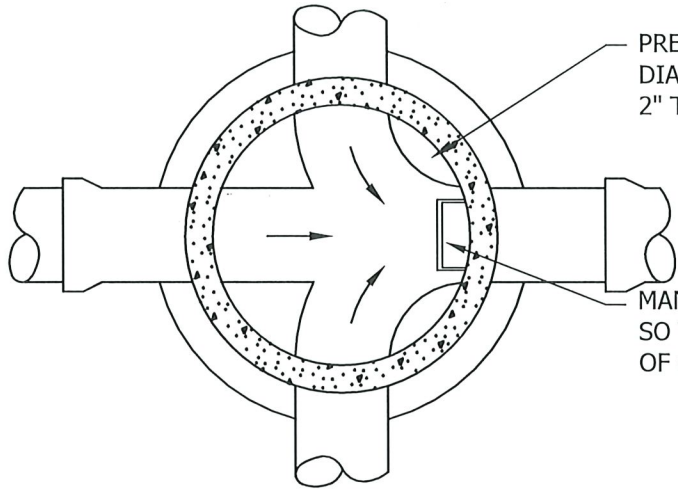


STORM SEWER JUNCTION MANHOLE
WITH REINFORCED TOP SLAB

LAUDERDALE, MN

LAST REVISION:
OCTOBER
2022

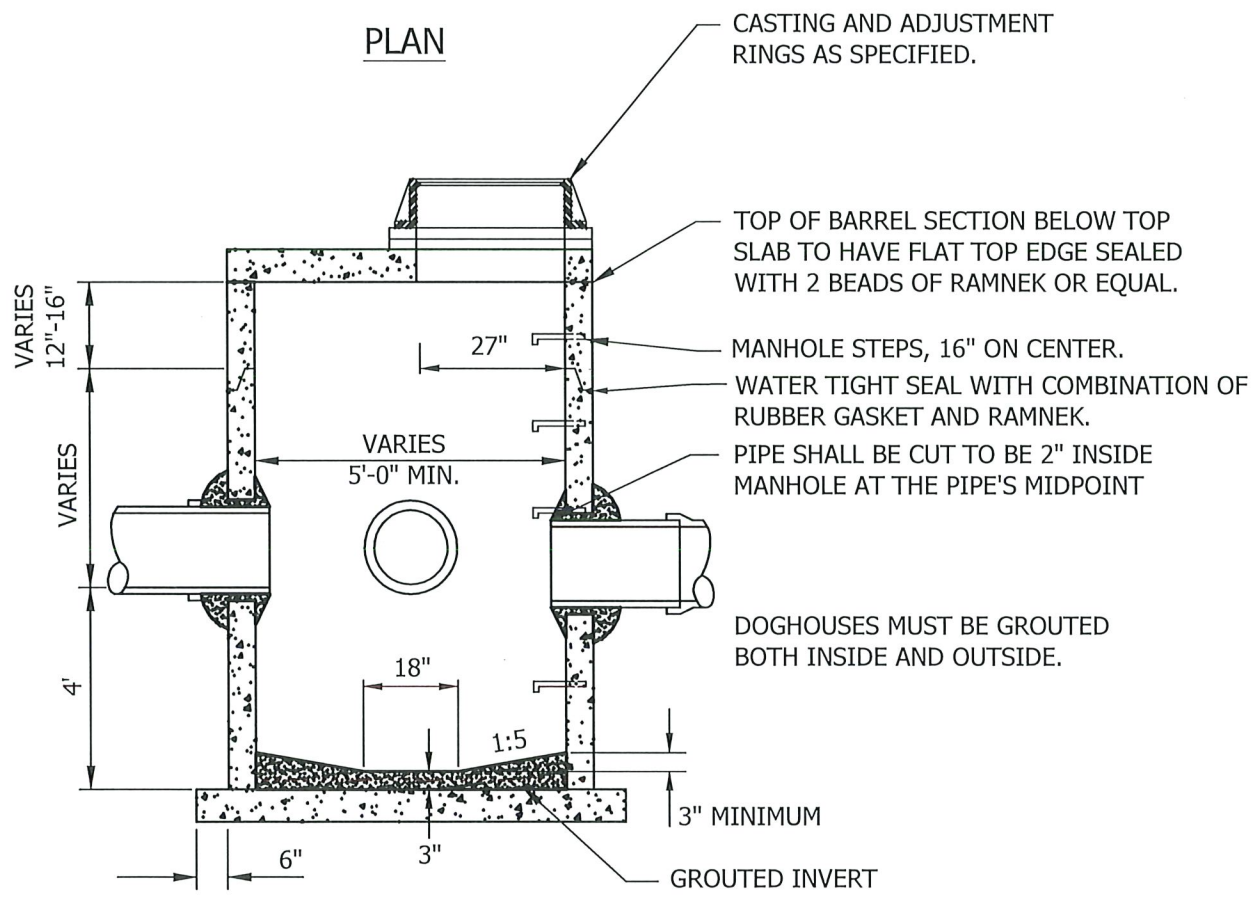
PLATE NO.
STO-3



PRECAST INVERT SHOULD BE 1/2 DIAMETER OF PIPE AND BENCHES SLOPED 2" TOWARD INVERT.

MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.

PLAN



CASTING AND ADJUSTMENT RINGS AS SPECIFIED.

TOP OF BARREL SECTION BELOW TOP SLAB TO HAVE FLAT TOP EDGE SEALED WITH 2 BEADS OF RAMNEK OR EQUAL.

MANHOLE STEPS, 16" ON CENTER.

WATER TIGHT SEAL WITH COMBINATION OF RUBBER GASKET AND RAMNEK.

PIPE SHALL BE CUT TO BE 2" INSIDE MANHOLE AT THE PIPE'S MIDPOINT

DOGHOUSES MUST BE GROUTED BOTH INSIDE AND OUTSIDE.

GROUTED INVERT

SECTION

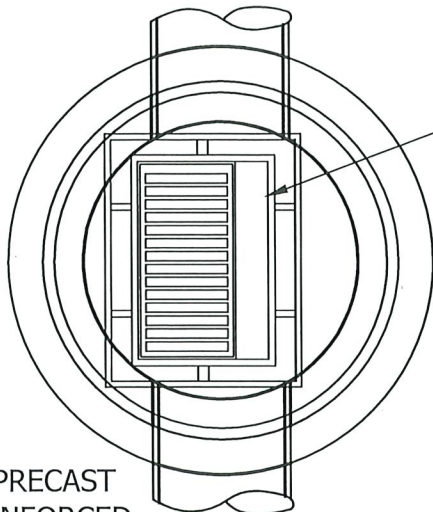


STORM SEWER JUNCTION MANHOLE WITH REINFORCED TOP SLAB & SUMP

LAUDERDALE, MN

LAST REVISION:
OCTOBER
2022

PLATE NO.
STO-4



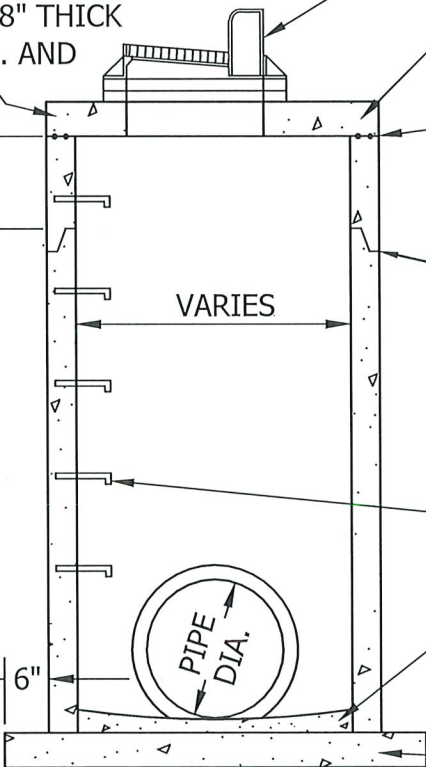
PLAN

6" PRECAST REINFORCED CONCRETE TOPSLAB (8" THICK FOR 6' DIA. AND LARGER).

VARIES 12"-16"

VARIES

VARIES



SECTION

24"X36" SLAB OPENING FOR CASTING AS SPECIFIED

DIMENSION FROM BACK OF CURB TO CENTER OF STRUCTURE.

- 4' DIA. MH - 9" IN FROM BACK OF CURB
- 5' DIA. MH - 3" IN FROM BACK OF CURB
- 6' DIA. MH - 3" BEHIND BACK OF CURB
- 7' DIA. MH - 9" BEHIND BACK OF CURB
- 8' DIA. MH - 15" BEHIND BACK OF CURB

CASTING (NEENAH R-3067-V OR -VB) NEENAH R3290-A FOR DRIVEWAYS AND VALLEY GUTTERS.

CONCRETE ADJUSTMENT RINGS: MIN. 2, MAX. 5; MAXIMUM 20" ADJUSTMENT INCLUDING RINGS AND CASTING.

TOP OF BARREL SECTION UNDER TOP SLAB TO HAVE FLAT TOP EDGE SEALED WITH 2 BEADS OF RAMNEK OR EQUAL.

ALL JOINTS TO HAVE RUBBER GASKET AND SEALED WITH INFI-SHIELD WRAP.

DOGHOUSES SHALL BE GROUTED ON BOTH THE OUTSIDE AND INSIDE.

MANHOLE STEPS, 16" ON CENTER

GROUT BOTTOM

MIN. SLAB THICKNESS 6" FOR 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14', AND REINFORCE WITH 6"X6" 10/10 MESH.

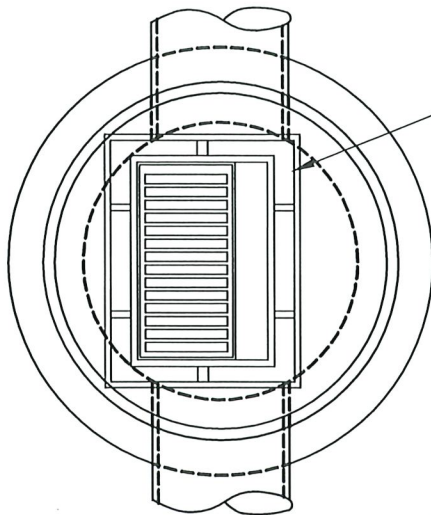


CATCHBASIN MANHOLE

LAST REVISION:
OCTOBER
2022

LAUDERDALE, MN

PLATE NO.
STO-5



PLAN

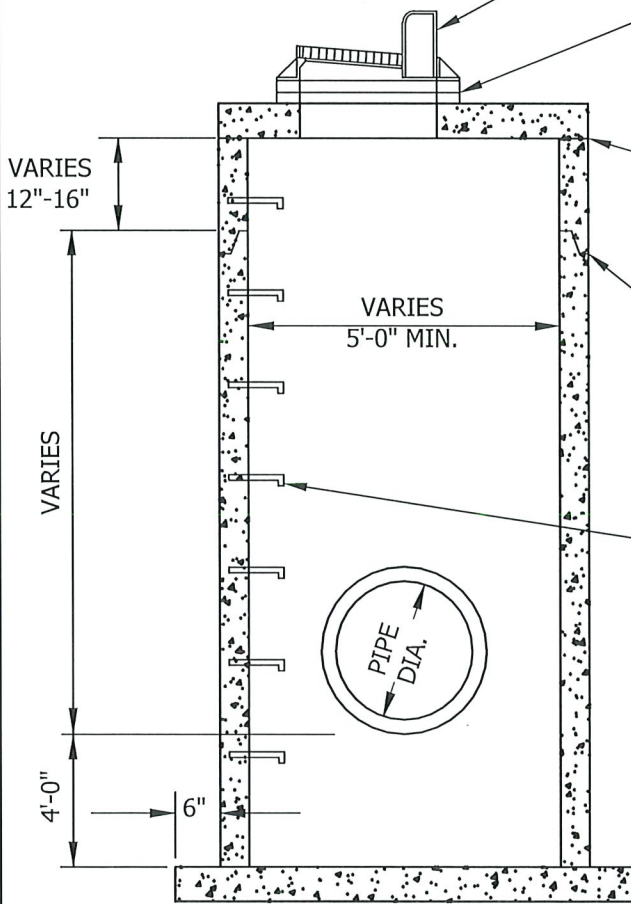
24"X36" SLAB OPENING FOR CASTING AS SPECIFIED.

DIMENSION FROM BACK OF CURB TO CENTER OF STRUCTURE.

- 4' DIA. MH - 9" IN FROM BACK OF CURB
- 5' DIA. MH - 3" IN FROM BACK OF CURB
- 6' DIA. MH - 3" BEHIND BACK OF CURB
- 7' DIA. MH - 9" BEHIND BACK OF CURB
- 8' DIA. MH - 15" BEHIND BACK OF CURB

CASTING (NEENAH R-3067-V OR -VB)
NEENAH R3290-A FOR DRIVEWAYS AND VALLEY GUTTERS.

CONCRETE ADJUSTMENT RINGS: MIN. 2,
MAX. 5; MAXIMUM 20" ADJUSTMENT
INCLUDING RINGS AND CASTING.



SECTION

TOP OF BARREL SECTION UNDER TOP
SLAB TO HAVE FLAT TOP EDGE SEALED
WITH 2 BEADS OF RAMNEK OR EQUAL.

ALL JOINTS TO HAVE RUBBER GASKET
AND SEALED WITH INFI-SHIELD WRAP.

DOGHOUSES SHALL BE GROUTED ON
BOTH THE OUTSIDE AND INSIDE.

MANHOLE STEPS, 16" ON CENTER

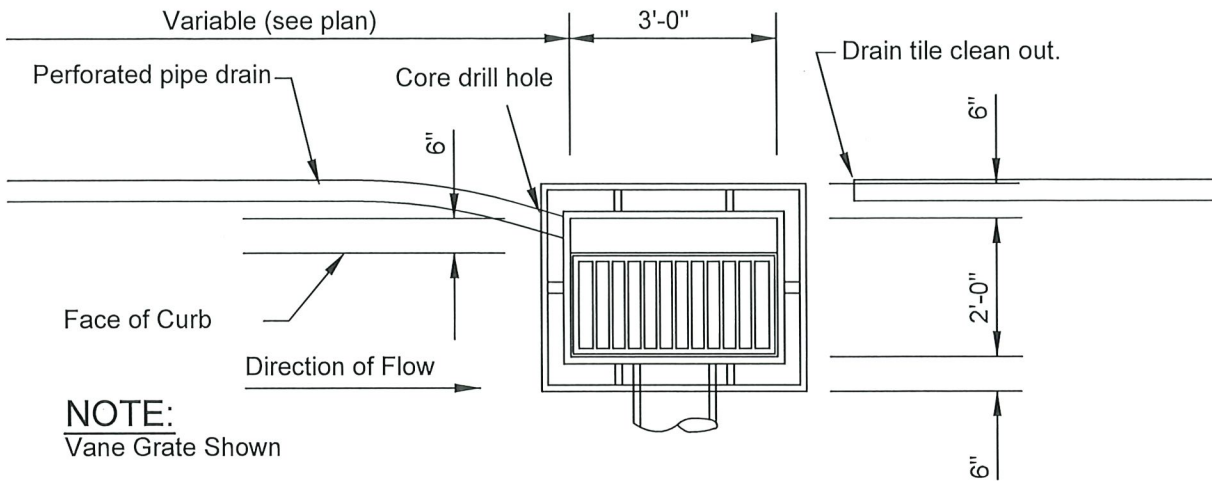


CATCHBASIN MANHOLE WITH SUMP

LAST REVISION:
OCTOBER
2022

LAUDERDALE, MN

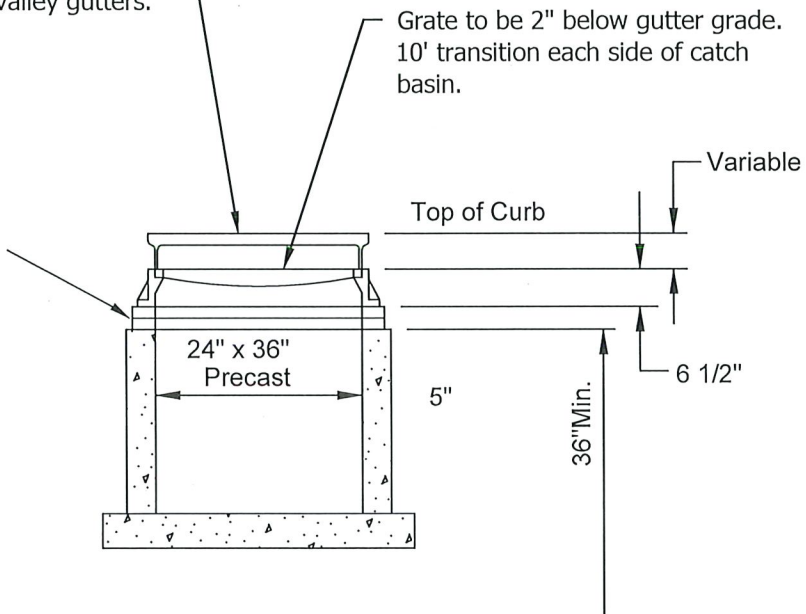
PLATE NO.
STO-6



PLAN

Catchbasin casting Neenah R3067-VB or equal at sump locations or slopes less than 1% and R3067-V on slopes greater than 1%. Install R3067-A casting in driveways and valley gutters.

Minimum of 2 maximum of 5 adjustment rings. No shims allowed. Maximum 20" adjustment including rings and casting.



SECTION



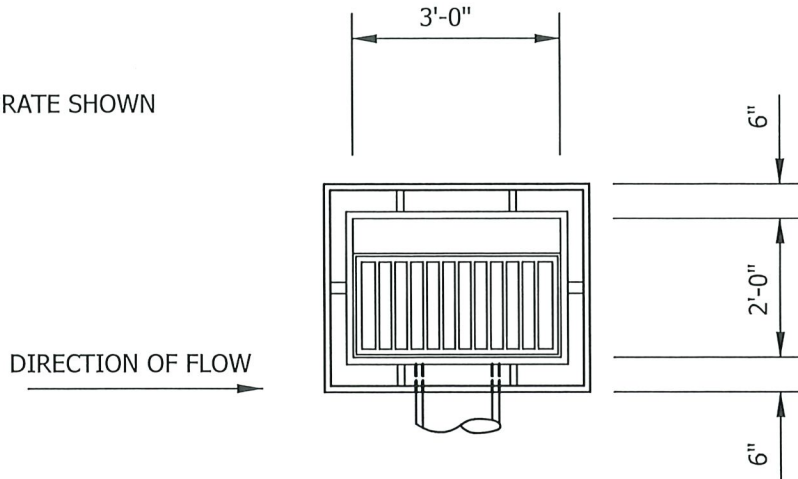
2'X3' CATCH BASIN

LAUDERDALE, MN

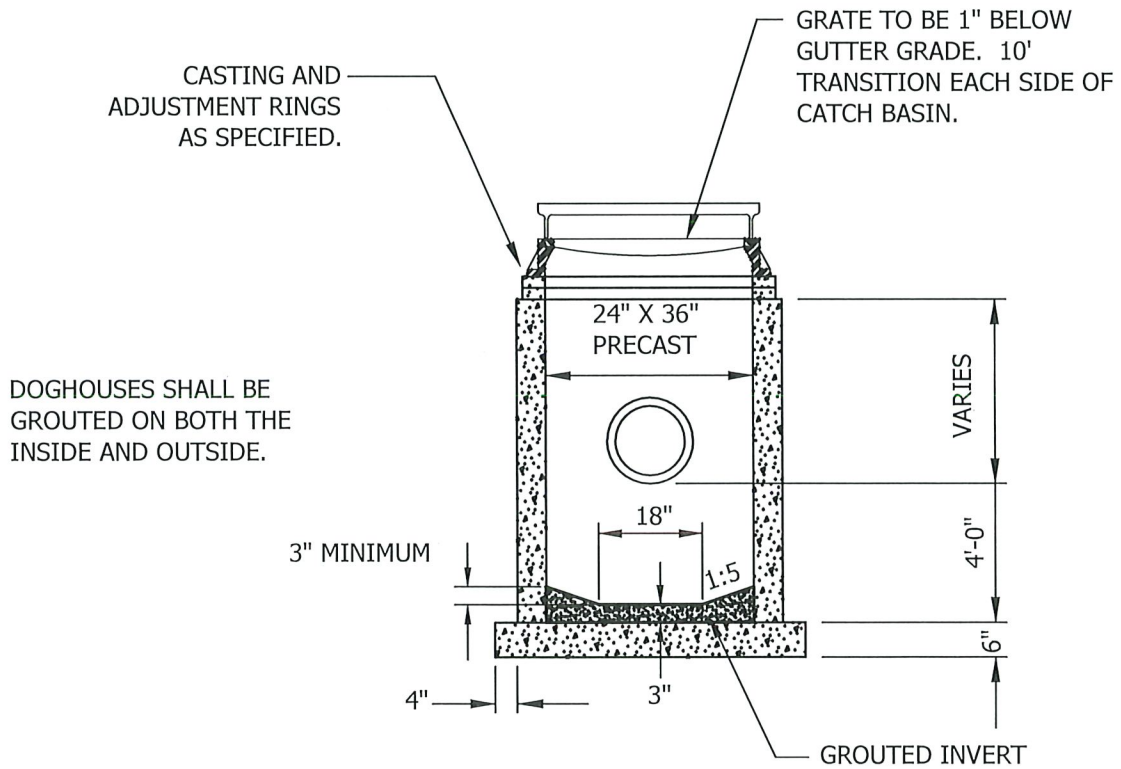
LAST REVISION:
OCTOBER
2022

PLATE NO.
STO-7

NOTE:
VANE GRATE SHOWN



PLAN



SECTION



CATCHBASIN WITH SUMP

LAST REVISION:
OCTOBER
2022

LAUDERDALE, MN

PLATE NO.
STO-8

PIPE SHALL BE CUT TO BE 2" INSIDE
MANHOLE AT THE PIPE'S MIDPOINT
AND HAVE OPENINGS FILLED WITH
MN/DOT 3Y GROUT AND BRICKS AS
NECESSARY AROUND PIPE

OPENING SIZE AND LOCATION
TO MATCH CASTING AND
ADJUSTMENT RING TYPE.

REINFORCED
CONCRETE
PIPE

TOP OF BARREL SECTION BELOW
TOP SLAB TO HAVE FLAT TOP EDGE
SEALED WITH 2 BEADS OF RAMNEK
OR EQUAL.

12" MIN.

FILL ENTIRE SUMP
WITH GROUT, AND
COMPLETE INVERT
(MN/DOT 3Y GROUT)

VARIES

REFER TO SCHEDULE FOR
DIAMETER OF STRUCTURE

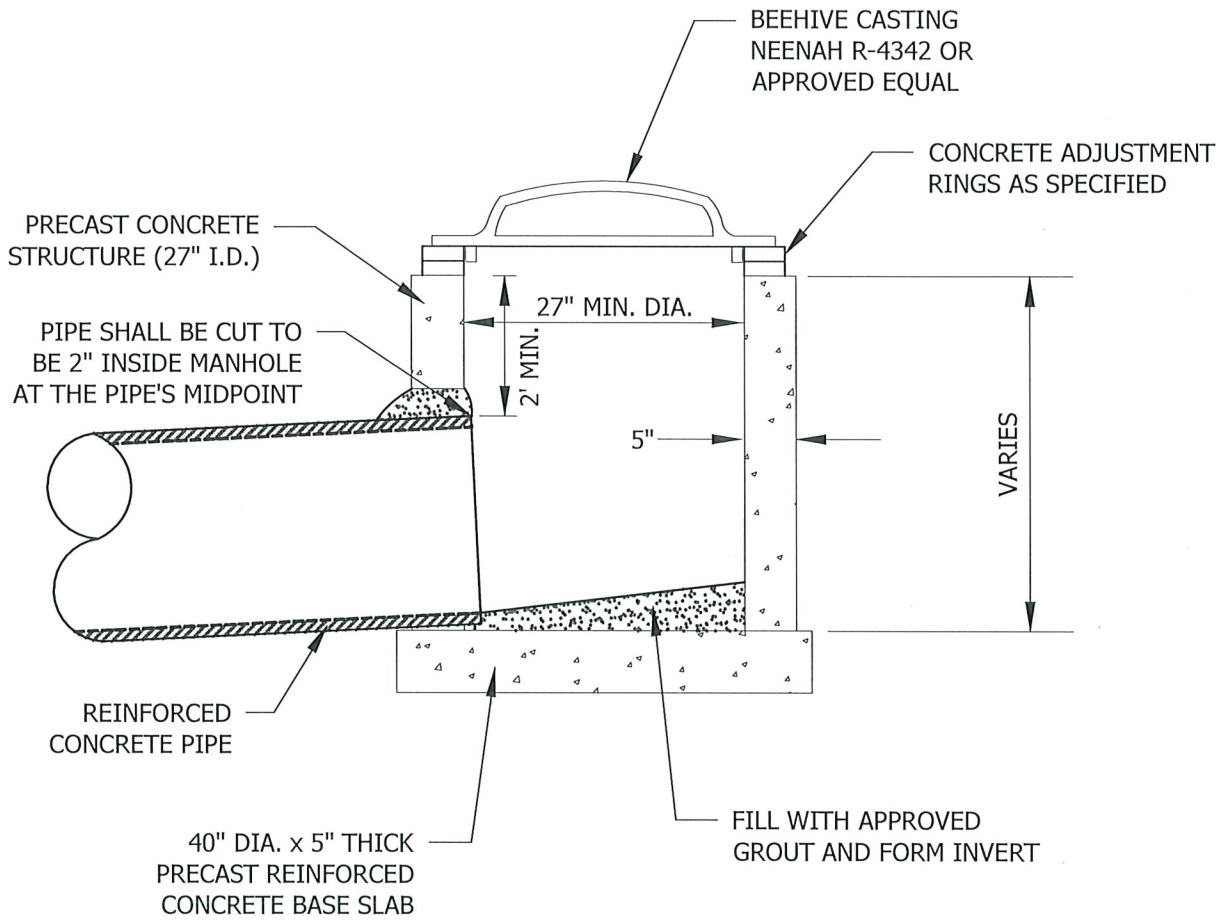


PRECAST SHALLOW
STORM SEWER STRUCTURE

LAST REVISION:
OCTOBER
2022

LAUDERDALE, MN

PLATE NO.
STO-9



DOGHOUSES MUST BE GROUTED
BOTH INSIDE AND OUTSIDE.



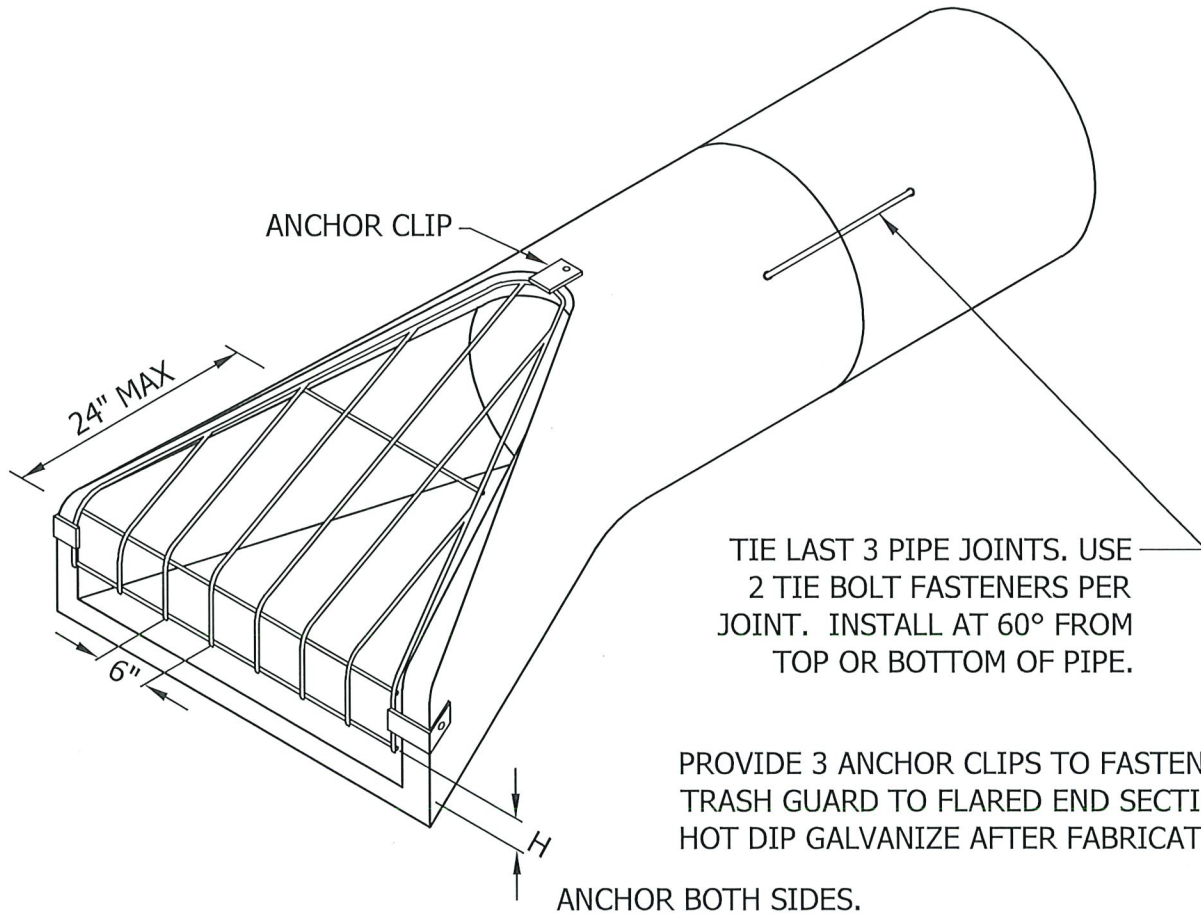
PRECAST 27" SHALLOW DEPTH
BEEHIVE STRUCTURE

LAST REVISION:
OCTOBER
2022

LAUDERDALE, MN

PLATE NO.
STO-10

SEE CITY PLATE NO. STO-13 FOR RIPRAP PLACEMENT.



ISOMETRIC

PIPE SIZE	TRASH GUARD SIZING		
	BARS	H'	BOLTS
12"- 18"	3/4"φ	4"	5/8"
21"- 42"	1"φ	6"	3/4"
48"-72"	1 1/4"φ	12"	1"

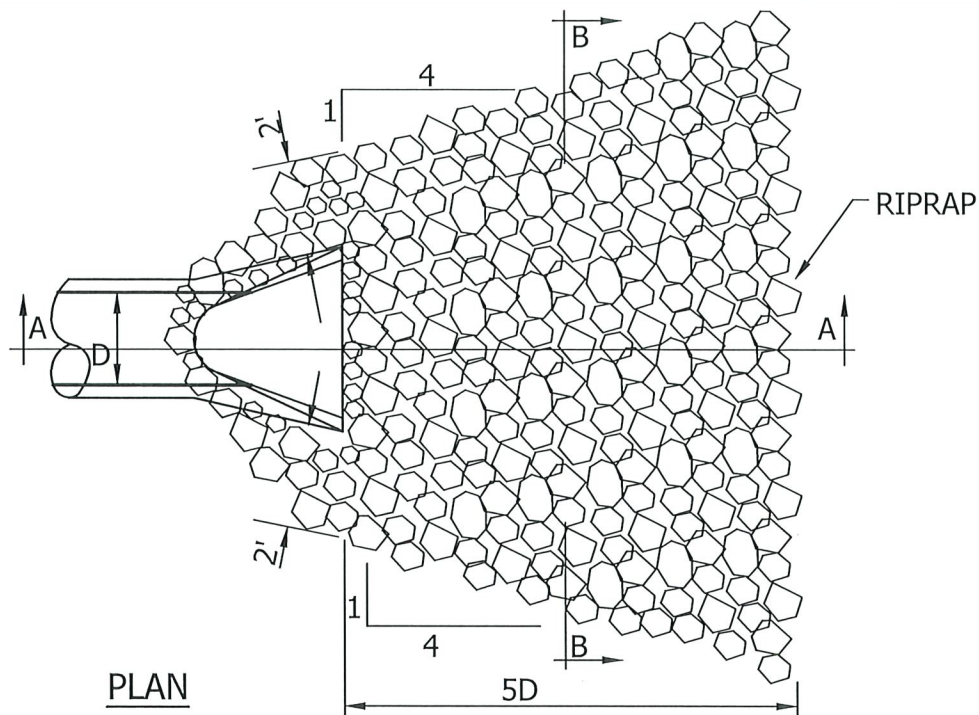


FLARED END SECTION
AND TRASH GUARD

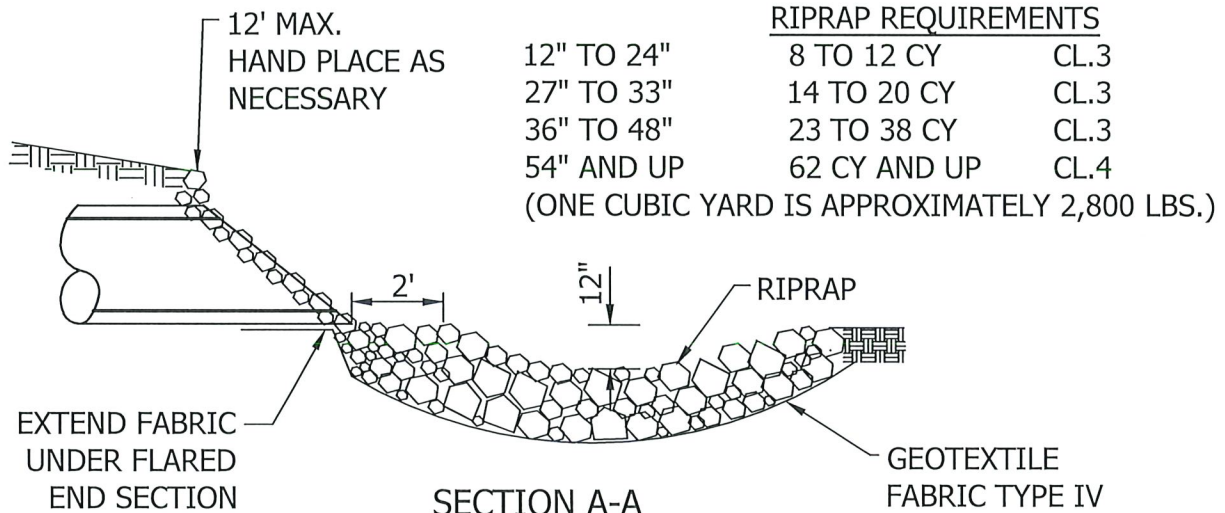
LAST REVISION:
OCTOBER
2022

LAUDERDALE, MN

PLATE NO.
STO-11



PLAN

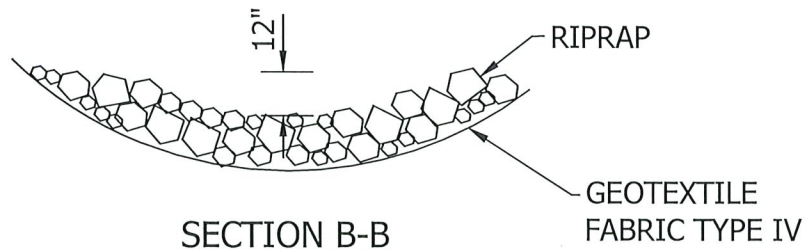


SECTION A-A

RIPRAP REQUIREMENTS

12" TO 24"	8 TO 12 CY	CL.3
27" TO 33"	14 TO 20 CY	CL.3
36" TO 48"	23 TO 38 CY	CL.3
54" AND UP	62 CY AND UP	CL.4

(ONE CUBIC YARD IS APPROXIMATELY 2,800 LBS.)



SECTION B-B

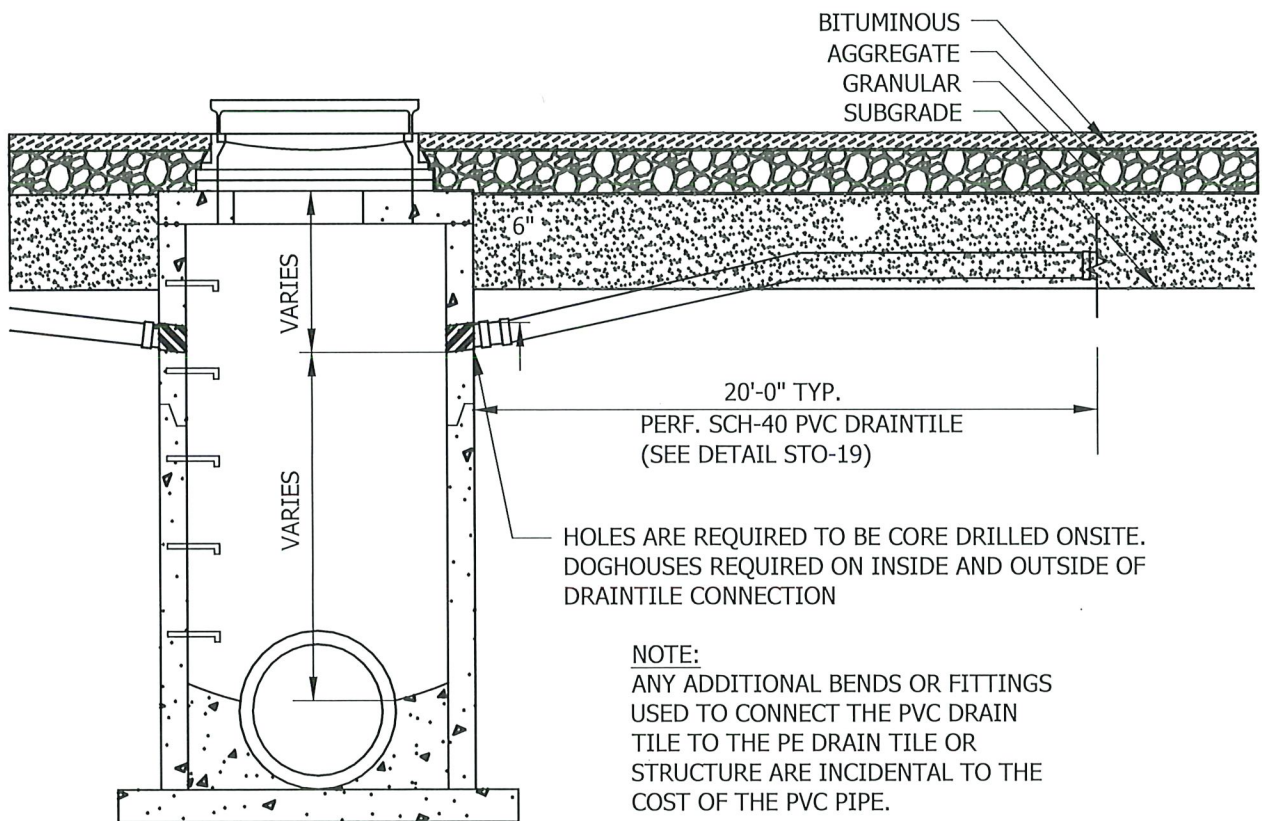
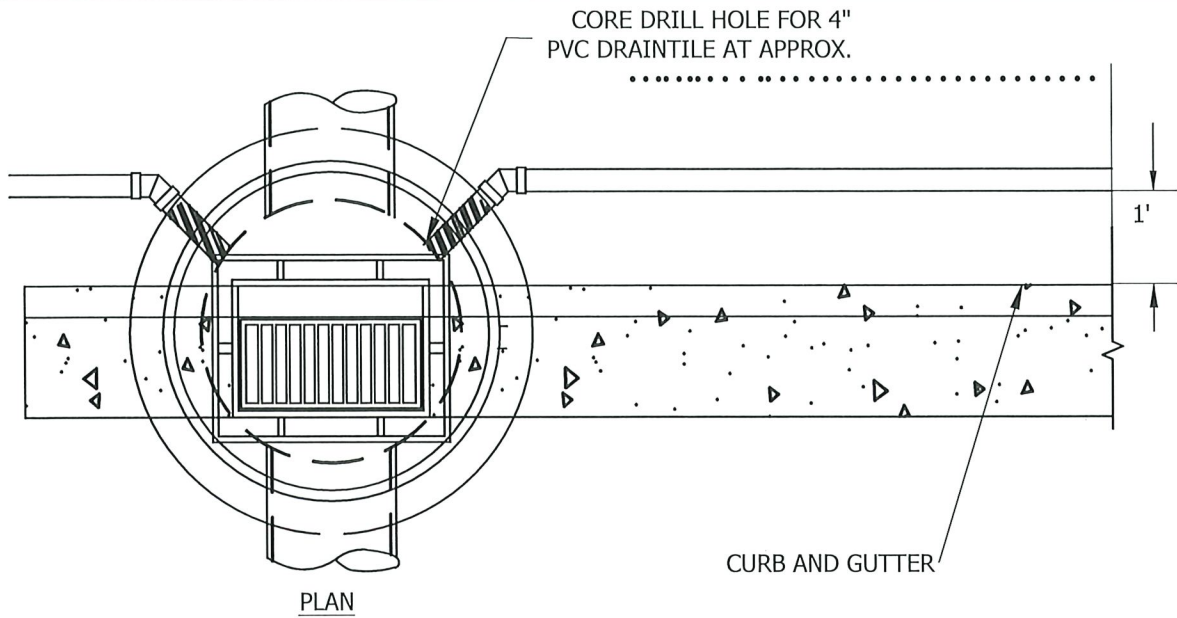


RIPRAP AT OUTLETS

LAST REVISION:
OCTOBER
2022

LAUDERDALE, MN

PLATE NO.
STO-12

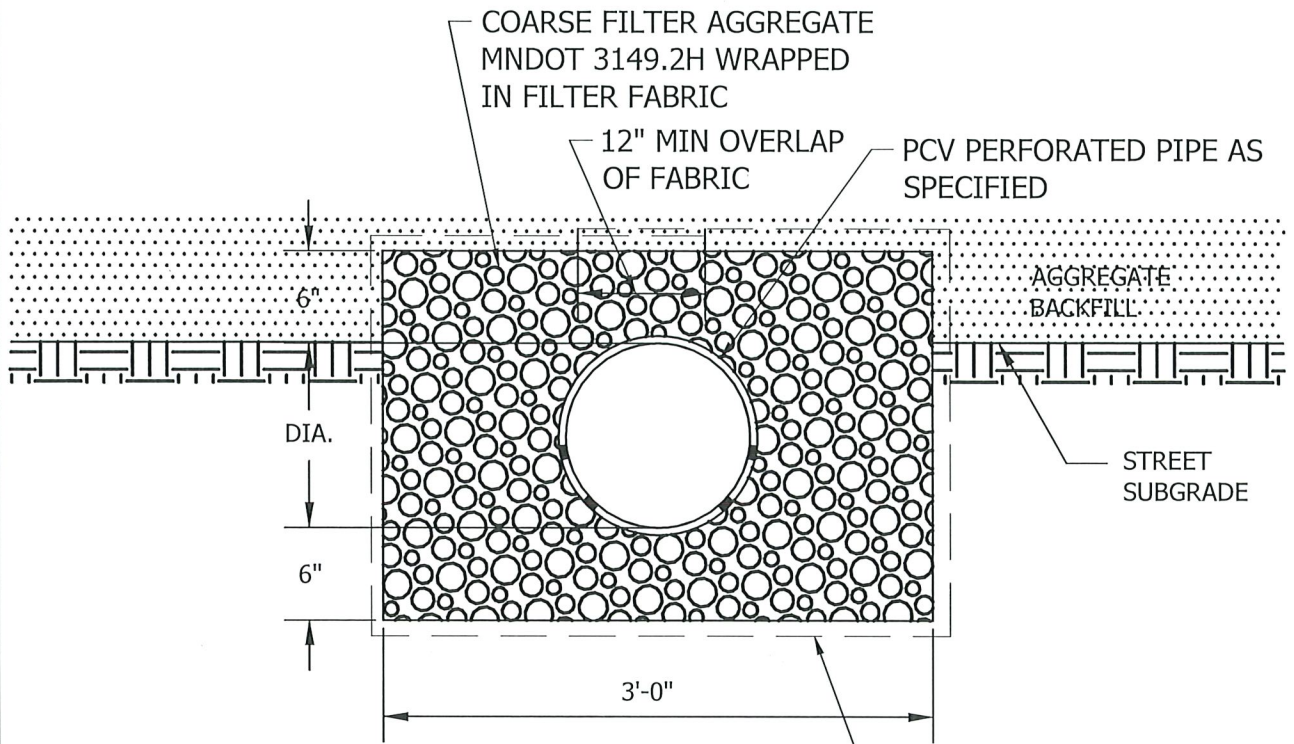


DRAINTILE INSTALLATION
INTO CATCHBASIN

LAUDERDALE, MN

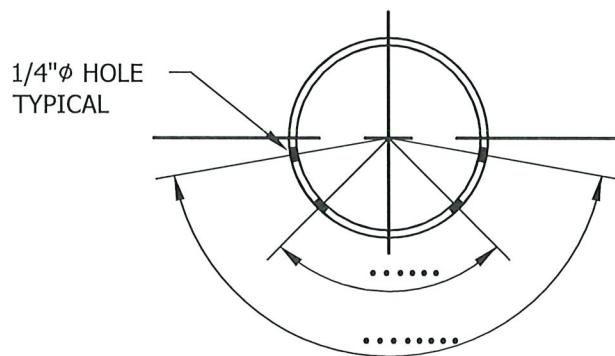
LAST REVISION:
OCTOBER
2022

PLATE NO.
STO-13



TRENCH DETAIL

GEOTEXTILE WRAP-MNDOT
3733-TYPE 1



PIPE DETAIL

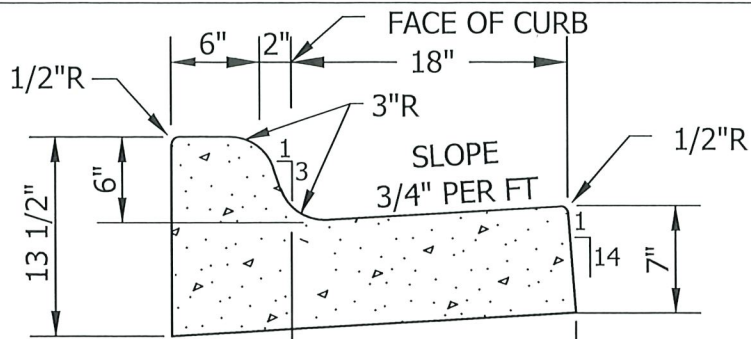


PVC PERFORATED PIPE

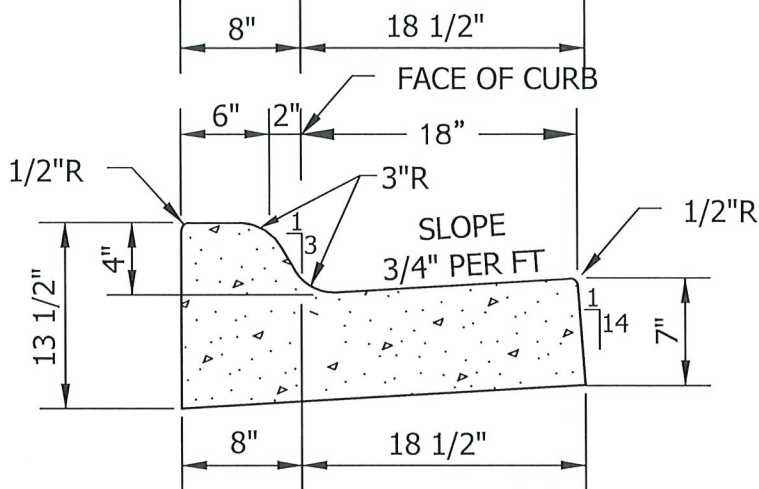
LAST REVISION:
OCTOBER
2022

LAUDERDALE, MN

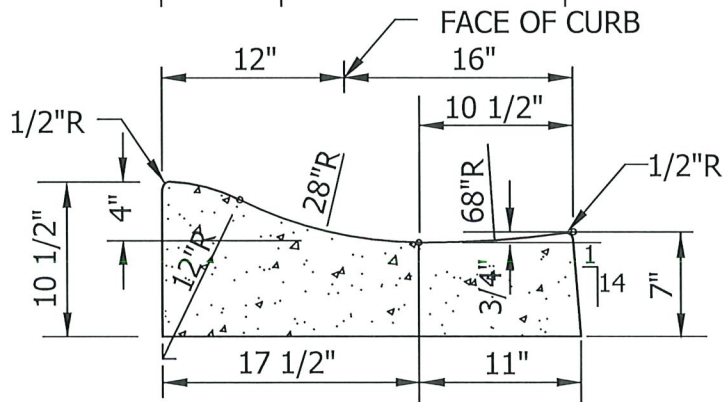
PLATE NO.
STO-15



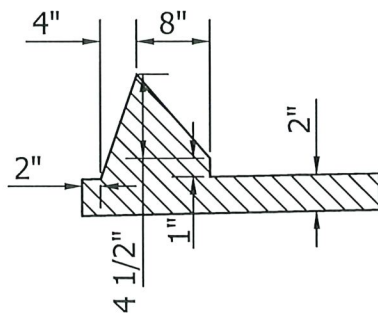
MNDOT B618



MNDOT B418



SURMOUNTABLE
D428



6" SHOE FORMED
BITUMINOUS CURB
INTERGAL W/ MAT

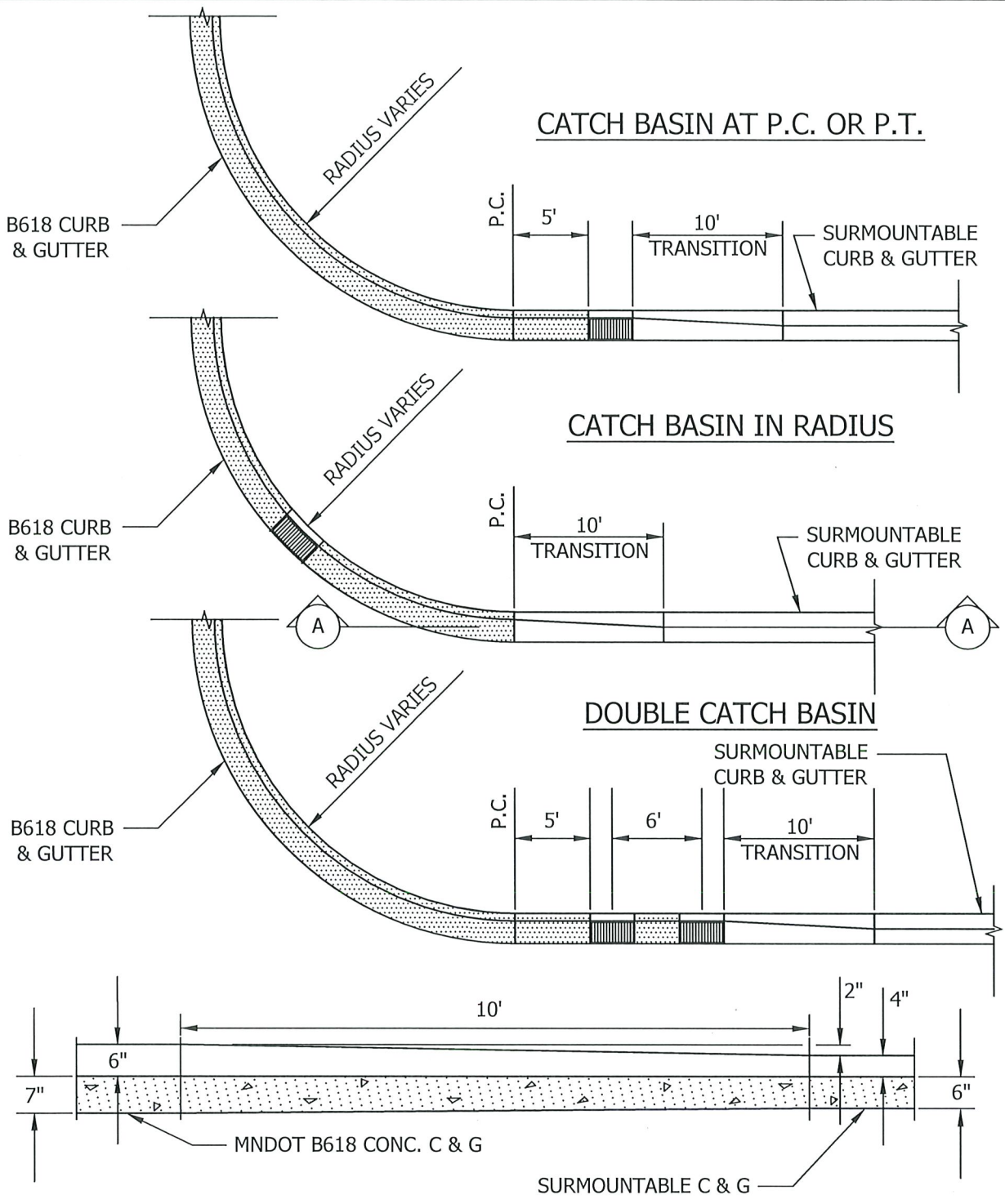


CURB AND GUTTER

LAST REVISION:
OCTOBER
2022

LAUDERDALE, MN

PLATE NO.
STR-1



SECTION A-A

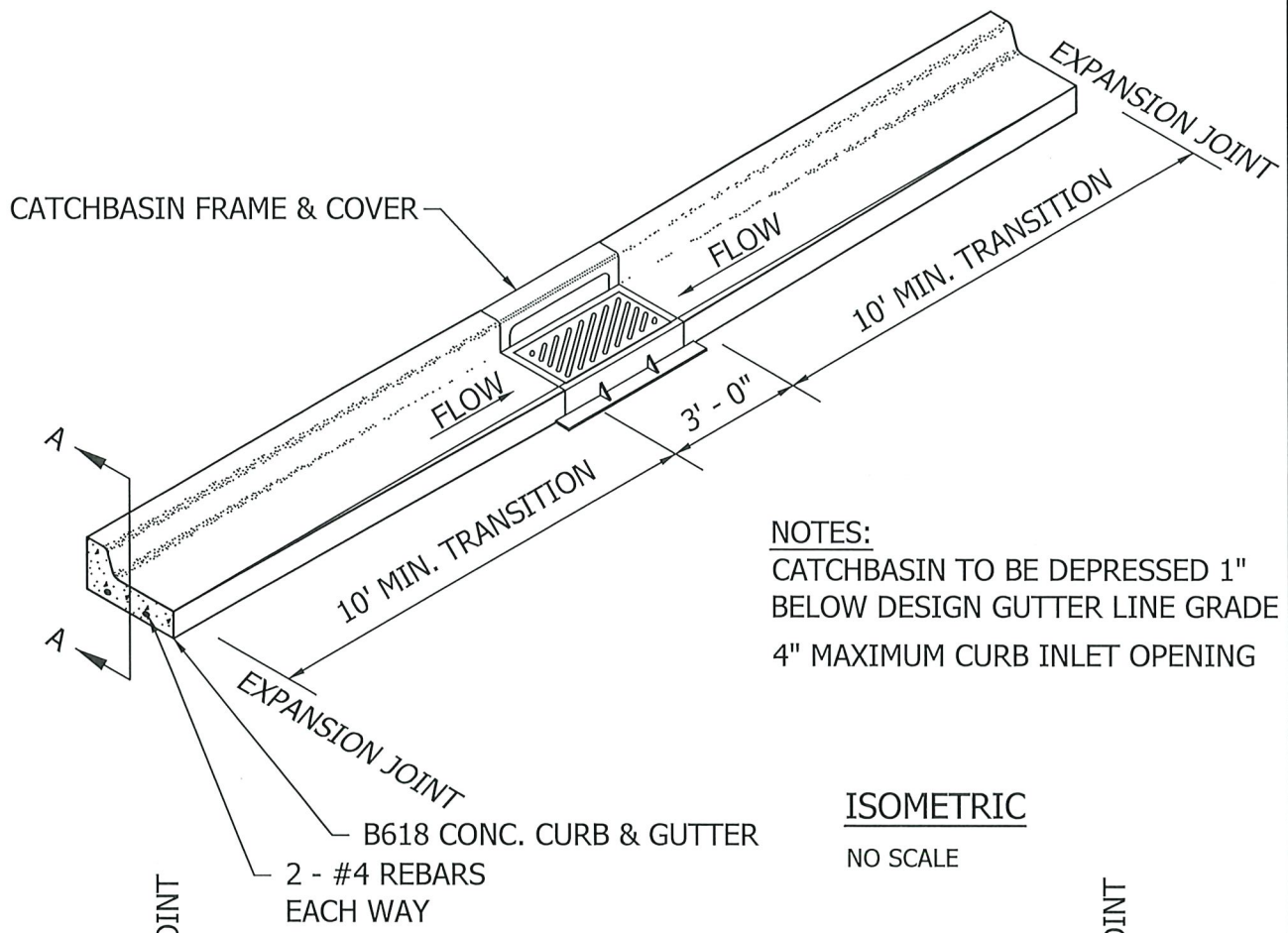


**CONCRETE CURB & GUTTER
TRANSITION**

LAUDERDALE, MN

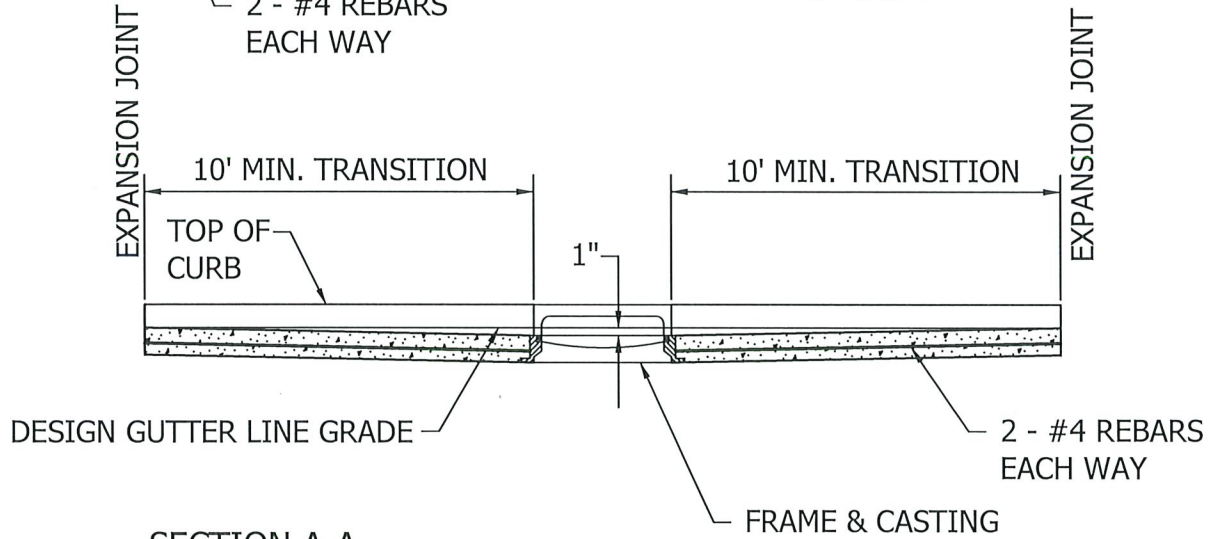
LAST REVISION:
OCTOBER
2022

PLATE NO.
STR-2



NOTES:
 CATCHBASIN TO BE DEPRESSED 1" BELOW DESIGN GUTTER LINE GRADE
 4" MAXIMUM CURB INLET OPENING

ISOMETRIC
 NO SCALE



SECTION A-A
 NO SCALE

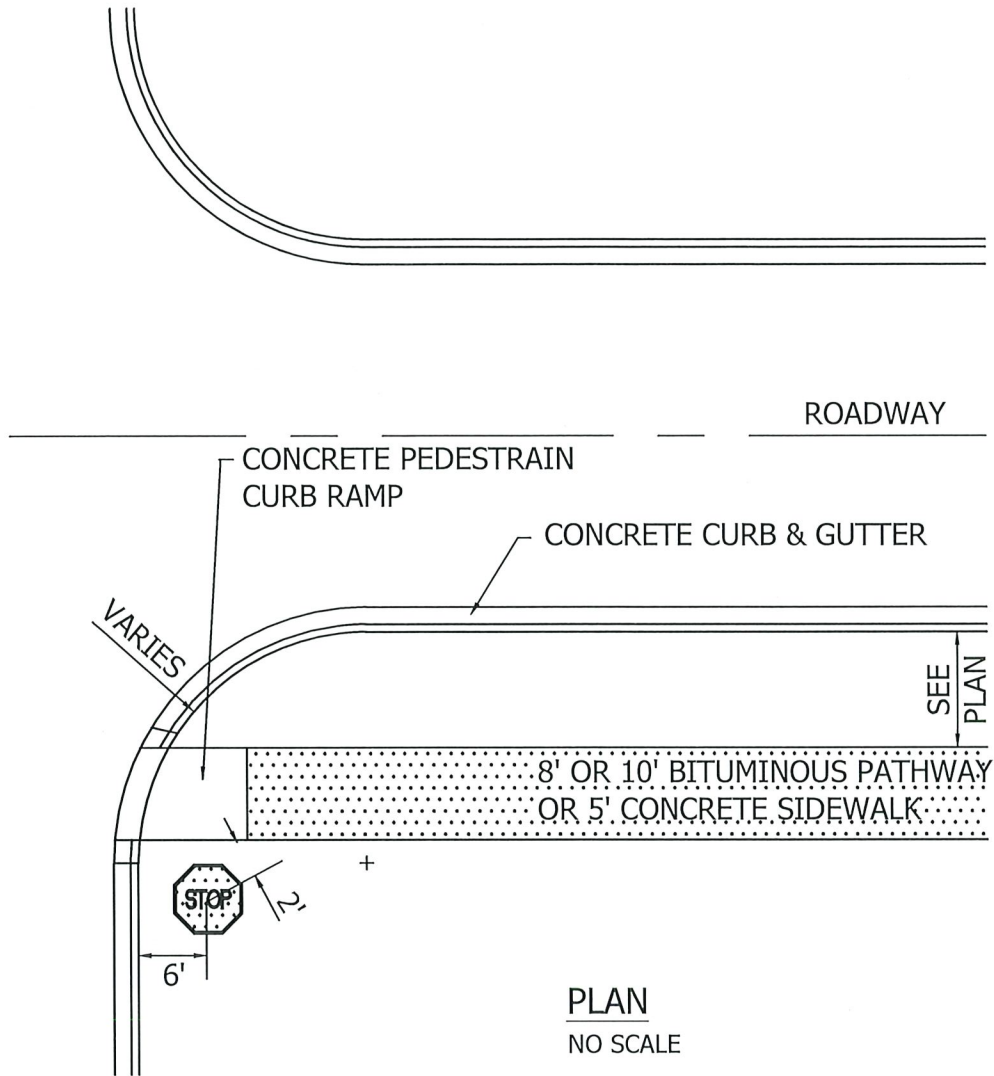


B618 CURB & GUTTER
 CONSTRUCTION AT CATCH BASIN

LAST REVISION:
 OCTOBER
 2022

LAUDERDALE, MN

PLATE NO.
 STR-4

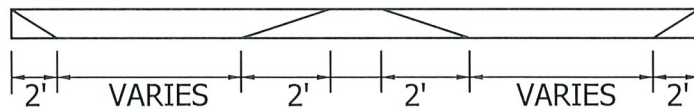
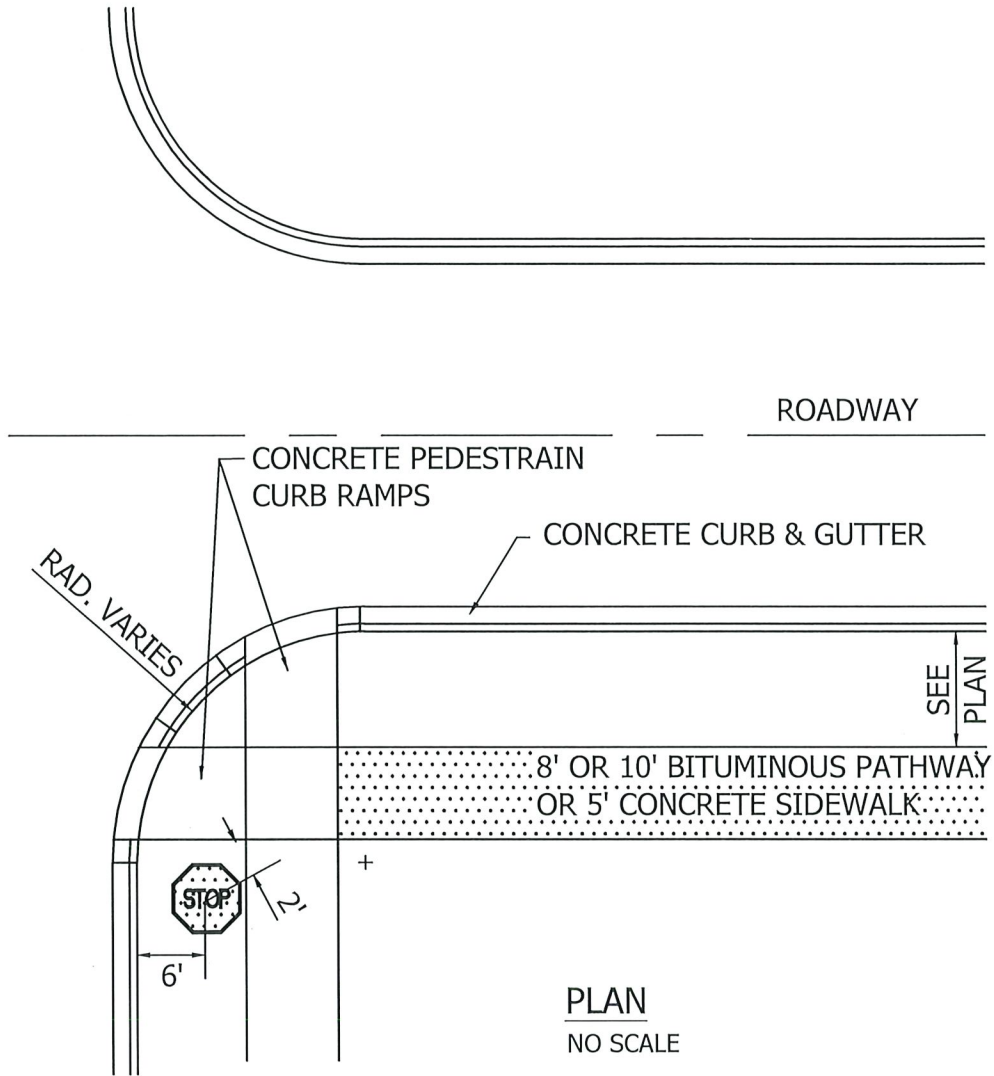


PEDESTRIAN CURB RAMP
GENERAL LOCATION

LAUDERDALE, MN

LAST REVISION:
OCTOBER
2022

PLATE NO.
STR-5

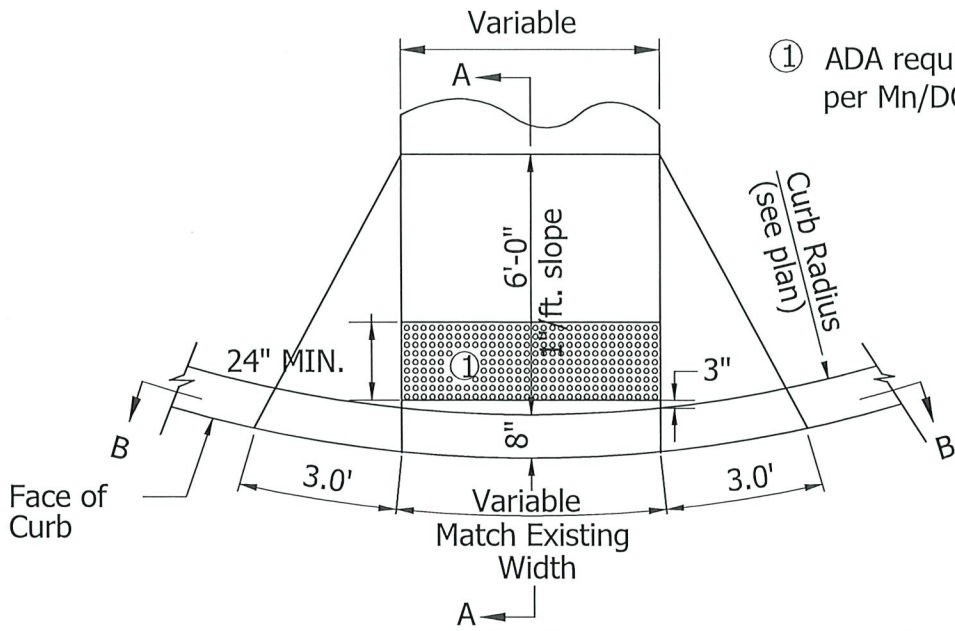


DOUBLE PEDESTRIAN CURB RAMP
GENERAL LOCATION

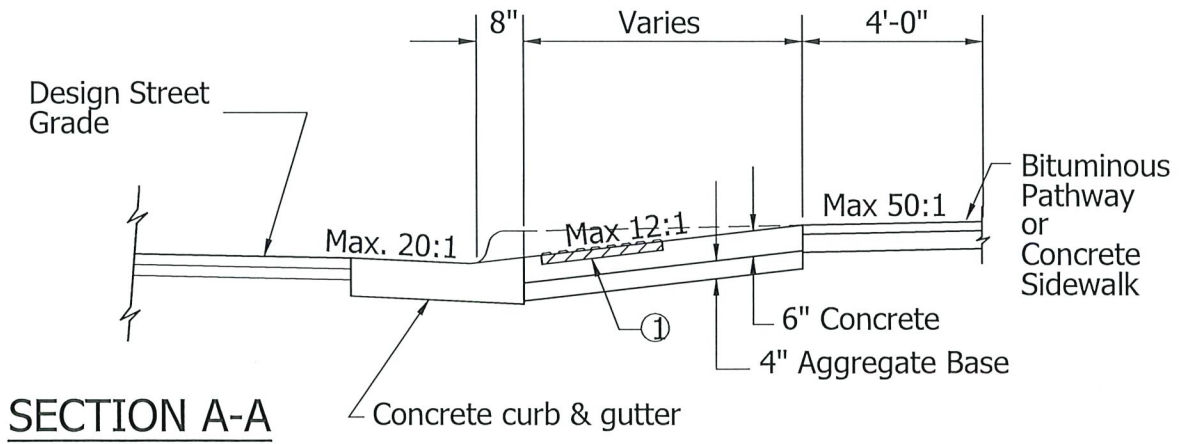
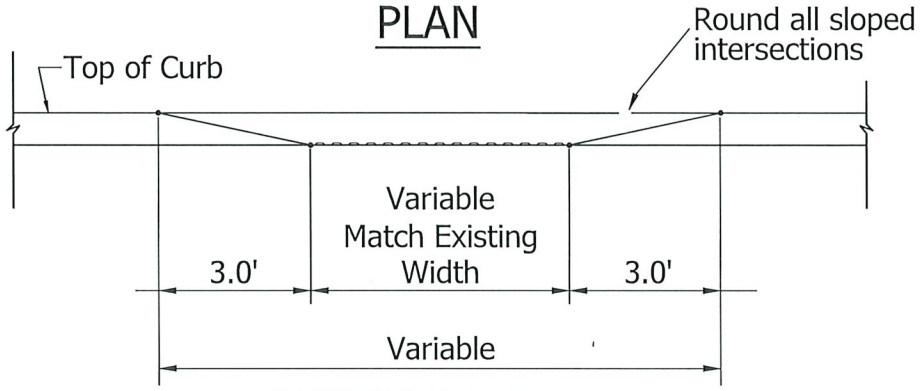
LAUDERDALE, MN

LAST REVISION:
OCTOBER
2022

PLATE NO.
STR-6



① ADA required truncated dome per Mn/DOT std. plate 7038A



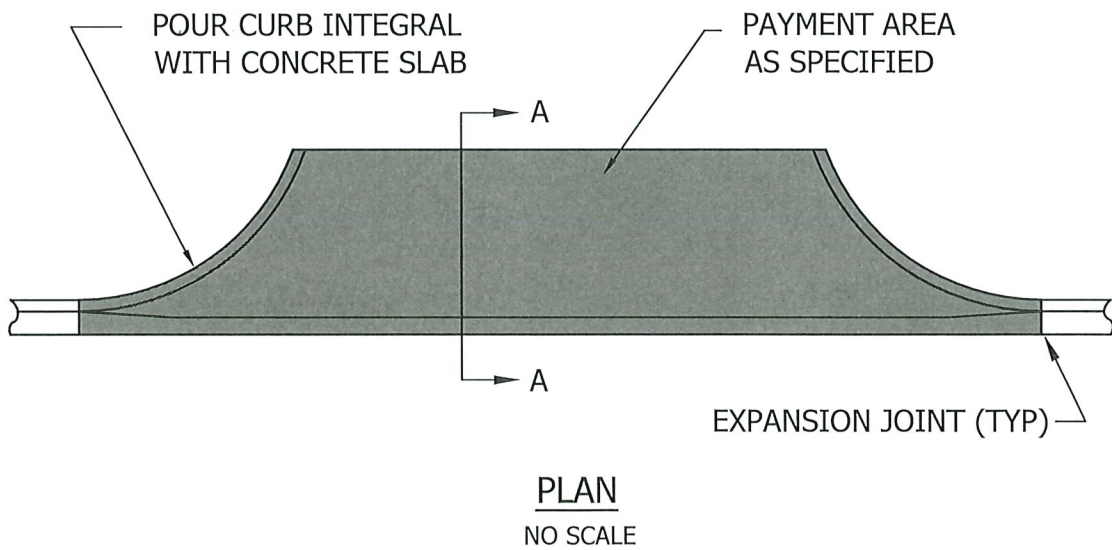
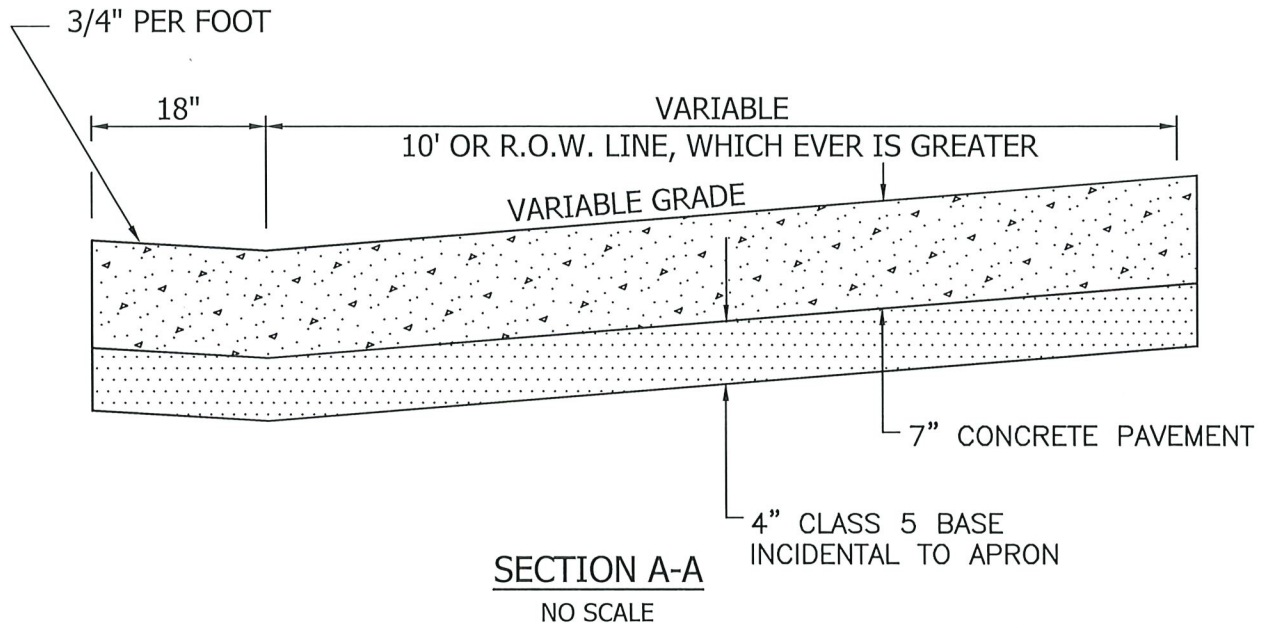
PEDESTRIAN CURB RAMP
DETAILS

LAST REVISION:
OCTOBER
2022

LAUDERDALE, MN

PLATE NO.
STR-7

CONCRETE SLAB SHALL BE 7" THICK,
 CONCRETE APRON SHALL BE CONSTRUCTED
 ON 4" COMPACTED CLASS 5 GRAVEL BASE
 (SEE SPECIFICATIONS)



CONCRETE DRIVEWAY APRON
 COMMERCIAL

LAST REVISION:
 OCTOBER
 2022

LAUDERDALE, MN

PLATE NO.
 STR-8

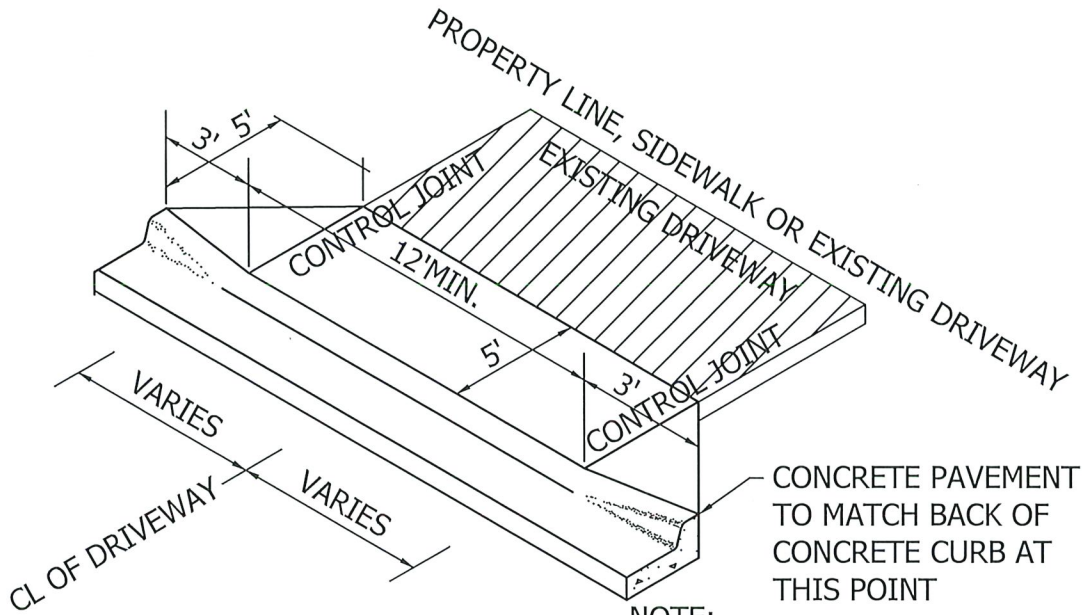
CONCRETE CURB
AND GUTTER
(SEE PLATE STR-1)

EXPANSION JOINT



SECTION
NO SCALE

PROPERTY LINE, SIDEWALK OR EXIST. DRIVEWAY



ISOMETRIC
NO SCALE

NOTE:
CONTROL JOINTS IN CONCRETE CURB
NOT TO EXCEED 10' SPACING
THROUGH DRIVEWAY SECTION.

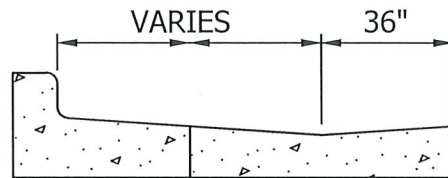
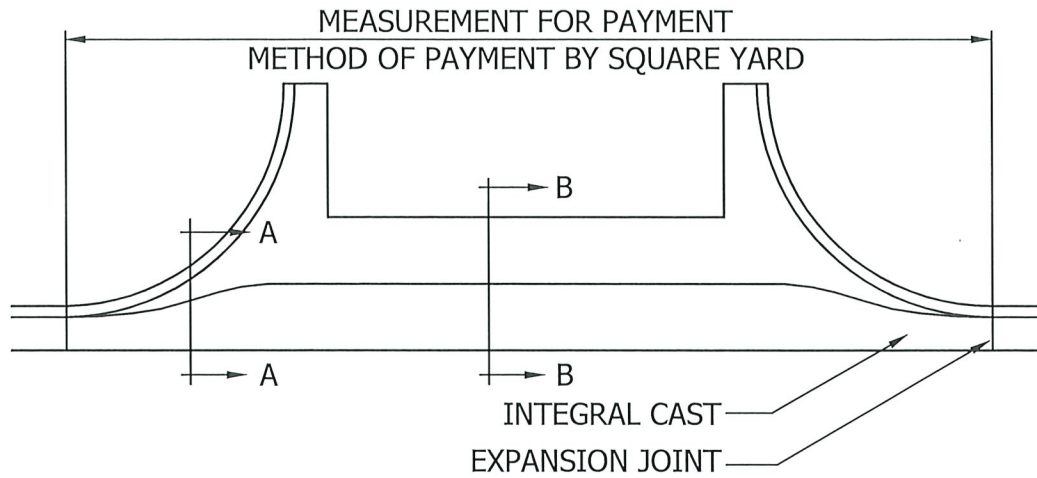


CONCRETE RESIDENTIAL DRIVEWAY
APRON

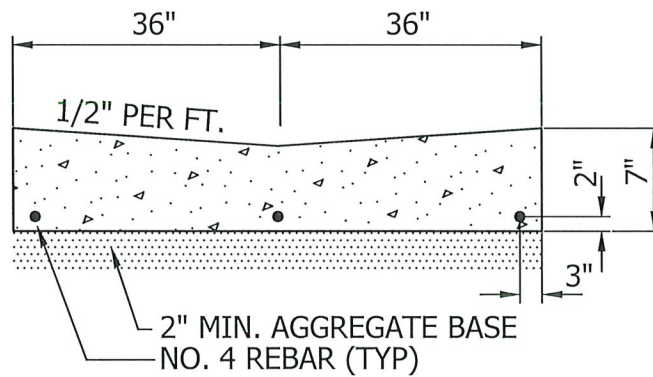
LAST REVISION:
OCTOBER
2022

LAUDERDALE, MN

PLATE NO.
STR-9



SECTION A-A THRU
B618 C & G



SECTION B-B
THRU CONCRETE GUTTER

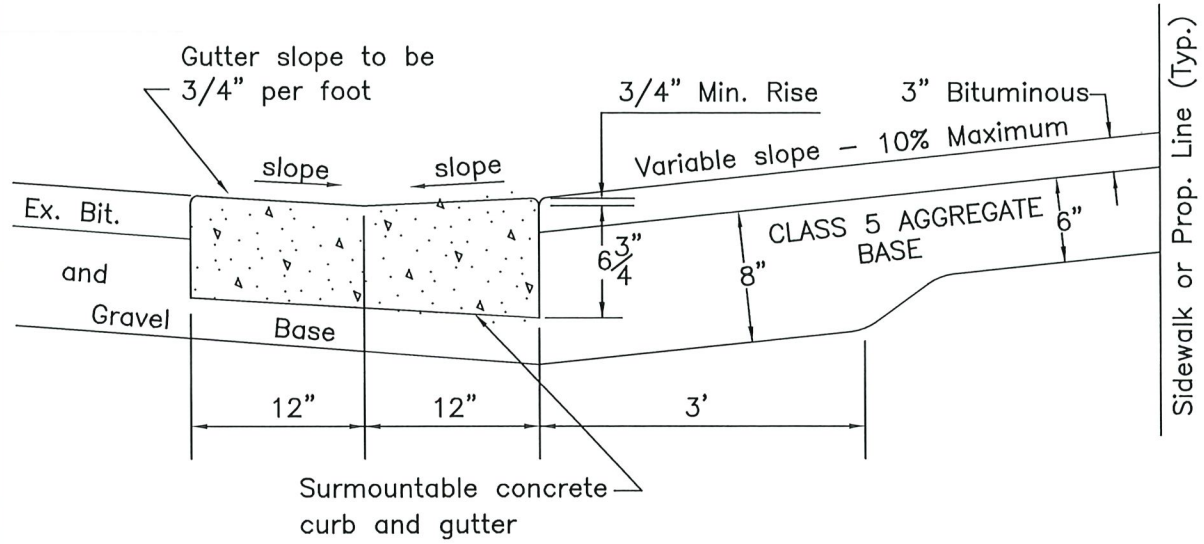


CONCRETE VALLEY GUTTER

LAUDERDALE, MN

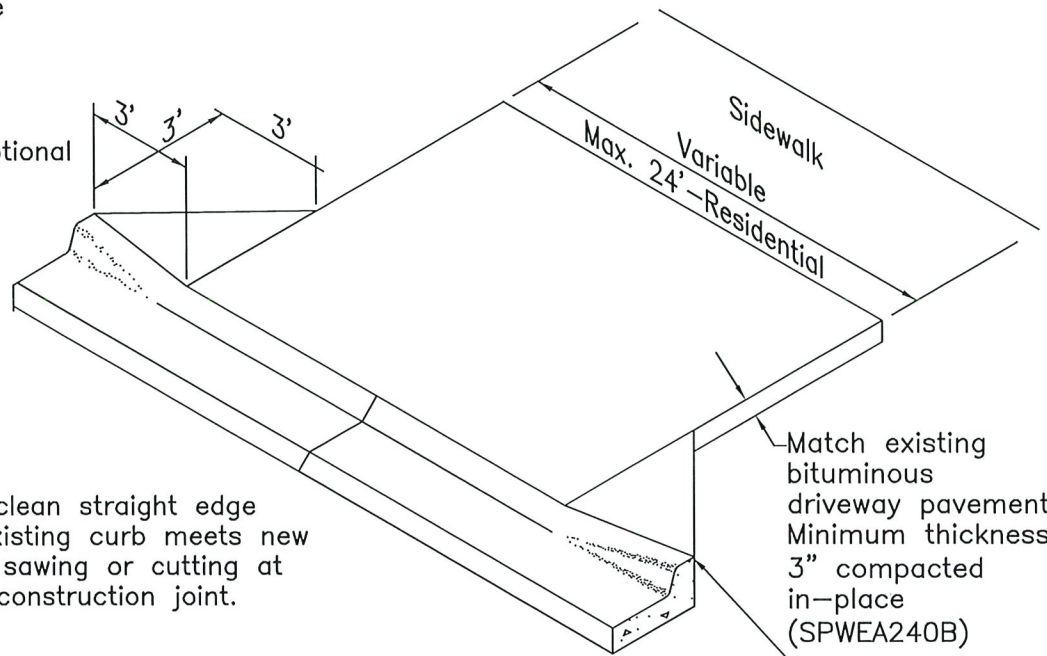
LAST REVISION:
OCTOBER
2022

PLATE NO.
STR-10



SECTION
No Scale

NOTE:
Radius is optional



NOTE:
Provide clean straight edge where existing curb meets new curb by sawing or cutting at nearest construction joint.

Bituminous pavement to match back of concrete curb at this point

ISOMETRIC
No Scale

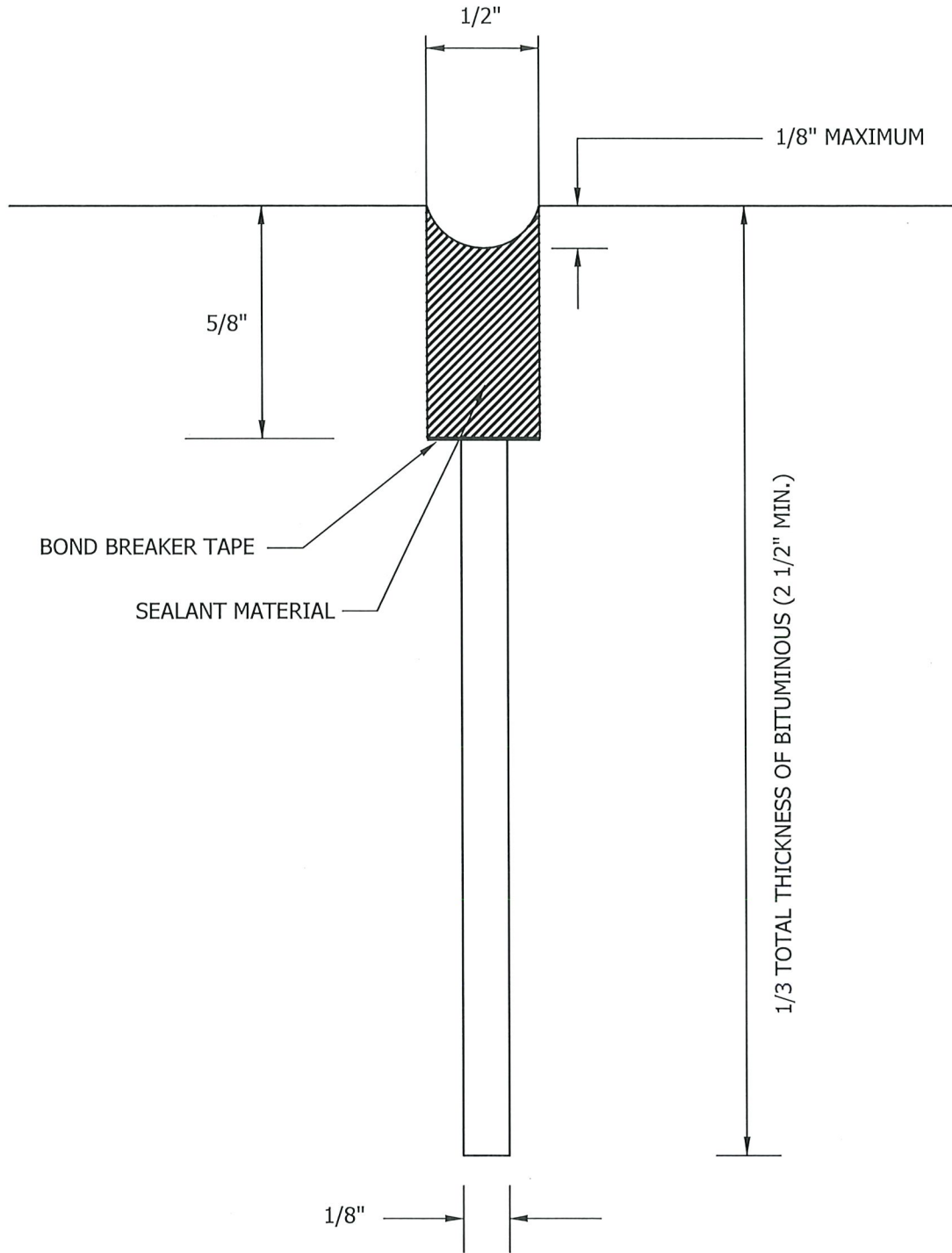


**BITUMINOUS RESIDENTIAL DRIVEWAY
APRON**

LAST REVISION:
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2022

LAUDERDALE, MN

PLATE NO.
STR-11



TYPICAL JOINT SECTION

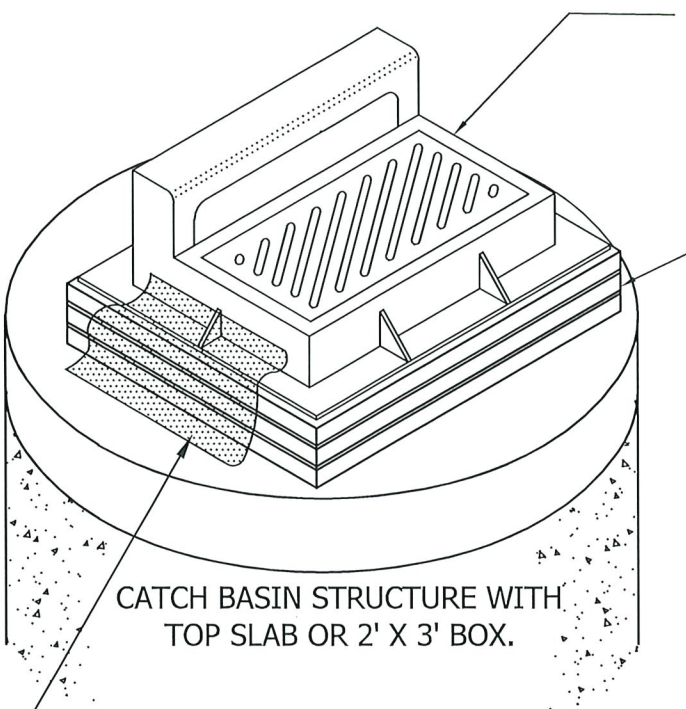


BITUMINOUS JOINT SAW AND SEAL

LAUDERDALE, MN

LAST REVISION:
OCTOBER
2022

PLATE NO.
STR-12

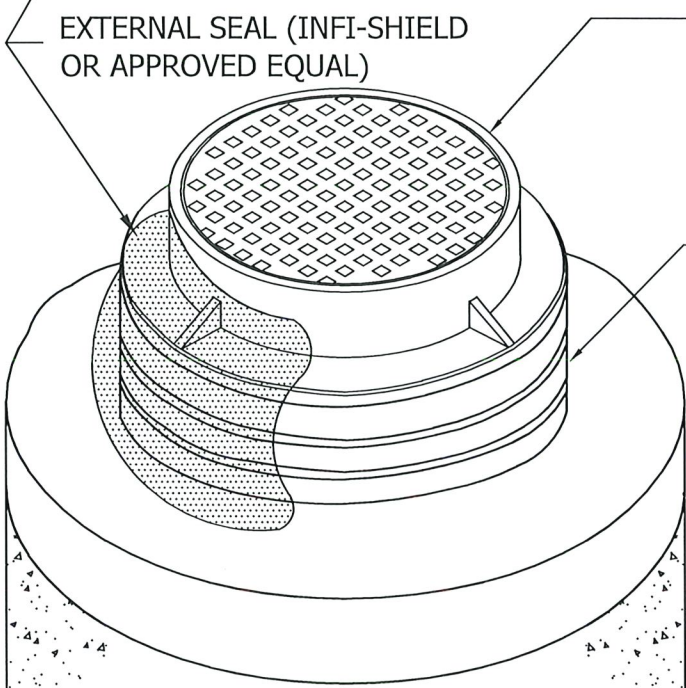


NEENAH R3067-V OR -VB CATCH BASIN FRAME AND GRATE. SHALL BE FURNISHED WITH CURB INLET BOX AND 3" DIA. FRONT FACE AND 4" MAXIMUM OPENING.

CONCRETE ADJUSTING RINGS (MAX 12").

SLOPED RINGS REQUIRED. NO SHIMS OR MORTAR MAY BE USED.

CATCH BASIN STRUCTURE WITH TOP SLAB OR 2' X 3' BOX.



EXTERNAL SEAL (INFI-SHIELD OR APPROVED EQUAL)

NEENAH R1642B MANHOLE FRAME AND COVER.

CONCRETE ADJUSTMENT RINGS

MANHOLE STRUCTURE WITH TOP SLAB OR CONE SECTION.

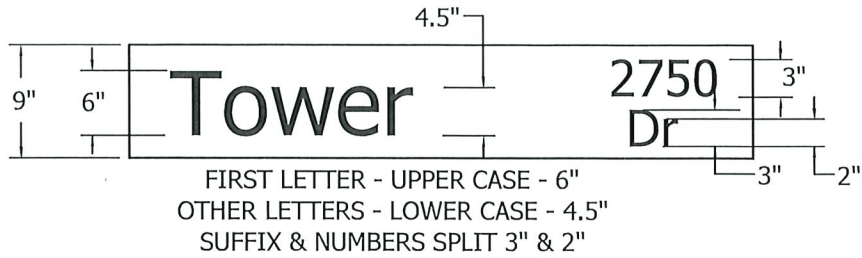


CATCH BASIN & MANHOLE ADJUSTMENT

LAST REVISION:
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2022

LAUDERDALE, MN

PLATE NO.
STR-13



OR



STANDARD CONSTRUCTION NOTES FOR STREET NAME SIGNS

1. ALL STREET SIGNS SHALL BE DOUBLE-FACED EXTRUDED BLADES.
2. ADDRESS NUMBERS FOR STREET NAME BLADES WILL BE PROVIDED AT A LATER DATE.
3. ALL PUBLIC STREET NAME BLADES SHALL BE "GREEN" IN COLOR. LETTERING ON ALL STREET NAME BLADES SHALL BE "WHITE" IN COLOR.
4. ALL STREET NAME BLADE SIGNS NEED TO USE A 12" EXTRUDED SIGN HOLDER AND A 12" 90° CROSS PIECE FOR TOP SIGN.

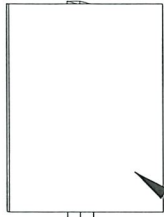


STREET NAME BLADE SIGNS
 PUBLIC STREETS

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 OCTOBER
 2022

LAUDERDALE, MN

PLATE NO.
 STR-14



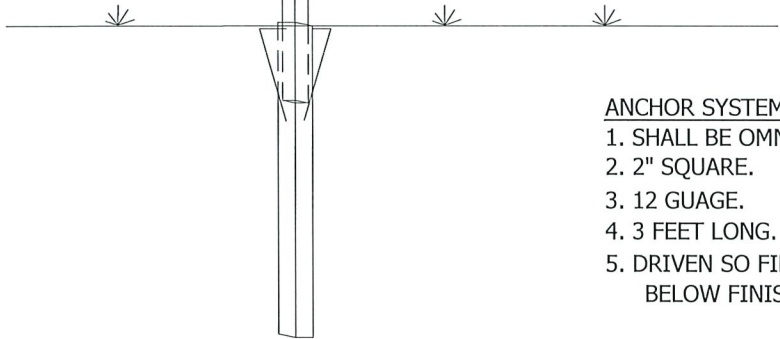
STREET SIGNS

1. SHALL BE V.I.P. (VISUAL IMPACT PERFORMANCE) REFLECTIVE SHEETING PER MnDOT 3352.2A2c.
2. ATTACH TO SIGN POST WITH 3/8" DRIVE RIVET AND NYLON WASHER.
3. INSTALL SO BOTTOM OF SIGN PANEL IS 7' FROM FINISH GRADE.

SIGN PANELS AS SPECIFIED OR AS SHOWN ON THE PLANS OR SIGN LEGEND.

SIGN POSTS

1. 1-3/4" SQUARE.
2. 14 GAUGE WITH PUNCHED HOLES.
3. MINIMUM 8 FEET, MAXIMUM 12 FEET LONG (LENGTH REQUIRED TO BE DETERMINED BY THE SIZE OF THE SIGN PANEL).
4. ATTACHED TO ANCHOR SYSTEM WITH 5/16" DIAMETER CORNER BOLT.
5. SIGN POSTS TO BE MINIMUM 6 FEET BEHIND CURB OR AS DIRECTED BY ENGINEER.



ANCHOR SYSTEM

1. SHALL BE OMNI ANCHOR.
2. 2" SQUARE.
3. 12 GAUGE.
4. 3 FEET LONG.
5. DRIVEN SO FINS ARE 1/4" TO 1/2" BELOW FINISH GRADE.

NOTE: ALL POSTS, HARDWARE, AND ANCHOR SYSTEMS SHALL BE TELES PAR SQUARE TUBE SYSTEMS AS DISTRIBUTED BY UNISTRUT CORPORATION, OR EQUAL

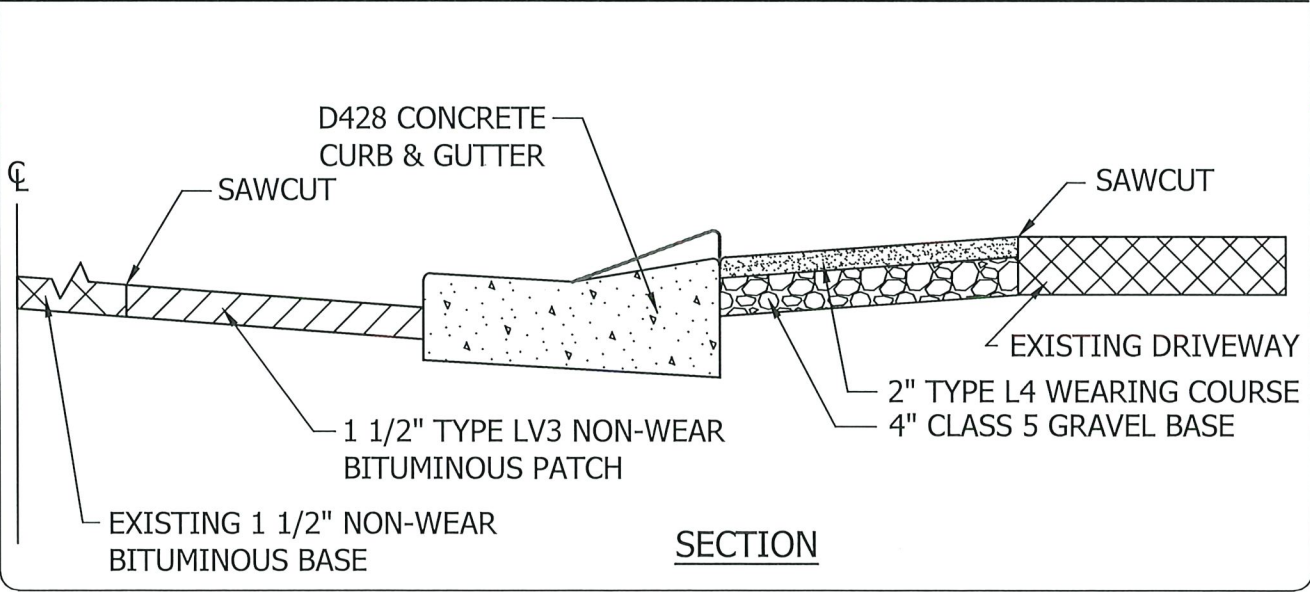
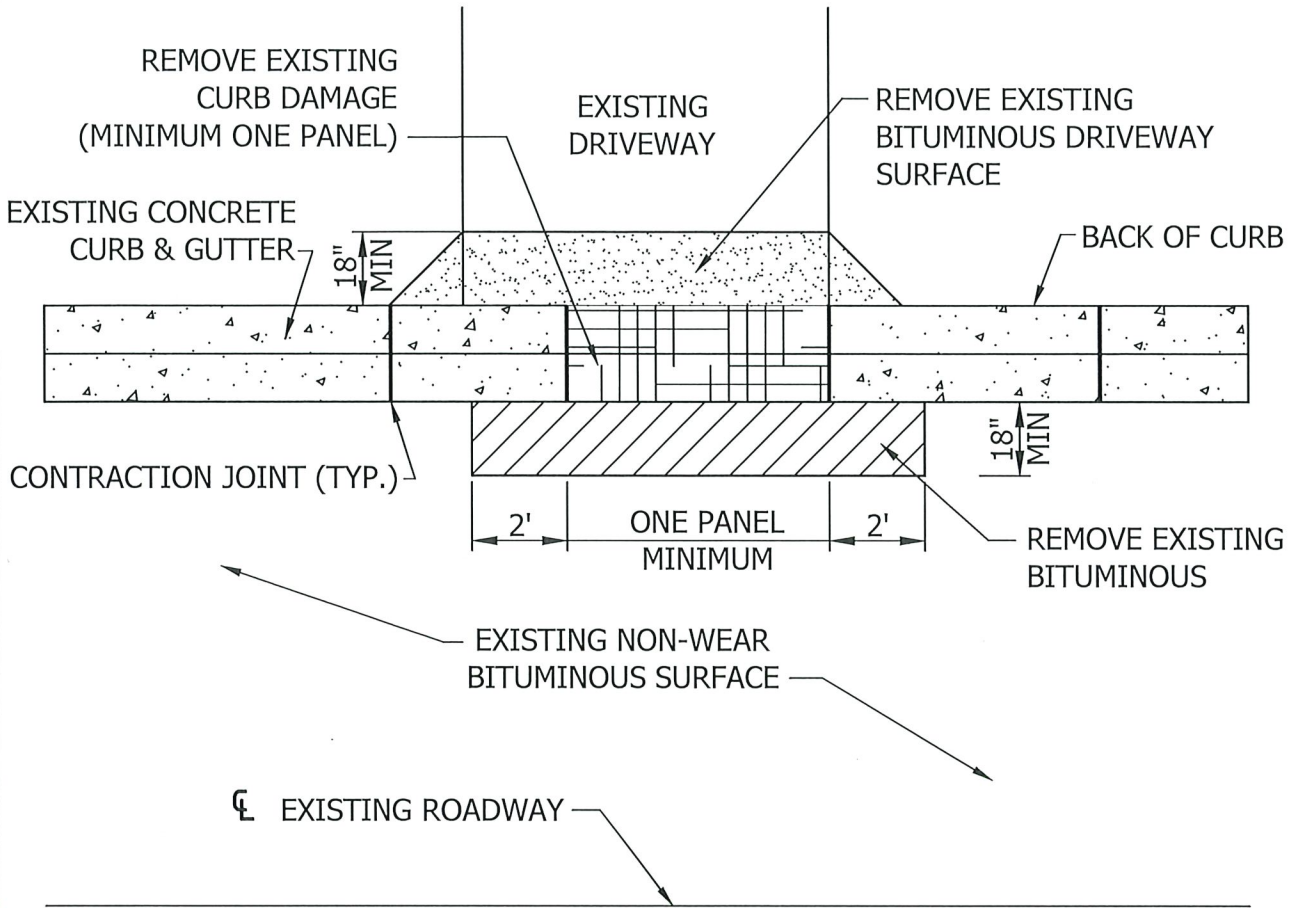


TYPICAL TRAFFIC SIGN INSTALLATION
BOULEVARD

LAST REVISION:
OCTOBER
2022

LAUDERDALE, MN

PLATE NO.
STR-15

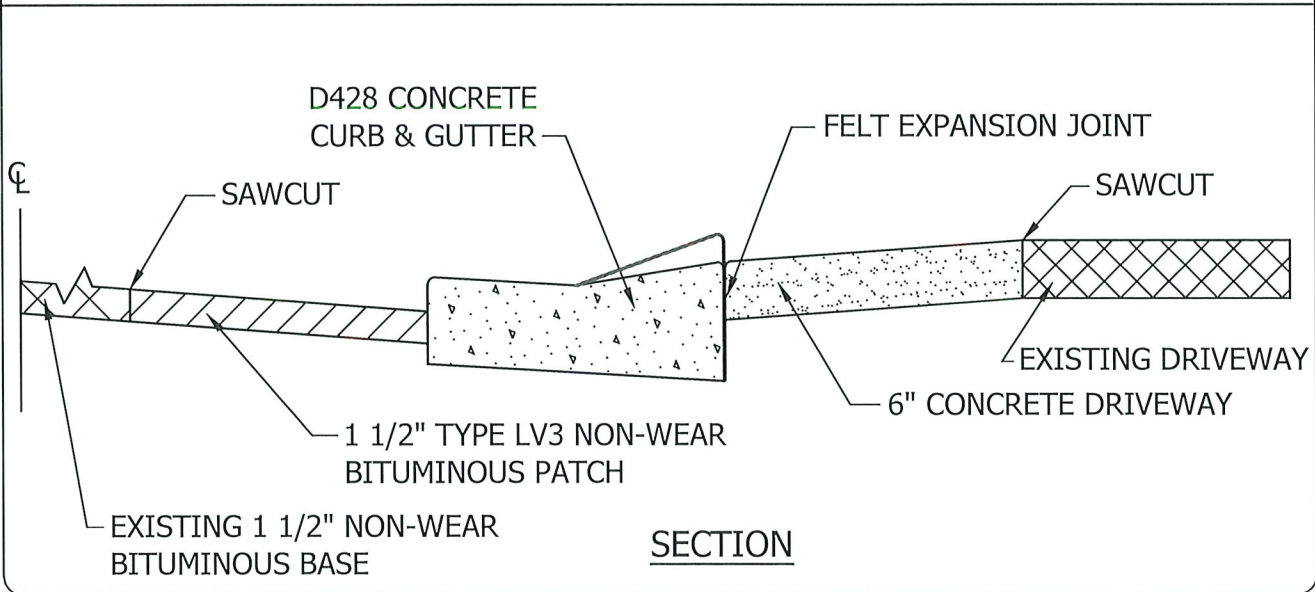
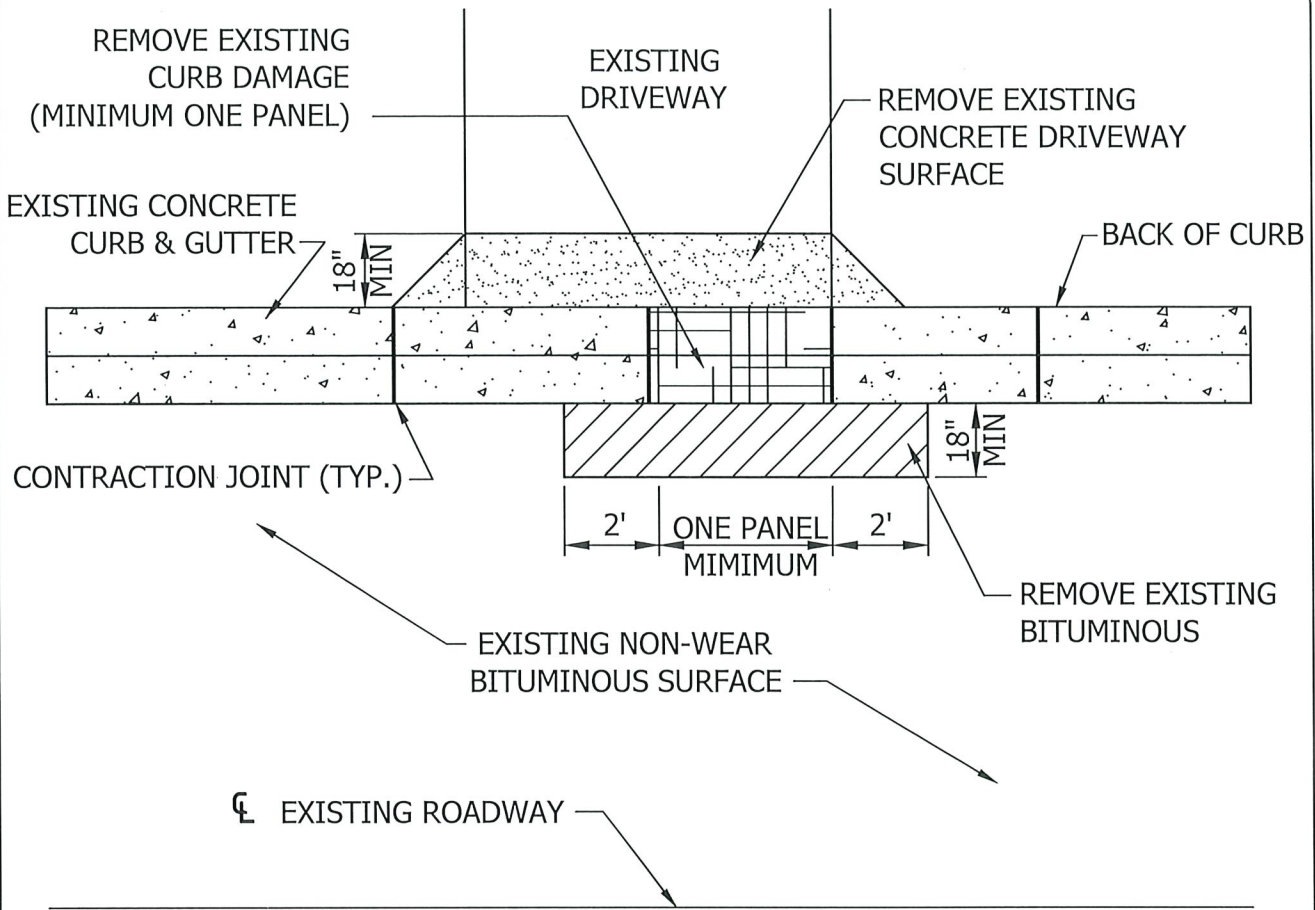


CONCRETE CURB REPLACEMENT
 DRIVE LOCATION
 (BITUMINOUS D/W APRON)

LAUDERDALE, MN

LAST REVISION:
 OCTOBER
 2022

PLATE NO.
 STR-16

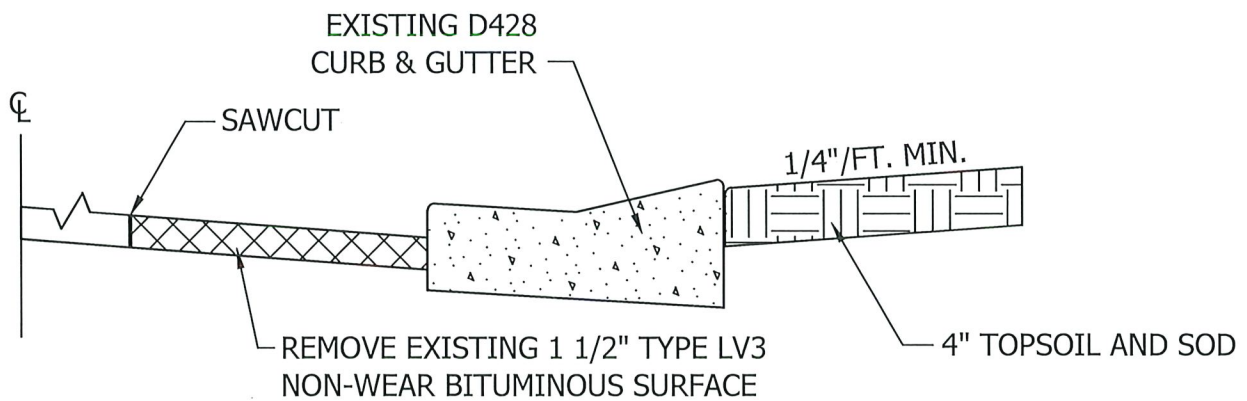
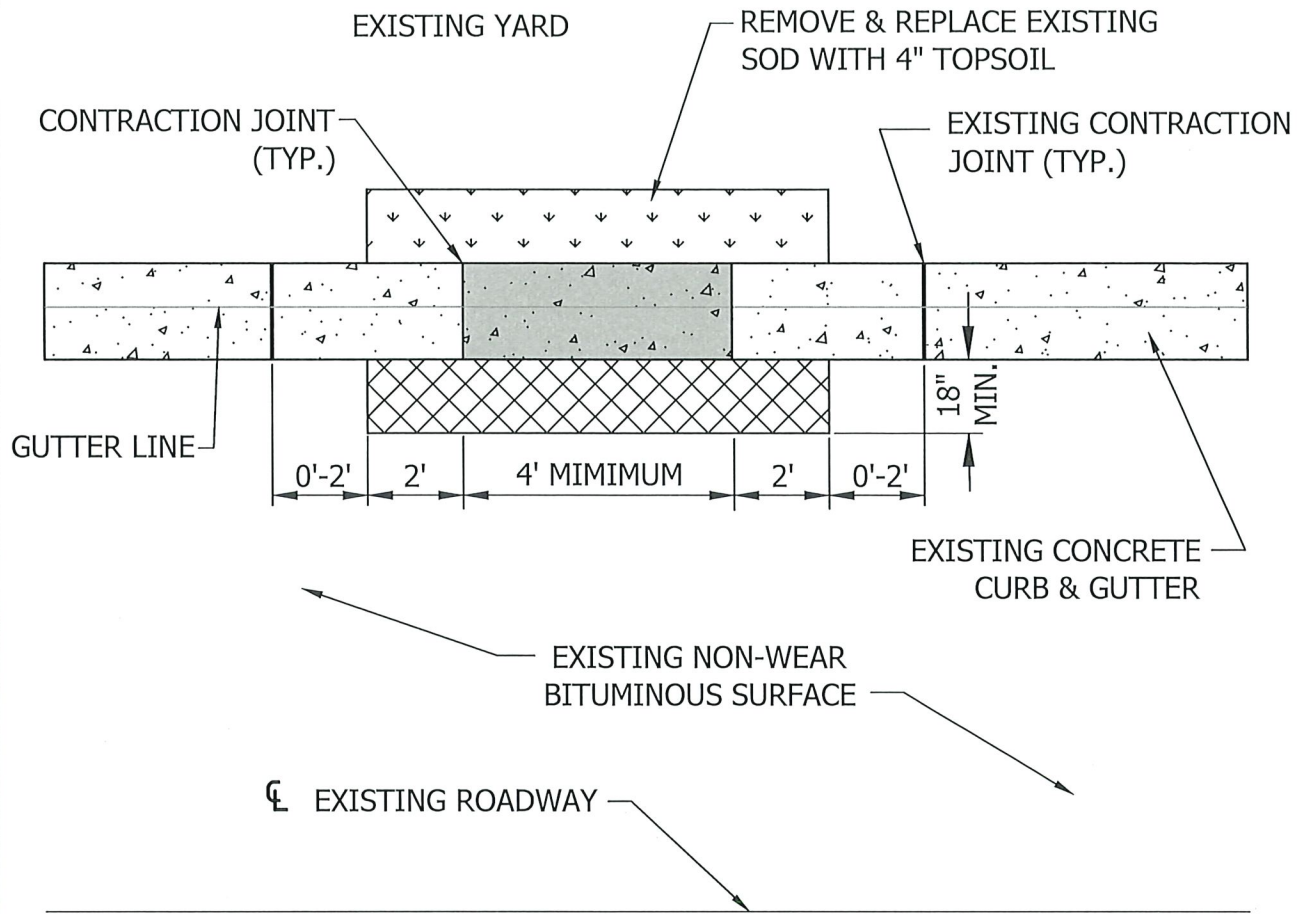


CONCRETE CURB REPLACEMENT
 DRIVE LOCATION
 (CONCRETE D/W APRON)

LAUDERDALE, MN

LAST REVISION:
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 2022

PLATE NO.
 STR-17



SECTION



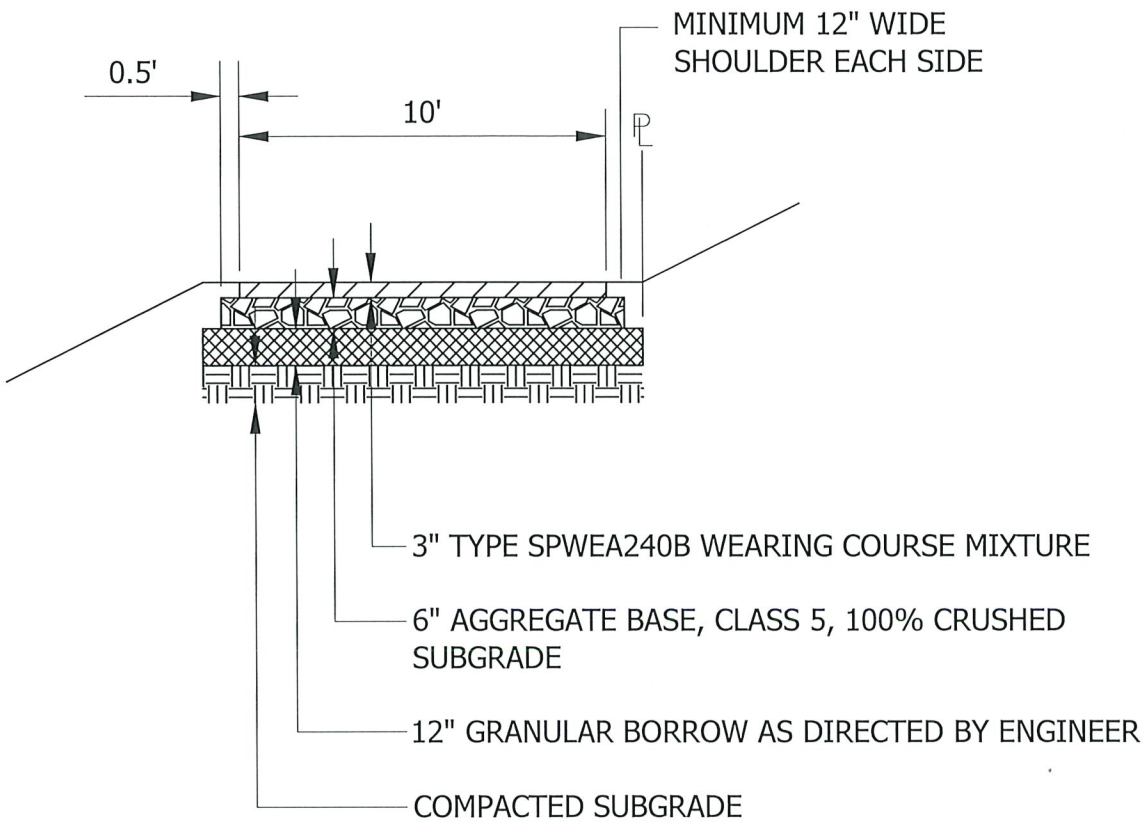
CONCRETE CURB REPLACEMENT
NON DRIVEWAY LOCATION

LAST REVISION:
OCTOBER
2022

LAUDERDALE, MN

PLATE NO.
STR-18

NOTE:
MAXIMUM CROSS SLOPE SHALL NOT
EXCEED 2.00%.



BITUMINOUS PATHWAY



TYPICAL SECTION FOR
BITUMINOUS PATHWAY

LAUDERDALE, MN

LAST REVISION:
OCTOBER
2022

PLATE NO.
STR-19

LAUDERDALE COUNCIL ACTION FORM

Action Requested

Consent	_____
Public Hearing	_____
Discussion	_____ <u>X</u> _____
Action	_____
Resolution	_____
Work Session	_____

Meeting Date April 14, 2026

ITEM NUMBER Day in the Park

STAFF INITIAL JB

APPROVED BY ADMINISTRATOR

DESCRIPTION OF ISSUE AND PAST COUNCIL ACTION:

Last year, the event was held on Thursday, July 10, from 5-8 p.m.

We envision the event having music, food and beer, as usual. Other activities will most likely include the water slide, kickball, the puppet wagon, a dance troupe, an inflatable, games and community partners.

We will ask people to sign up online again if they would like to help with the event.

OPTIONS:

- 1) Discuss and direct staff to plan for the Day in the Park event.
- 2) Do not plan for the event.

STAFF RECOMMENDATION:

Move forward with plans to hold Day in the Park on Thursday, July 9, from 5-8pm..

COUNCIL ACTION: