

LAUDERDALE CITY COUNCIL MEETING AGENDA
7:00 P.M. TUESDAY, APRIL 28, 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 April 14, 2026, City Council Meeting
- c. Claims Totaling \$18,734.81

4. CONSENT

- a. March Financial Reports
- b. Quarterly Investment Report

5. SPECIAL ORDER OF BUSINESS/RECOGNITIONS/PROCLAMATIONS

6. INFORMATIONAL PRESENTATIONS / REPORTS

- a. Annual Police Department Presentation by Chief Jeff Spiess

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. Application for a Variance to the Front Yard Setback at 1765 Carl Street
- b. Development Stage Review of Planned Unit Development Application for the Redevelopment of 2421 and 2439 Larpentour Avenue West

8. DISCUSSION / ACTION ITEM

- a. Resolution No. 042826A - A Resolution Approving the Development Stage Planned Unit Development (PUD) At 2439 and 2421 Larpentour Avenue to Combine the Lots and Redevelop the Site with a Convenience Store, Fueling Station, and Carwash

9. ITEMS REMOVED FROM THE CONSENT AGENDA

10. ADDITIONAL ITEMS

11. SET AGENDAS FOR UPCOMING MEETINGS

- a. Annual Audit Presentation
- b. Contract for Architectural Services with Studio EA

- c. Revisions to Sewer Utility Ordinance
- d. 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 28, 2026 07:00 PM Central Time (US and Canada)

Topic: April 28, 2026 Lauderdale City Council Webinar

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/82081533478?pwd=bEVbD8DINd0GQwQMJekdvZTOJOiBlr.1>

Webinar ID: 820 8153 3478

Passcode: 495423

Join via audio:

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

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+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

International numbers available: <https://us02web.zoom.us/j/kcg2ZT7S61>

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

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April 14, 2026

Call to Order

Mayor Gaasch called the Regular City Council meeting to order at 7:08 p.m.

Roll Call

Councilors present: Jeff Dains (virtually), Sharon Kelly, Evan Sayre, Duane Pulford, and Mayor Mary Gaasch. Councilors absent: None.

Staff present: Heather Butkowski, City Administrator (virtually); Jim Bownik, Assistant to the City Administrator; and Miles Cline, Deputy City Clerk (virtually).

Approvals

Mayor Gaasch asked if there were any additions to the meeting agenda. There being none, Councilor Pulford 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 24, 2026, City Council meeting. There being none, Councilor Kelly moved and seconded by Councilor Sayre to approve the March 24, 2026, City Council meeting minutes. Motion carried unanimously.

Mayor Gaasch asked if there were any questions on the claims. There being none, Councilor Sayre moved and seconded by Councilor Pulford to approve the claims totaling \$158,984.58. Motion carried unanimously.

Consent

Councilor Dains moved and seconded by Councilor Kelly to approve the Consent Agenda thereby approving the quote from Midwest Groundcover for playground surface improvements, and a hen chicken permit application from the owners of 2385 Summer Street.

Informational Presentations/Reports

A. April 18 Sustainability Fair Update

Assistant to the City Administrator Bownik shared that the sustainability fair will be this coming Saturday, April 18, at Falcon Heights City Hall. The event is taking place from 11 a.m. – 2 p.m. and will feature free paper shredding; free textile and electronics recycling; guest speakers; and activities for the entire family to enjoy.

Public Hearings

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

Jennifer Haskamp, the City's consulting planner, reviewed and commented on plans to redevelop the gas station/convenience store at 2421 and 2439 Larpenteur Avenue West. She joined the Council at the dais to go over the materials and explain the project.

LAUDERDALE CITY COUNCIL
MEETING MINUTES
Lauderdale City Hall
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Lauderdale, MN 55113

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April 14, 2026

Upon completion of the discussion, staff were directed to prepare a resolution of approval with all of the suggested conditions plus additional conditions around signage. The conversation will be carried over to the April 28 meeting for final comments from the public before the Council votes on the development stage PUD application.

Mayor Gaasch opened the floor to those interested in addressing the Council on this topic.

Seda Yildizlar, 1698 Malvern Street, shared her concern about the location of the proposed gas station. She was worried her garage would be impacted by the proximity of the car wash.

Haskamp responded that one of the proposed conditions was to close any potential access to the car wash from the alley which eliminates the need for patrons to be near her garage.

There being nobody else interested in speaking, Mayor Gaasch closed the floor at 8:07 p.m.

Discussion/Action Item

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

After discussion, the Council decided to host Day in the Park on Thursday, July 9 from 5:00 p.m. – 8:00 p.m. in Lauderdale Community Park.

Set Agenda for Next Meeting

Bownik stated that the next meeting may include the March financial reports, the quarterly investment report, a contract for architectural services with Studio EA, the annual police department presentation, and the revisions to the sewer utility ordinance.

Work Session

A. Staff Project Updates

Bownik stated that he did not have any further updates at this time.

B. Opportunity for the Public to Address the City Council

Mayor Gaasch opened the floor to those interested in addressing the Council. There being nobody interested in speaking, Mayor Gaasch closed the floor.

Adjournment

Councilor Kelly moved and seconded by Councilor Dains to adjourn the meeting at 8:13 p.m. Motion carried unanimously.

Respectfully submitted,

Miles Cline
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 28, 2026
Subject: List of Claims

The claims totaling \$18,734.81 are provided for City Council review and approval that includes check numbers 29836 to 29847.

Accounts Payable

Checks by Date - Detail by Check Date

User: heather.butkowski
 Printed: 4/24/2026 2:28 PM



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
ACH	34	AFSCME MN Council 5 PR Batch 50900.04.2026 Union Dues	04/24/2026 PR Batch 50900.04.2026 Unio	258.08
Total for this ACH Check for Vendor 34:				258.08
ACH	389	BCBSM Inc PR Batch 50900.04.2026 Vision Insurance	04/24/2026 PR Batch 50900.04.2026 Visi	12.82
Total for this ACH Check for Vendor 389:				12.82
ACH	415	Securian Life Insurance Company PR Batch 50900.04.2026 Life Insurance	04/24/2026 PR Batch 50900.04.2026 Life	229.23
Total for this ACH Check for Vendor 415:				229.23
ACH	423	Madison National Life Ins Co Inc PR Batch 50900.04.2026 Long Term Disability	04/24/2026 PR Batch 50900.04.2026 Lon,	463.75
Total for this ACH Check for Vendor 423:				463.75
ACH	43	Public Employees Retirement Association PR Batch 50900.04.2026 PERA Coordinated PR Batch 50900.04.2026 PERA Coordinated	04/24/2026 PR Batch 50900.04.2026 PER PR Batch 50900.04.2026 PER	1,377.95 1,194.23
Total for this ACH Check for Vendor 43:				2,572.18
ACH	44	Minnesota Department of Revenue PR Batch 50900.04.2026 State Income Tax	04/24/2026 PR Batch 50900.04.2026 Stat	861.91
Total for this ACH Check for Vendor 44:				861.91
ACH	45	ICMA Retirement Corporation PR Batch 50900.04.2026 Deferred Comp PR Batch 50900.04.2026 Deferred Comp	04/24/2026 PR Batch 50900.04.2026 Defi PR Batch 50900.04.2026 Defi	1,160.95 2,016.33
Total for this ACH Check for Vendor 45:				3,177.28
ACH	46	Internal Revenue Service PR Batch 50900.04.2026 Medicare Employer Po PR Batch 50900.04.2026 Federal Income Tax PR Batch 50900.04.2026 Medicare Employee Pc PR Batch 50900.04.2026 FICA Employer Portio PR Batch 50900.04.2026 FICA Employee Portio	04/24/2026 PR Batch 50900.04.2026 Mec PR Batch 50900.04.2026 Fed PR Batch 50900.04.2026 Mec PR Batch 50900.04.2026 FIC. PR Batch 50900.04.2026 FIC.	319.46 2,229.74 319.46 1,365.90 1,365.90
Total for this ACH Check for Vendor 46:				5,600.46
ACH	93	Minnesota Dept of Employment/Economic PR Batch 50900.04.2026 Minnesota Paid Leave PR Batch 50900.04.2026 MN Paid Leave Emplo	04/24/2026 PR Batch 50900.04.2026 Min PR Batch 50900.04.2026 MN	80.84 80.84
Total for this ACH Check for Vendor 93:				161.68

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for 4/24/2026:	13,337.39
29836	434 28367	Center for Energy and Environment 7 Home Energy Squad Planner Visits	04/28/2026	335.00
			Total for Check Number 29836:	335.00
29837	192 267972730	Comcast Holdings Corporation April Internet	04/28/2026	413.00
			Total for Check Number 29837:	413.00
29838	238 042026	Costco Wholesale Corporation Membership Renewal	04/28/2026	130.00
			Total for Check Number 29838:	130.00
29839	395 MI-T00030850	HHTC Inc Tractor Repairs	04/28/2026	482.95
			Total for Check Number 29839:	482.95
29840	31 192648	Kennedy & Graven Chartered March Legal Services	04/28/2026	1,407.00
			Total for Check Number 29840:	1,407.00
29841	79 MARCH1230252026	Minnesota Department of Labor & Industry 1Q2026 Surcharge Report	04/28/2026	67.00
			Total for Check Number 29841:	67.00
29842	10 0002051594	On Site Sanitation Inc 04/11/2026 - 05/08/2026 Park Portable Restroom	04/28/2026	75.00
			Total for Check Number 29842:	75.00
29843	388 PS-INV109896	PeopleService Inc May Wastewater	04/28/2026	685.00
			Total for Check Number 29843:	685.00
29844	3 580032811	US National Equipment Finance Inc May Copier Lease	04/28/2026	155.00
			Total for Check Number 29844:	155.00
29845	90 6139941262 6139941262 6139941262	Verizon Wireless March Cell Phone March Cell Phone March Cell Phone	04/28/2026	38.79 77.59 38.80
			Total for Check Number 29845:	155.18
29846	425 2500959428 2500959428 2500966160 2500966160	Vestis April Uniforms April Uniforms April Uniforms April Uniforms	04/28/2026	36.79 36.79 36.79 36.79

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 29846:	147.16
29847	74	Xcel Energy	04/28/2026	
	972011381	March Street Lighting		533.34
	972217707	2430 Larpenteur Avenue W		10.50
	972316408	Larpenteur Bridge Lights		46.18
	972489788	1891 Walnut Street		270.11
	972489788	1891 Walnut Street		204.77
	972499614	1917 Walnut Street		108.24
	972499614	1885 Fulham Street		48.55
	972499614	1885 Fulham Street		43.66
	972499614	1917 Walnut Street		24.88
	972562237	Larpenteur Avenue		54.90
			Total for Check Number 29847:	1,345.13
			Total for 4/28/2026:	5,397.42
			Report Total (21 checks):	18,734.81

**LAUDERDALE COUNCIL
ACTION FORM**

Meeting Date April 28, 2026 **Agenda Item** Monthly Financial Reports

Action Requested

Consent Public Hearing Discussion
Action Resolution Work Session

DESCRIPTION OF ISSUE AND PAST COUNCIL ACTION:

Every month, staff provide the Council with an updated copy of the city's finances. Following are the revenue, expense, and cash balance reports for March 2026.

STAFF RECOMMENDATION:

By approving the consent agenda, the Council acknowledges the city's financial report for March 2026.

General Ledger

Cash Balances



User: heather.butkowski
 Printed: 4/16/2026 12:40:05 PM
 Period 03 - 03
 Fiscal Year 2026

Description	Account	Beg Bal	MTD Debit	MTD Credit	Current Balance
Cash	101-00000-000-10100	-2,804,840.73	225,940.78	191,207.29	-2,770,107.24
Change Fund	101-00000-000-10300	100.00	0.00	0.00	100.00
Cash	226-00000-000-10100	-281.51	983.83	702.32	0.00
Cash	227-00000-000-10100	103,461.46	501.99	6,859.68	97,103.77
Cash	306-00000-000-10100	120,560.06	626.49	0.00	121,186.55
Cash	401-00000-000-10100	78,542.58	408.15	0.00	78,950.73
Cash	403-00000-000-10100	606,730.96	3,152.88	0.00	609,883.84
Cash	404-00000-000-10100	220,183.87	1,144.18	0.00	221,328.05
Cash	406-00000-000-10100	385,785.56	2,004.73	0.00	387,790.29
Cash	414-00000-000-10100	322,507.70	1,675.91	0.00	324,183.61
Cash	416-00000-000-10100	6,707.98	34.86	0.00	6,742.84
Cash	602-00000-000-10100	678,192.19	60,688.45	26,963.97	711,916.67
Cash	603-00000-000-10100	399,535.50	28,907.36	13,902.51	414,540.35
Current Assets		117,185.62	326,069.61	239,635.77	203,619.46
Petty Cash	101-00000-000-10200	300.00	0.00	0.00	300.00
Petty Cash		300.00	0.00	0.00	300.00
Investments - Fair Value Adj	101-00000-000-10410	3,252,137.08	16,918.01	200,000.00	3,069,055.09
Investments		3,252,137.08	16,918.01	200,000.00	3,069,055.09
Grand Total		<u>3,369,622.70</u>	<u>342,987.62</u>	<u>439,635.77</u>	<u>3,272,974.55</u>

General Ledger

Revenue vs Expense

User: heather.butkowski
 Printed: 4/16/2026 12:40:17 PM
 Period 03 - 03
 Fiscal Year 2026



Account Number	Description	Budget	Current Period	YTD Balance	Variance	% Expend/Collect
101	General Fund					
	Revenue					
	Taxes	1,333,460.00	0.00	3,664.16	1,329,795.84	0.27
	Licenses and Permits	55,100.00	6,186.25	11,746.30	43,353.70	21.32
	Intergovernmental Revenues	500,158.00	0.00	0.00	500,158.00	0.00
	Charges for Services	14,000.00	2,289.32	4,604.73	9,395.27	32.89
	Fines and Forfeits	30,000.00	2,933.30	3,998.77	26,001.23	13.33
	Miscellaneous Revenue	38,000.00	1,665.60	-4,624.98	42,624.98	-12.17
	Other Financing Sources	0.00	0.00	0.00	0.00	0.00
		<u>1,970,718.00</u>	<u>13,074.47</u>	<u>19,388.98</u>	<u>1,951,329.02</u>	<u>0.98</u>
	Revenue					
	Expense					
	Personal Services	494,357.00	38,756.14	139,696.92	354,660.08	28.26
	Supplies	19,100.00	914.18	3,132.16	15,967.84	16.40
	Other Services and Charges	1,457,261.00	114,271.75	229,320.95	1,227,940.05	15.74
	Capital Outlay	0.00	0.00	0.00	0.00	0.00
	Other Uses	0.00	983.83	983.83	-983.83	0.00
		<u>1,970,718.00</u>	<u>154,925.90</u>	<u>373,133.86</u>	<u>1,597,584.14</u>	<u>18.93</u>
	Expense					
101	General Fund	0.00	-141,851.43	-353,744.88	353,744.88	0.00

General Ledger

Revenue vs Expense

User: heather.butkowski
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 Period 03 - 03
 Fiscal Year 2026



Account Number	Description	Budget	Current Period	YTD Balance	Variance	% Expend/Collect
226	Communications					
	Revenue					
	Taxes	0.00	0.00	0.00	0.00	0.00
	Intergovernmental Revenues	0.00	0.00	0.00	0.00	0.00
	Miscellaneous Revenue	0.00	0.00	118.55	-118.55	0.00
	Other Financing Sources	0.00	983.83	983.83	-983.83	0.00
	Revenue	0.00	983.83	1,102.38	-1,102.38	0.00
	Expense					
	Personal Services	0.00	0.00	0.00	0.00	0.00
	Supplies	0.00	0.00	0.00	0.00	0.00
	Other Services and Charges	0.00	702.32	1,404.64	-1,404.64	0.00
	Capital Outlay	0.00	0.00	0.00	0.00	0.00
	Other Uses	0.00	0.00	0.00	0.00	0.00
	Expense	0.00	702.32	1,404.64	-1,404.64	0.00
226	Communications	0.00	281.51	-302.26	302.26	0.00

General Ledger

Revenue vs Expense



User: heather.butkowski
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 Period 03 - 03
 Fiscal Year 2026

Account Number	Description	Budget	Current Period	YTD Balance	Variance	% Expend/Collect
227	Recycling Revenue					
	Intergovernmental Revenues	7,998.00	0.00	0.00	7,998.00	0.00
	Miscellaneous Revenue	<u>80,108.00</u>	<u>501.99</u>	<u>2,663.88</u>	<u>77,444.12</u>	<u>3.33</u>
	Revenue	88,106.00	501.99	2,663.88	85,442.12	3.02
	Expense					
	Personal Services	24,127.00	1,889.90	6,464.65	17,662.35	26.79
	Supplies	0.00	0.00	0.00	0.00	0.00
	Other Services and Charges	56,985.00	4,969.78	9,939.56	47,045.44	17.44
	Capital Outlay	<u>350.00</u>	<u>0.00</u>	<u>0.00</u>	<u>350.00</u>	<u>0.00</u>
	Expense	81,462.00	6,859.68	16,404.21	65,057.79	20.14
227	Recycling	6,644.00	-6,357.69	-13,740.33	20,384.33	-206.81

General Ledger

Revenue vs Expense



User: heather.butkowski
 Printed: 4/16/2026 12:40:17 PM
 Period 03 - 03
 Fiscal Year 2026

Account Number	Description	Budget	Current Period	YTD Balance	Variance	% Expend/Collect
228	Fund					
	Revenue					
	Intergovernmental Revenues	0.00	0.00	0.00	0.00	0.00
	Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00
	Revenue	0.00	0.00	0.00	0.00	0.00
	Expense					
	Capital Outlay	0.00	0.00	0.00	0.00	0.00
	Other Uses	0.00	0.00	0.00	0.00	0.00
	Expense	0.00	0.00	0.00	0.00	0.00
228	Fund	0.00	0.00	0.00	0.00	0.00

General Ledger

Revenue vs Expense



User: heather.butkowski
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 Period 03 - 03
 Fiscal Year 2026

Account Number	Description	Budget	Current Period	YTD Balance	Variance	% Expend/Collect
305	GO TIF Revenue Bonds 2018A					
	Revenue					
	Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00
	Other Financing Sources	0.00	0.00	0.00	0.00	0.00
	Revenue	0.00	0.00	0.00	0.00	0.00
	Expense					
	Other Services and Charges	0.00	0.00	0.00	0.00	0.00
	Debt Service	0.00	0.00	0.00	0.00	0.00
	Expense	0.00	0.00	0.00	0.00	0.00
305	GO TIF Revenue Bonds 2018A	0.00	0.00	0.00	0.00	0.00

General Ledger

Revenue vs Expense

User: heather.butkowski
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 Period 03 - 03
 Fiscal Year 2026



Account Number	Description	Budget	Current Period	YTD Balance	Variance	% Expend/Collect
306	2019A Improvement Bonds					
	Revenue					
	Miscellaneous Revenue	6,000.00	626.49	1,244.92	4,755.08	20.75
	Other Financing Sources	<u>117,601.00</u>	<u>0.00</u>	<u>30.66</u>	<u>117,570.34</u>	<u>0.03</u>
	Revenue	123,601.00	626.49	1,275.58	122,325.42	1.03
	Expense					
	Other Services and Charges	4,000.00	0.00	475.00	3,525.00	11.88
	Debt Service	<u>112,875.00</u>	<u>0.00</u>	<u>106,875.00</u>	<u>6,000.00</u>	<u>94.68</u>
	Expense	116,875.00	0.00	107,350.00	9,525.00	91.85
306	2019A Improvement Bonds	6,726.00	626.49	-106,074.42	112,800.42	-1,577.08

General Ledger

Revenue vs Expense



User: heather.butkowski
 Printed: 4/16/2026 12:40:17 PM
 Period 03 - 03
 Fiscal Year 2026

Account Number	Description	Budget	Current Period	YTD Balance	Variance	% Expend/Collect
401	General Capital Projects					
	Revenue					
	Intergovernmental Revenues	0.00	0.00	0.00	0.00	0.00
	Miscellaneous Revenue	3,200.00	408.15	719.96	2,480.04	22.50
	Other Financing Sources	0.00	0.00	0.00	0.00	0.00
	Revenue	3,200.00	408.15	719.96	2,480.04	22.50
	Expense					
	Other Services and Charges	0.00	0.00	0.00	0.00	0.00
	Capital Outlay	105,000.00	0.00	0.00	105,000.00	0.00
	Other Uses	0.00	0.00	0.00	0.00	0.00
	Expense	105,000.00	0.00	0.00	105,000.00	0.00
401	General Capital Projects	-101,800.00	408.15	719.96	-102,519.96	-0.71

General Ledger

Revenue vs Expense



User: heather.butkowski
 Printed: 4/16/2026 12:40:17 PM
 Period 03 - 03
 Fiscal Year 2026

Account Number	Description	Budget	Current Period	YTD Balance	Variance	% Expend/Collect
403	Street Capital Projects					
	Revenue					
	Intergovernmental Revenues	30,133.00	0.00	0.00	30,133.00	0.00
	Miscellaneous Revenue	20,000.00	3,152.88	6,347.57	13,652.43	31.74
	Other Financing Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	Revenue	50,133.00	3,152.88	6,347.57	43,785.43	12.66
	Expense					
	Other Services and Charges	0.00	0.00	0.00	0.00	0.00
	Capital Outlay	5,000.00	0.00	2,895.60	2,104.40	57.91
	Debt Service	0.00	0.00	0.00	0.00	0.00
	Other Uses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	Expense	5,000.00	0.00	2,895.60	2,104.40	57.91
403	Street Capital Projects	45,133.00	3,152.88	3,451.97	41,681.03	7.65

General Ledger

Revenue vs Expense



User: heather.butkowski
 Printed: 4/16/2026 12:40:17 PM
 Period 03 - 03
 Fiscal Year 2026

Account Number	Description	Budget	Current Period	YTD Balance	Variance	% Expend/Collect
404	Park Capital Projects					
	Revenue					
	Intergovernmental Revenues	0.00	0.00	0.00	0.00	0.00
	Miscellaneous Revenue	9,000.00	1,144.18	2,286.58	6,713.42	25.41
	Other Financing Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	Revenue	9,000.00	1,144.18	2,286.58	6,713.42	25.41
	Expense					
	Supplies	0.00	0.00	0.00	0.00	0.00
	Capital Outlay	10,000.00	0.00	0.00	10,000.00	0.00
	Other Uses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	Expense	10,000.00	0.00	0.00	10,000.00	0.00
404	Park Capital Projects	-1,000.00	1,144.18	2,286.58	-3,286.58	-228.66

General Ledger

Revenue vs Expense



User: heather.butkowski
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 Period 03 - 03
 Fiscal Year 2026

Account Number	Description	Budget	Current Period	YTD Balance	Variance	% Expend/Collect
406	Park Dedication Revenue	14,000.00	2,004.73	4,006.33	9,993.67	28.62
	Miscellaneous Revenue					
	Revenue	14,000.00	2,004.73	4,006.33	9,993.67	28.62
406	Park Dedication	14,000.00	2,004.73	4,006.33	9,993.67	28.62

General Ledger

Revenue vs Expense



User: heather.butkowski
 Printed: 4/16/2026 12:40:17 PM
 Period 03 - 03
 Fiscal Year 2026

Account Number	Description	Budget	Current Period	YTD Balance	Variance	% Expend/Collect
414	Development					
	Revenue					
	Miscellaneous Revenue	15,000.00	1,675.91	3,355.41	11,644.59	22.37
	Other Financing Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	Revenue	15,000.00	1,675.91	3,355.41	11,644.59	22.37
	Expense					
	Other Services and Charges	0.00	0.00	0.00	0.00	0.00
	Other Uses	<u>67,102.00</u>	<u>0.00</u>	<u>0.00</u>	<u>67,102.00</u>	<u>0.00</u>
	Expense	67,102.00	0.00	0.00	67,102.00	0.00
414	Development	-52,102.00	1,675.91	3,355.41	-55,457.41	-6.44

General Ledger

Revenue vs Expense



User: heather.buikowski
 Printed: 4/16/2026 12:40:17 PM
 Period 03 - 03
 Fiscal Year 2026

Account Number	Description	Budget	Current Period	YTD Balance	Variance	% Expend/Collect
415	Housing Redevelopment					
	Revenue	0.00	0.00	0.00	0.00	0.00
	Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00
	Other Financing Sources					
	Revenue	0.00	0.00	0.00	0.00	0.00
	Expense					
	Other Services and Charges	0.00	0.00	0.00	0.00	0.00
	Capital Outlay	0.00	0.00	0.00	0.00	0.00
	Expense	0.00	0.00	0.00	0.00	0.00
415	Housing Redevelopment	0.00	0.00	0.00	0.00	0.00

General Ledger

Revenue vs Expense



User: heather.buikowski
 Printed: 4/16/2026 12:40:17 PM
 Period 03 - 03
 Fiscal Year 2026

Account Number	Description	Budget	Current Period	YTD Balance	Variance	% Expend/Collect
416	TIF District No. 1-2					
	Revenue					
	Taxes	35,000.00	0.00	0.00	35,000.00	0.00
	Miscellaneous Revenue	50.00	34.86	70.13	-20.13	140.26
	Other Financing Sources	0.00	0.00	0.00	0.00	0.00
	Revenue	35,050.00	34.86	70.13	34,979.87	0.20
	Expense					
	Other Services and Charges	2,000.00	0.00	510.36	1,489.64	25.52
	Capital Outlay	0.00	0.00	0.00	0.00	0.00
	Debt Service	31,000.00	0.00	0.00	31,000.00	0.00
	Other Uses	0.00	0.00	0.00	0.00	0.00
	Expense	33,000.00	0.00	510.36	32,489.64	1.55
416	TIF District No. 1-2	2,050.00	34.86	-440.23	2,490.23	-21.47

General Ledger

Revenue vs Expense

User: heather.butkowski
 Printed: 4/16/2026 12:40:17 PM
 Period 03 - 03
 Fiscal Year 2026



Account Number	Description	Budget	Current Period	YTD Balance	Variance	% Expend/Collect
602	Sanitary Sewer Revenue					
	Intergovernmental Revenues	0.00	0.00	0.00	0.00	0.00
	Charges for Services	343,200.00	59,198.55	86,737.34	256,462.66	25.27
	Miscellaneous Revenue	30,000.00	3,680.35	7,260.88	22,739.12	24.20
	Other Financing Sources	0.00	0.00	0.00	0.00	0.00
	Revenue	373,200.00	62,878.90	93,998.22	279,201.78	25.19
	Expense					
	Personal Services	89,509.00	7,034.10	23,622.41	65,886.59	26.39
	Supplies	850.00	42.50	216.99	633.01	25.53
	Other Services and Charges	244,894.00	22,077.82	85,152.62	159,741.38	34.77
	Capital Outlay	0.00	0.00	0.00	0.00	0.00
	Other Uses	0.00	0.00	0.00	0.00	0.00
	Expense	335,253.00	29,154.42	108,992.02	226,260.98	32.51
602	Sanitary Sewer	37,947.00	33,724.48	-14,993.80	52,940.80	-39.51

General Ledger

Revenue vs Expense



User: heather.butkowski
 Printed: 4/16/2026 12:40:17 PM
 Period 03 - 03
 Fiscal Year 2026

Account Number	Description	Budget	Current Period	YTD Balance	Variance	% Expend/Collect
603	Storm Water Revenue					
	Intergovernmental Revenues	0.00	0.00	-4,000.00	4,000.00	0.00
	Charges for Services	165,000.00	23,150.89	29,572.36	135,427.64	17.92
	Miscellaneous Revenue	13,000.00	2,143.02	4,164.16	8,835.84	32.03
	Other Financing Sources	0.00	0.00	0.00	0.00	0.00
	Revenue	178,000.00	25,293.91	29,736.52	148,263.48	16.71
	Expense					
	Personal Services	72,032.00	5,658.31	18,939.92	53,092.08	26.29
	Supplies	850.00	42.49	216.98	633.02	25.53
	Other Services and Charges	44,800.00	4,588.26	22,811.46	21,988.54	50.92
	Capital Outlay	50,000.00	0.00	0.00	50,000.00	0.00
	Other Uses	0.00	0.00	0.00	0.00	0.00
	Expense	167,682.00	10,289.06	41,968.36	125,713.64	25.03
603	Storm Water	10,318.00	15,004.85	-12,231.84	22,549.84	-118.55

General Ledger

Revenue vs Expense



User: heather.butkowski
 Printed: 4/16/2026 12:40:17 PM
 Period 03 - 03
 Fiscal Year 2026

Account Number	Description	Budget	Current Period	YTD Balance	Variance	% Expend/Collect
999	Fund					
	Revenue					
	Taxes	0.00	0.00	0.00	0.00	0.00
	Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00
	Other Financing Sources	0.00	0.00	0.00	0.00	0.00
	Revenue	0.00	0.00	0.00	0.00	0.00
	Expense					
	Personal Services	0.00	0.00	0.00	0.00	0.00
	Other Services and Charges	0.00	0.00	0.00	0.00	0.00
	Capital Outlay	0.00	0.00	0.00	0.00	0.00
	Debt Service	0.00	0.00	0.00	0.00	0.00
	Other Uses	0.00	0.00	0.00	0.00	0.00
	Expense	0.00	0.00	0.00	0.00	0.00
999	Fund	0.00	0.00	0.00	0.00	0.00

General Ledger Revenue vs Expense



User: heather.butkowski
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 Period 03 - 03
 Fiscal Year 2026

Account Number	Description	Budget	Current Period	YTD Balance	Variance	% Expend/Collect
Revenue Total		2,860,008.00	111,780.30	164,951.54	2,695,056.46	0.0577
Expense Total		2,892,092.00	201,931.38	652,659.05	2,239,432.95	0.2257
Grand Total		-32,084.00	-90,151.08	-487,707.51	455,623.51	15.201

**LAUDERDALE COUNCIL
ACTION FORM**

Meeting Date April 28, 2026 **Agenda Item** Investment Report

Action Requested

Consent Public Hearing Discussion
Action Resolution Work Session

DESCRIPTION OF ISSUE AND PAST COUNCIL ACTION:

Following is the First Quarter Investment Report for 2026.

STAFF RECOMMENDATION:

By approving the Consent Agenda, the Council acknowledges the investment report for January-March 2026.

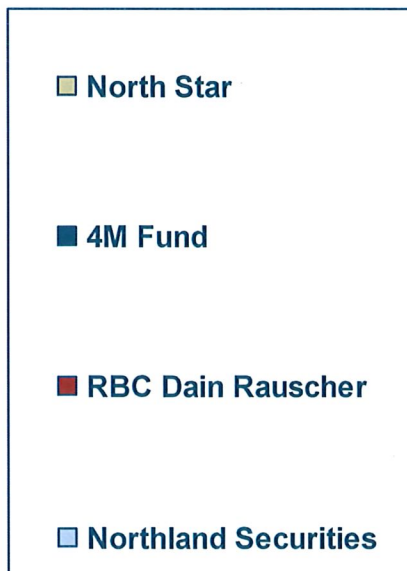
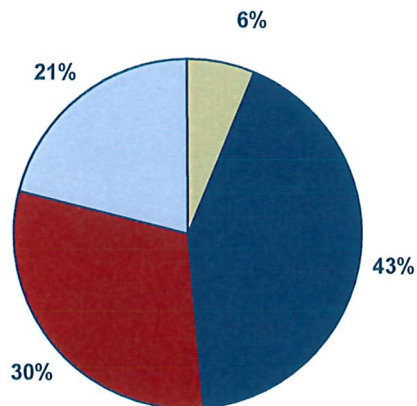


First Quarter 2026 Investment Report

INVESTMENTS

As of March 31, 2026, the City had the following amounts with official depositories:

North Star Bank	\$ 206,505
Northland Securities	1,385,899
RBC Dain Rauscher	994,937
4M Fund	688,119
TOTAL	\$ 3,275,460



DEPOSITORIES AND INVESTMENT TYPES

North Star Bank		
Checking Account	\$	206,505
4M Fund		
Joint Powers Investment	\$	688,119
RBC Dain Rauscher		
US Government Securities	\$	0
Certificates of Deposit	\$	994,937 (10)
Northland Securities		
Money Market Account	\$	285,899
Certificates of Deposit	\$	1,100,000 (11)

The City's Investment Policy sets some perimeters for investments, such as no more than 60% of the investment portfolio, or \$2,000,000 (whichever is less) shall be invested with any one investment company. No investments shall be made with a term over ten years unless with prior approval from the City Council.

INVESTMENT TERM

Liquid assets are money market accounts.

1-5 Years are made up of certificate of deposit and US Government Instrumentality Securities.

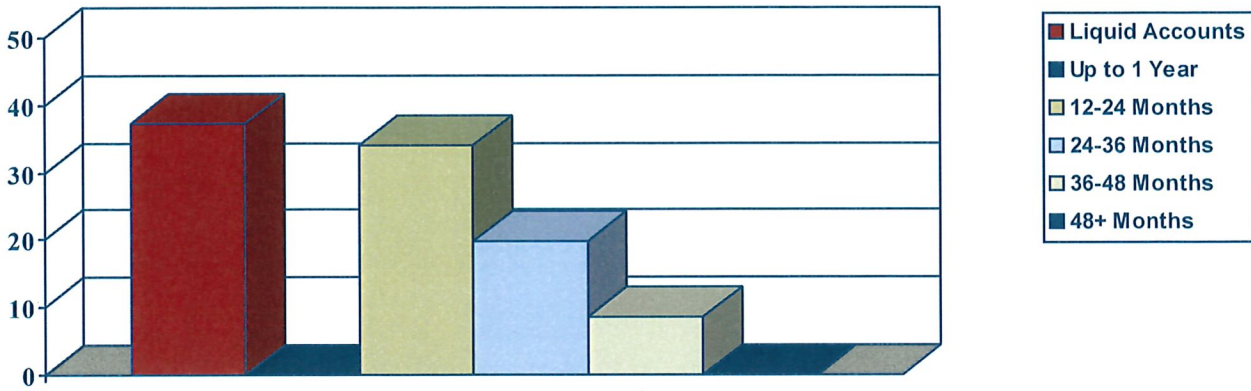
6-10 Years are US Government Instrumentality Securities.

11-15 Years are US Government Instrumentality Securities.

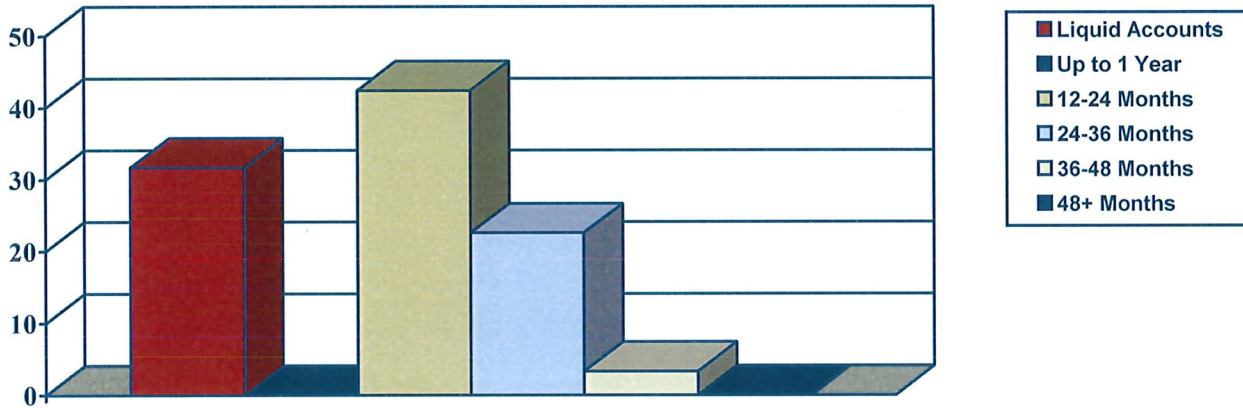
15+ Years are US Government Instrumentality Securities and bonds.

US Government Instrumentality Securities are financial intermediaries established by the federal government to fund loans to certain groups of borrowers, such as homeowners, farmers and students. Most active issuers are Federal Home Loan Bank, Federal National Mortgage Association (Fannie Mae) and Tennessee Valley Authority. Maturities range from three months to 30 years with fixed interest rates.

EOY 2025 Investment Portfolio by Holding Period

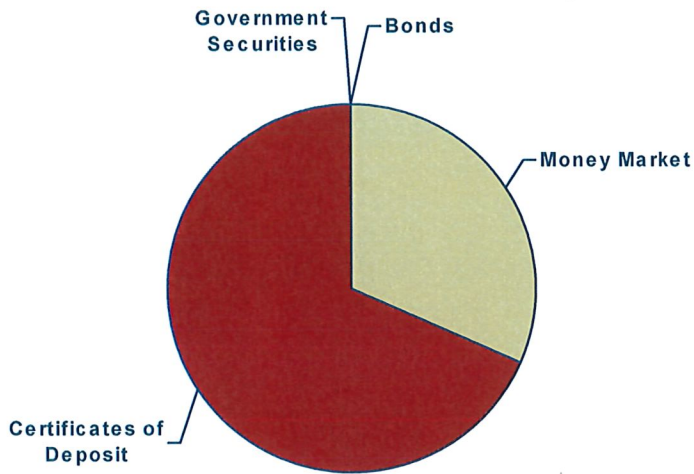


First Quarter 2026 Investment Portfolio by Holding Period



INVESTMENT TYPES

Money Market	\$	974,018
Bonds		0
Certificates of Deposit		2,094,937
US Government Securities		0



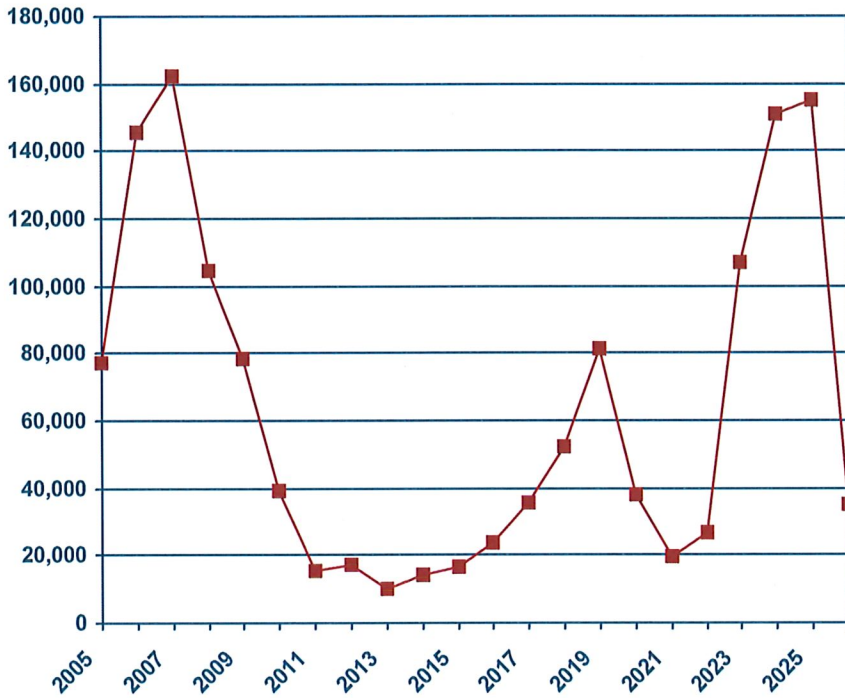
Investment Schedule

<i>Maturity Date</i>	<i>Type</i>	<i>Interest Rate</i>	<i>Investment Broker</i>	<i>Amount</i>	<i>Bank</i>
10/22/2027	CD	3.70%	Northland	100,000.00	John Marshall Bank
8/7/2028	CD	4.20%	RBC	100,000.00	Central Bank, Little Rock
7/28/2028	CD	4.30%	RBC	100,000.00	Horizon Bank
3/17/2027	CD	3.70%	Northland	100,000.00	MI Bank
2/11/2028	CD	3.85%	RBC	100,000.00	Morgan Stanley Private
9/23/2027	CD	3.90%	RBC	100,000.00	Northeast Bank
8/13/2027	CD	3.85%	RBC	100,000.00	City National Bank LA
5/10/2027	CD	4.00%	Northland	100,000.00	Live Oak Banking
2/12/2027	CD	4.10%	Northland	100,000.00	Trustone Financial CU
1/19/2027	CD	4.05%	RBC	100,000.00	Gate City Bank
1/19/2027	CD	3.85%	RBC	100,000.00	Blue Ridge Bank
12/4/2026	CD	4.20%	RBC	100,000.00	State Bank of India
11/9/2026	CD	4.15%	Northland	100,000.00	DMB Community Bank
10/7/2026	CD	4.25%	RBC	100,000.00	JP Morgan Chase
9/21/2026	CD	4.00%	RBC	100,000.00	First National Bank Sioux Falls
9/11/2026	CD	3.95%	RBC	100,000.00	American Express
8/13/2026	CD	4.15%	Northland	100,000.00	Bank New England
8/12/2026	CD	4.20%	Northland	100,000.00	Merrick Bank
8/6/2026	CD	4.25%	Northland	100,000.00	Harborstone Credit Union
7/31/2025	CD	4.20%	RBC	100,000.00	Bank Sierra
7/17/2026	CD	0.95%	RBC	100,000.00	Texas Exchange Bank, Crowley
6/11/2026	CD	4.20%	Northland	100,000.00	Preferred Bank, CA
5/11/2026	CD	4.25%	Northland	100,000.00	First Federal Savings Bank
3/13/2026	CD	4.15%	RBC	100,000.00	Israel Disc Bank
3/13/2026	CD	4.40%	Northland	100,000.00	Austin Telco Fed CU
2/6/2026	CD	4.40%	Northland	100,000.00	Freedom Bank (TX)

The investments in blue matured this quarter. Four new investments in red were purchased with rates between 3.70 and 3.85%. The two CDs noted in green were called by the banks. They were paying 4.25-4.30%. Staff plan to continue investing primarily in non-callable CDs to guarantee good yield over the next three years despite ebbs in the market. The City continues to hold one sub one percent investment purchased before the interest rate increases.

INTEREST EARNINGS

The following chart shows the interest earnings since 2005 with 2007 being the best year with earnings of \$161,884. Investment interest earned through the end of 2025 totaled \$155,131. Investment interest through the first quarter of 2026 totaled \$34,937. Ideally, in 2027 the City will best the 2007 interest record.



**LAUDERDALE COUNCIL
ACTION FORM**

Meeting Date	April 22, 2025	Agenda Item	Annual Police Report
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Action Requested

Consent	<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Discussion	<input type="checkbox"/>
Action	<input type="checkbox"/>	Resolution	<input type="checkbox"/>	Work Session	<input type="checkbox"/>

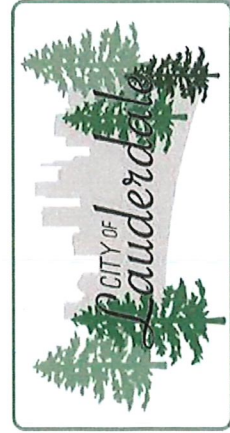
DESCRIPTION OF ISSUE AND PAST COUNCIL ACTION:

Chief Jeff Spiess will be at the meeting to present the annual police report. A copy of the presentation follows. If council members have questions in advance of the meeting, staff can send them to him so he can be prepared to answer.

STAFF RECOMMENDATION:



Integrity. Courage.
Compassion.



POLICE DEPARTMENT ANNUAL REPORT 2025 CITY OF LAUDERDALE

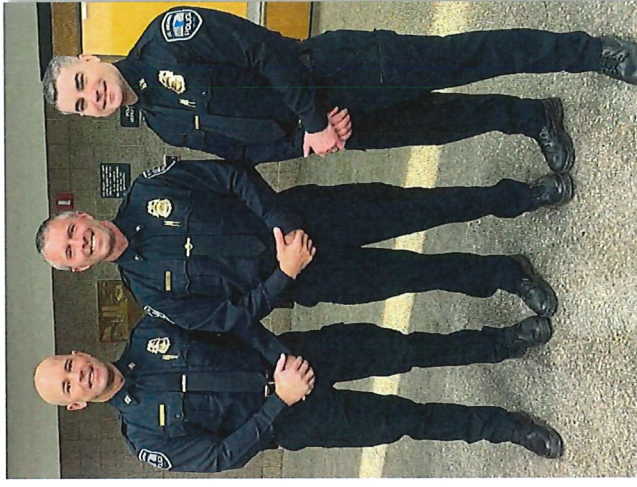
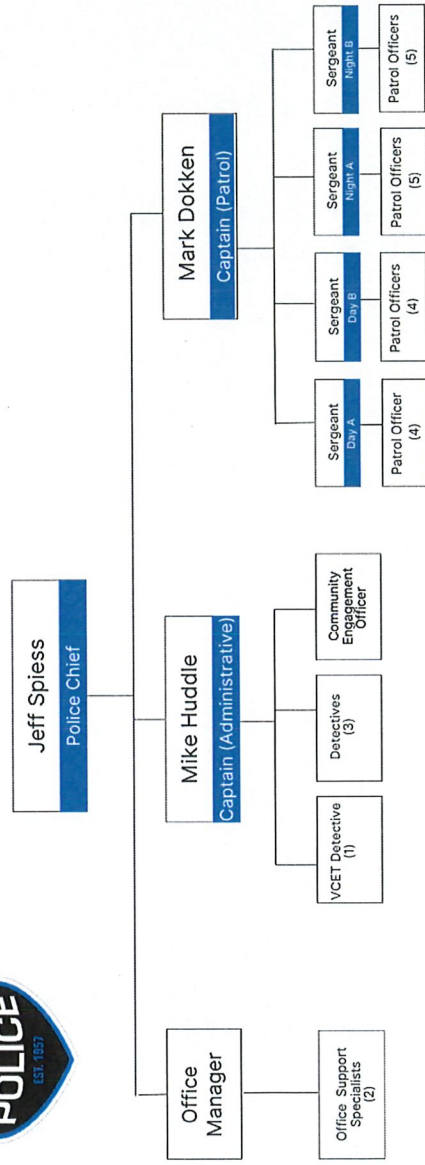
Presented By
Jeff Spiess, Chief of Police
April 28, 2026

DEPARTMENT OVERVIEW

OUR MISSION: To improve the overall quality of life by preserving the peace and safety of the community.



2025 ORGANIZATION CHART



DEPARTMENT SUMMARY

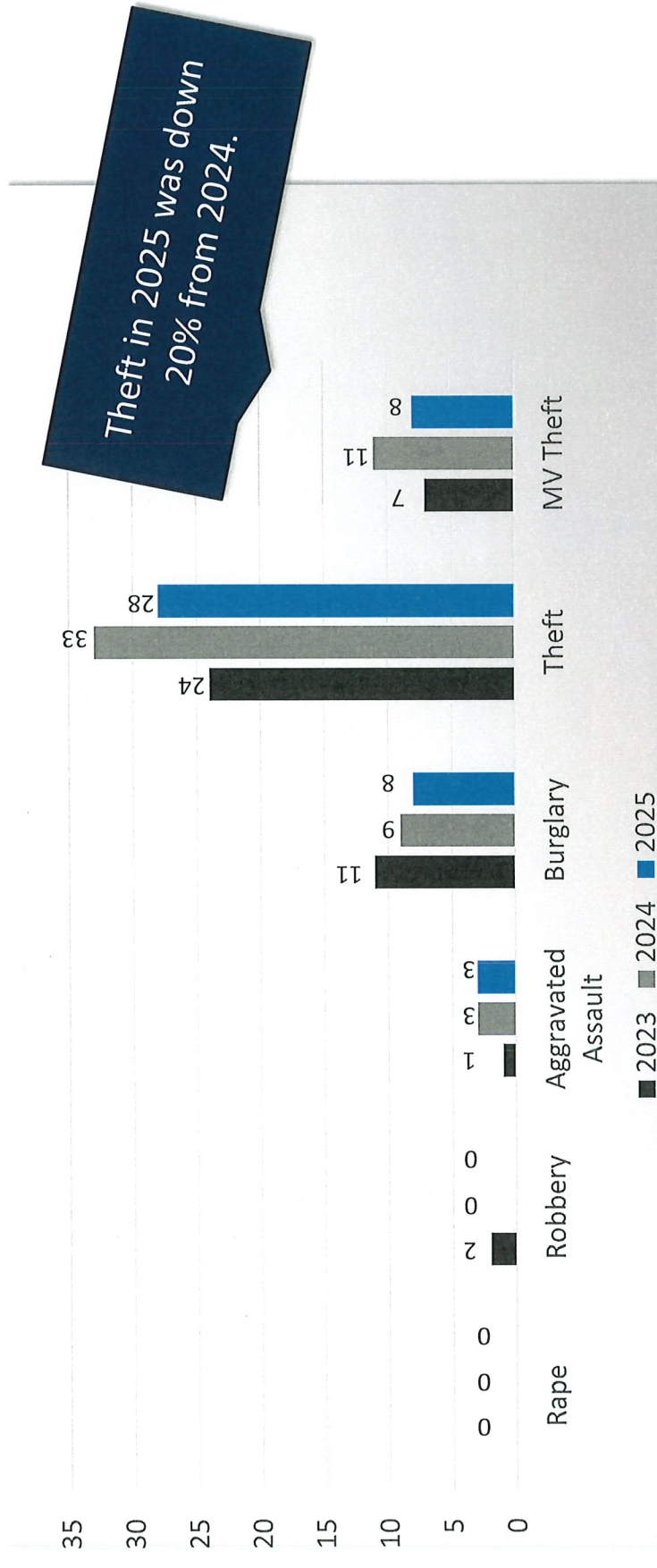
Building Success through Strategic Recruitment, Effective Training, and Innovative Planning



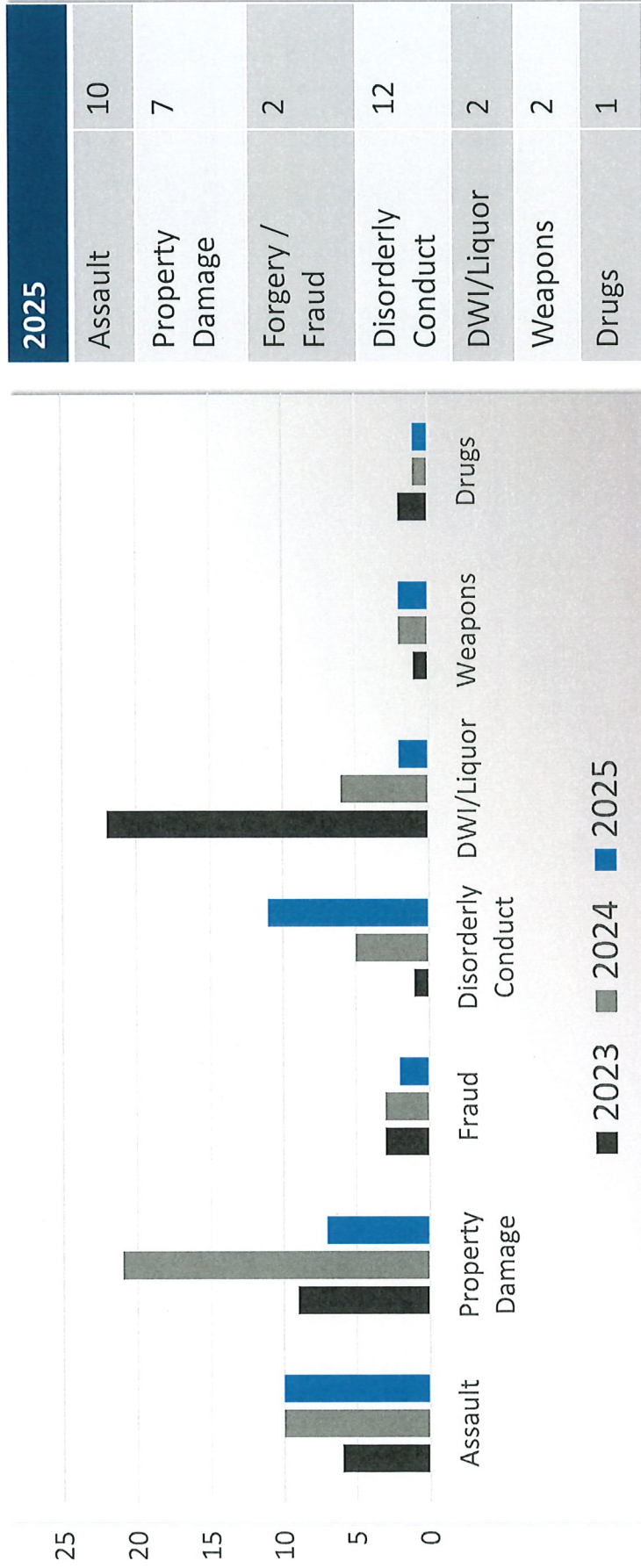
Department Strength		Department Fleet	
25	Full Time Police Officers	8	Marked Squads
1	Full Time Community Service Officer	7	Unmarked Vehicles Assigned to Chief, Captains, Detectives & Special Detail
3-5	Part Time Cadets (fluctuates)	1	Marked CSO Unit
3	Full Time Civilian Support Staff		



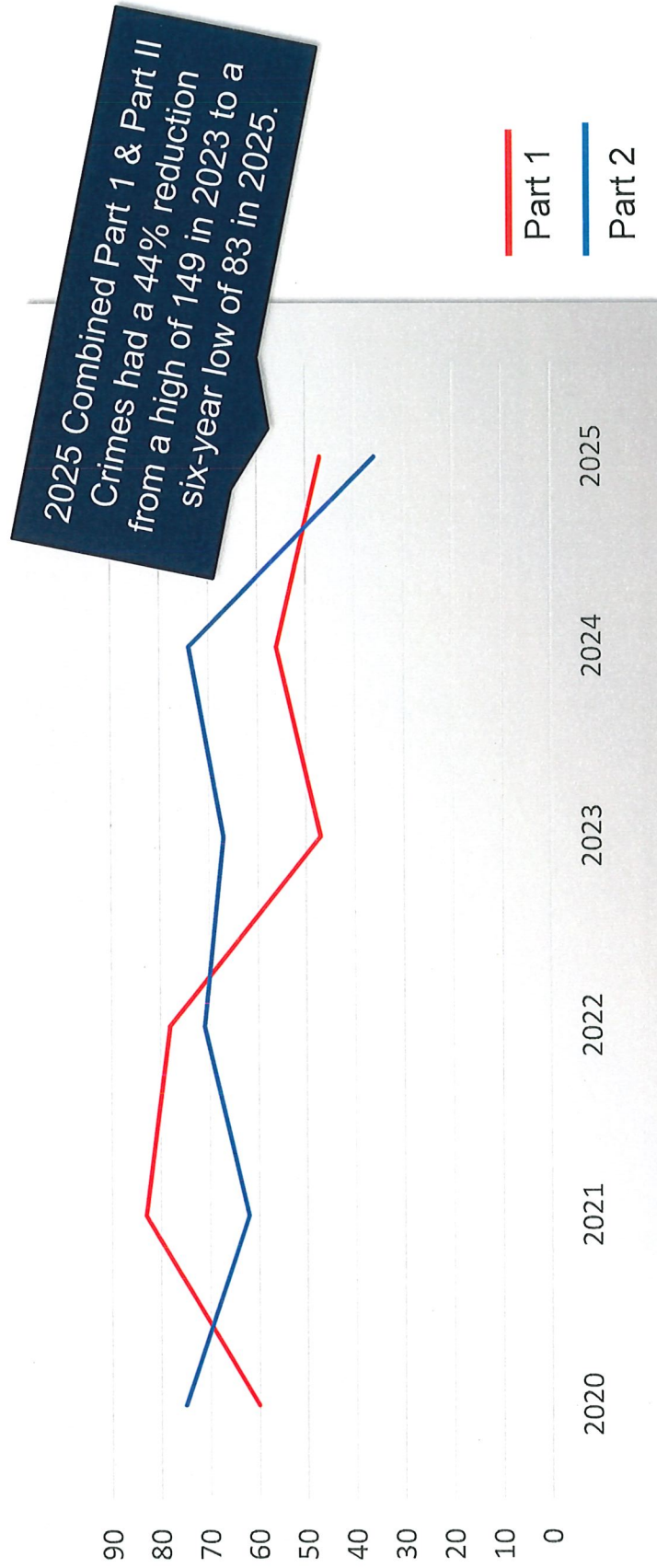
CRIME STATISTICS: PART I CRIMES



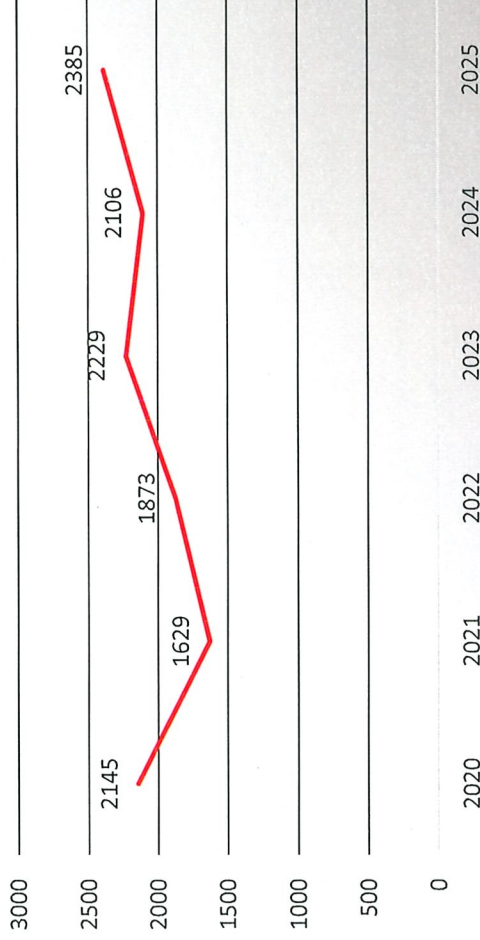
CRIME STATISTICS: PART II CRIMES



CRIME STATISTICS: PART I & II CRIMES BY YEAR



CALLS FOR SERVICE



Across all three communities, the department handled more than 17,500 incidents with Lauderdale calls up about 13%.



INVESTIGATION REVIEW

92

Total Criminal Cases

26

Total Cases Cleared by Arrest



Captain Mike Huddle

45

Total Cases Closed

19

Total Cases Cleared by Other

49% Clearance Rate
in 2025



PATROL REVIEW

Responsive | Proactive | Deterrence | Safety

2025	2024	Staffing Overview
19	16	Patrol Staff including Sergeants
1 Supervisor with 4-5 Officers	1 Supervisor with 3 Officers	Four Shifts

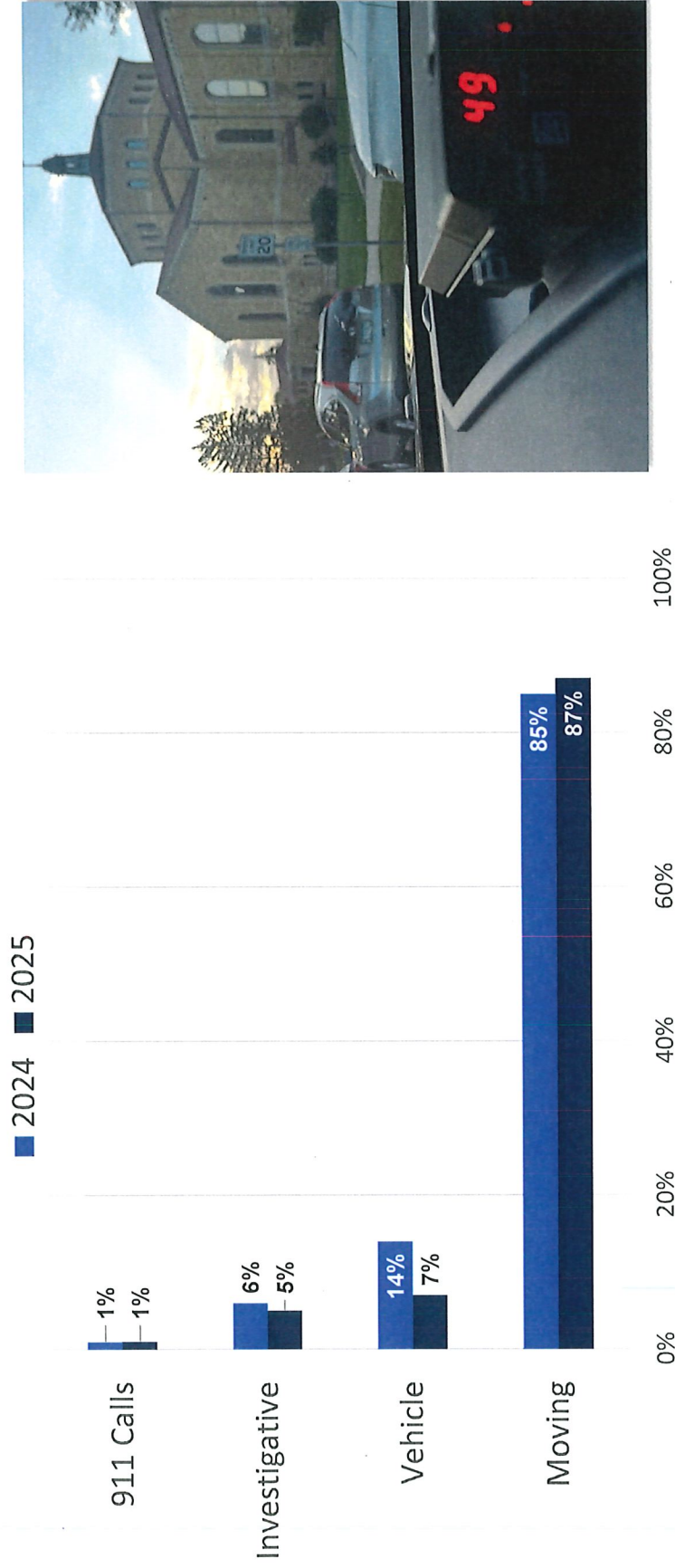


Duties:

- Respond to 911 calls
- Proactive Patrol
- Community Building
- Crime Detection and Deterrence
- Traffic Safety Initiative



PATROL REVIEW: REASON FOR STOP DATA



EDUCATION OVERVIEW

Training Objective

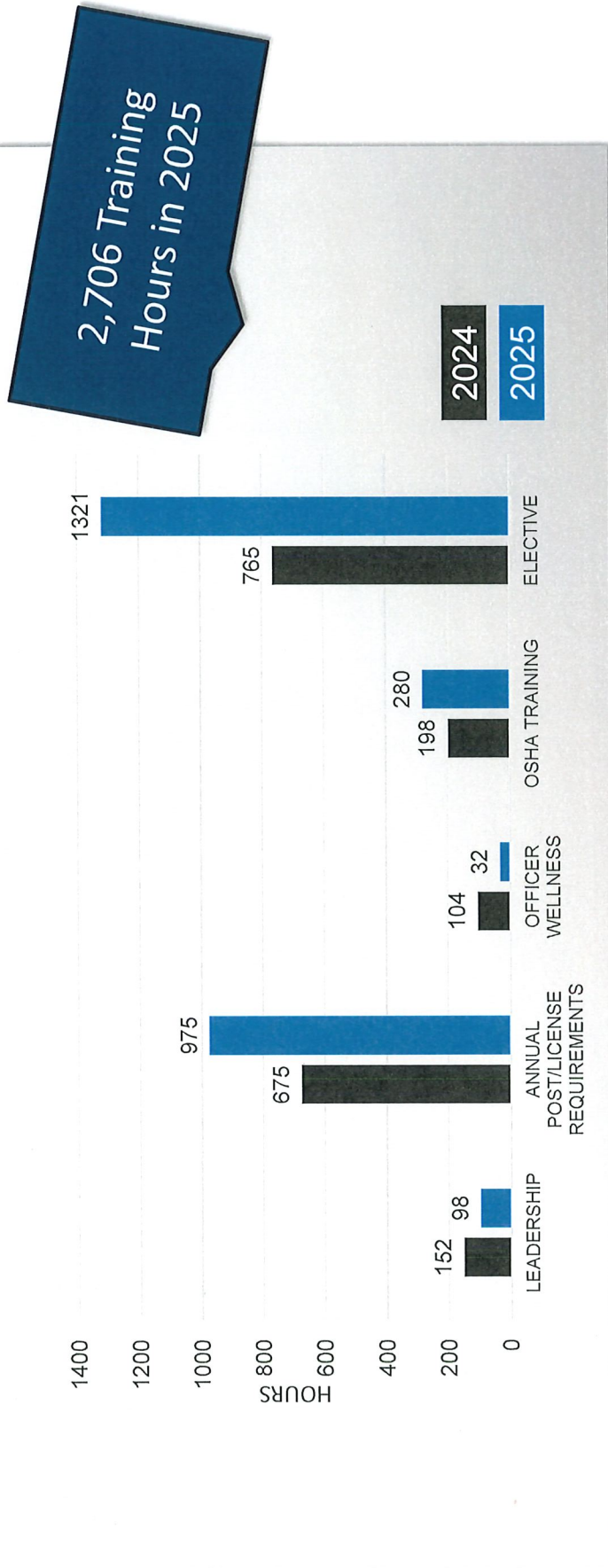
Provide continued professional development, enhance safety of officers and community & foster unity of purpose and cooperation with the community.

Total Training Hours: 2,706

- Content reviewed by MN POST Board and Saint Anthony PD Command to ensure adherence with Strategic Plan
- Implemented Vector Solutions Software to document training, streamline records, and assist with compliance
- Utilizes both virtual and in-person platforms



EDUCATION SUMMARY: TRAINING



INNOVATION & TECHNOLOGY

<h2>Body Worn Camera Program – Year 7</h2>	
✓	Reviewed 100% of videos in all Use of Force incidents and allegations of officer misconduct
625 Videos Reviewed	Monthly Internal Compliance Checks with 99% compliance rate
✓	Next biennial audit: November 2026
✓	Exploration and selection of new Axon video recording system to implement in 2026



2025 INNOVATION & TECHNOLOGY

Unmanned Aerial System Program – Year 1

Enhances public safety and improves emergency response

Aids in locating fleeing suspects, missing and vulnerable adults and monitors large-scale public events

Five St. Anthony Police Officers have completed required FAA training to become UAS pilots

Features thermal camera for night operations, weather resistance for rain and snow flights, 27 mph wind resistance and 40 minutes of flight time on one set of batteries

Provides rapid deployment capability during critical incidents



- Deployed 31 times (28 training flights)
- Searched for suspect in domestic assault
- Located individuals suspected of copper wire thefts
- Assisted neighboring agency in search of armed subject



STRATEGIC RECRUITMENT

Multi-faceted Approach

Quick Contact

Ride-Alongs

Prompt Interviews

Nimble & Responsive

Lateral Officer Focus

Cadet Program Growth

Grant Opportunities: ICPOET



WELLNESS FOCUS

Supporting Wellness – Mind, Body, Spirit

Internal Peer Support program provides confidential support and connects personnel with resources when personal or professional challenges arise

Use of Cordico Wellness App

Provide family support

Workout Center provides physical fitness opportunity while on duty

Chaplain program for spiritual support

Annual check-ins with licensed mental health professional



Wellness resources for Officers and families promote long-term health, resilience and job performance



STRATEGIC PLAN



2025

Mission

To improve the overall quality of life by promoting the peace and safety of the community.

VISION

The St. Anthony Police Department is recognized as the, ideally and most dedicated professionals who are devoted to exceptional public service and creating a safe and secure community that is a desirable place in which to live, learn, work, and play.

CORE VALUES

Integrity. Courage. Compassion.

Community Engagement/Transparency/Accountability	Equipment & Technology	Training & Professional Development	Safe Streets & Safe Communities	Employee Wellness	Recruitment
High School Mentorship Program Enhance Social Media Outreach to Under-represented groups New Community Outreach Events	Mentorship Program Investigative Technology Implement Scheduling Software Implement Training Software	Grant Pursuit to Offset Training Costs Address In-Service Training In-house Leadership Training for Supervisors Continue and Enhance Mentorship Program Deploy 360 Evaluation of Supervision	Continue Traffic Data Reporting Publicly Recognize Traffic Safety Efforts Work Collectively with NCTE to Remedy Problem Areas Increase Data Driven Programs with Traffic Speed Cam Continue Procedural Training with Traffic SIGS Develop a Safe Streets Registration Program Explore purchase of Equipment for Traffic Cameras	Launch Peer-to-Peer Program Enhance Chaplain Program Educate Officers on New Gordon Wellness App Continue Annual Mental Health Check-in Program Add EAP into the Training Manual Increase Family Connections Events Increase Support of New Officer and Members Sign Technical Wellness Evaluations	Continue Outreach at Job Fairs Administer the EPOCT Grant Develop a Professional Recruitment Video Increase the Number of Officer Candidates Expand Marketing Material Continue Marketing to Diverse Populations Increase Social Media Recruitment Marketing Increase Officer Interactions with Candidates Enhance Retention Strategies
Explore WPS Program Focus on Youth Outreach Visibly report officer commendations to community Officers educated about complaint process Century College 216 Mentorship Program	Upgrade BWC Software Establish Incentive for Digital Data Transfer Support File Reductions Data Form Creation Address Back Safe Exchange Area Explore Online Traffic Complaints	Prioritize attendance at career enhancing seminars Include training incident reports Increase Opportunities Learning Opportunities with Officers to Evaluate Career Goals	Explore purchase of Equipment for Traffic Cameras Evaluate Community Notification Systems	Explore Training opportunities for therapy dog	

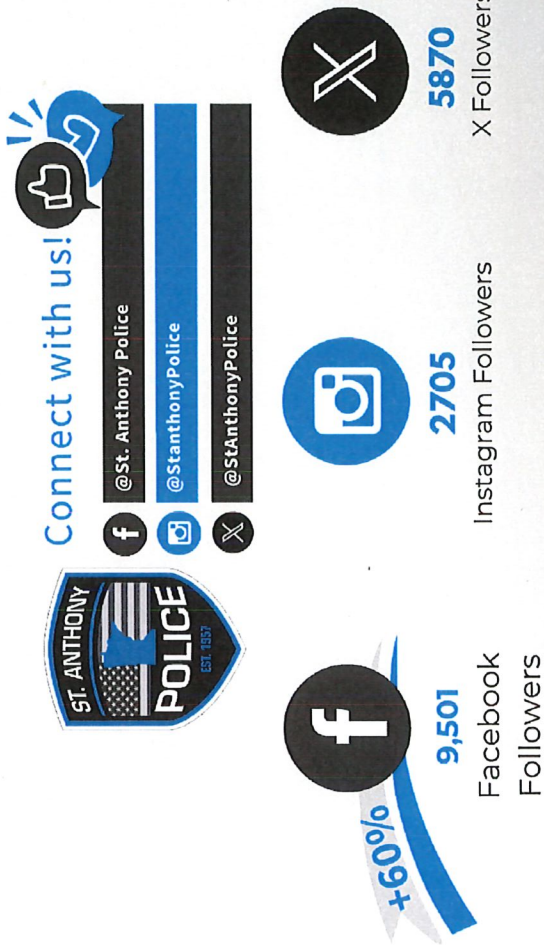
2025 Focus: Community Engagement

- Enhanced Social Media
- Increased Outreach to Under-Represented Groups
- Focus on Youth & High School Outreach
- Additional Events
- Mentorship Programs



SOCIAL MEDIA ENGAGEMENT

Officers use social media as a method of effectively informing the public about department services, issues, investigations and other relevant events.



SOCIAL MEDIA

St. Anthony Police Department • Is at St. Anthony Police Department • November 11, 2024 • Saint Paul, MN •
 This Veteran's Day, we recognize the service of Officers Milbrandt and Norlien, who both proudly served our Nation's Armed Forces prior to joining our Ranks. — See more



St. Anthony Police Department • Is with City of St. Anthony Village and Lauderdale... • October 11, 2024 •
 Do you or someone you know have a passion for "Big Green here. We're having Lateral and Open here! Contact Family Photographer, Officer, or contact us for more. — See more



St. Anthony Police Department • Our Communities should expect snow... • October 11, 2024 •
 accordingly. There is NO street parking in our...



St. Anthony Police Department • Is at Lauderdale, MN. • October 1, 2024 •
 Night still brings... — See more



St. Anthony Police Department • Is at Saint Anthony, MN. • August 5, 2024 •
 They're sweating our day! These kiddos were out here... — See more

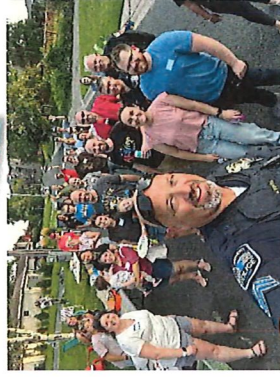
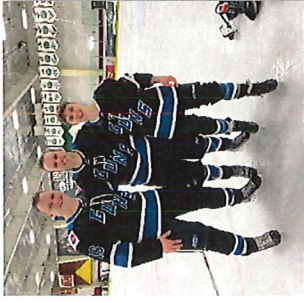


St. Anthony Police Department • Is at Lauderdale, MN. • September 10, 2024 •
 1000 Block of East Street in the City of Lauderdale for a report of a man... — See more



COMMUNITY ENGAGEMENT

Every officer is a community engagement officer.
Every encounter is engagement.



Dedicated Team

- Operates social media
- Meets quarterly to plan
- Organizes community events and presents to the public
- Develops youth and other programs as a form of engagement and education



COMMUNITY ENGAGEMENT

Building a Safe Community

- Slow Down Kids at Play Event
- Annual Summer Safety Camp instructing 30 incoming 4th graders on topics such as firearm safety, CPR/First Aid, using 911 and water safety.
- Camp included a K9 Demo, Emergency Vehicle Tours, and Obstacle Course.



COMMUNITY ENGAGEMENT EVENTS

Building a Strong Community

- Lauderdale Day in the Park
- MN Night to Unite
- CatGuards (Catalytic Converter Theft Prevention)



WORK PLAN ACCOMPLISHMENTS

1. Staffing

Bold Recruitment & Retention Plan

Conducted promotional process for a Detective position

Hired and training four new officers

Promoted additional Captain to oversee Patrol Division

Awarded ICPOET grant to fund training of two additional aspiring police officers

2. Innovation and Compliance

Launched department's drone program

Passed biennial external audit of Body Worn Camera program

Explored and selected new Axon Video Recording system for 2026 implementation

Enhanced social media outreach and public communications

3. Community

Successfully reintegrated police services in City of Falcon Heights

Provided patrol coverage for major events at Minnesota State Fairgrounds including MN State Fair, MSRA Back to the 50s, and Street Machine Summer Nationals

Documented over 514 community engagement contacts including participation in numerous community events



WHAT'S ON DECK

Looking Ahead to 2025-2026

Continue Falcon Heights integration

Increase involvement with youth and under-represented populations

Implement body camera cloud storage solution

Long-term strategy for recruitment and retention

Continue exploration of public safety facility and renovations

Expand Peer-to-Peer support team with surrounding agencies

Research fitness reward programs

Explore therapy dog program

Train new office support staff



MINNESOTA DEPARTMENT OF PUBLIC SAFETY



OFFICE OF JUSTICE PROGRAMS



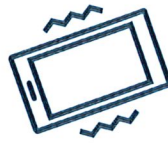
STAY CONNECTED



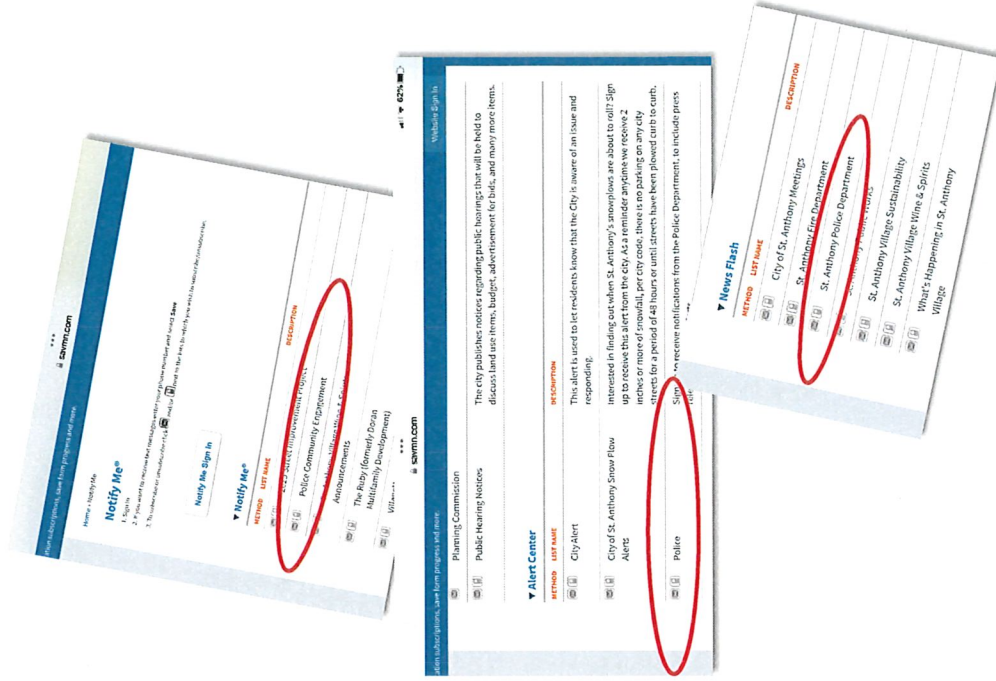
- Get Updates via savmn.com
- Sign up for notifications



- Email us at police@savmn.com
- Request police records at sapdrecords@savmn.com



- Call us at **612-782-3350** to arrange for a meeting via phone or in person



ANNUAL REPORTS 2025

2025 ANNUAL REPORT
Integrity. Courage. Compassion.

COMMUNITY ENGAGEMENT
The St. Anthony Police Department is committed to building trust and transparency with the community through various programs and initiatives.

PATROL DIVISION
The Patrol Division is the largest and most visible part of the St. Anthony Police Department, responsible for maintaining law and order.

YEAR IN REVIEW
As we look back on the past year, we are proud of the accomplishments of our officers and staff, and the support of our community.

RECRUITMENT & RETENTION
The St. Anthony Police Department is committed to attracting and retaining the best talent for our community.

EDUCATION & TRAINING
The St. Anthony Police Department is committed to providing the highest quality training and education for our officers and staff.

DRONE PROGRAM
The St. Anthony Police Department has implemented a drone program to enhance our law enforcement capabilities.

GOVERNMENT
LIVING HERE
DOING BUSINESS
DEPARTMENTS
I WANT TO

- City Council
- Police Department
- Liquor Operations
- City Code
- City Calendar
- City Code Information
- Common Code Violations
- Recreational Fees
- City Code
- City Calendar
- City Code Information
- Common Code Violations
- Recreational Fees
- City Council
- Police Department
- Liquor Operations

SAVAMN.COM/ANNUALREPORTS

This report can be viewed online at: www.savmn.com



**LAUDERDALE COUNCIL
ACTION FORM**

Meeting Date

April 28, 2026

Agenda Item 1765 Carl St Setback Variance

Action Requested

Consent	<input type="checkbox"/>	Public Hearing	<input checked="" type="checkbox"/>	Discussion	<input checked="" type="checkbox"/>
Action	<input checked="" type="checkbox"/>	Resolution	<input type="checkbox"/>	Work Session	<input type="checkbox"/>

DESCRIPTION OF ISSUE AND PAST COUNCIL ACTION:

See attached memo.

STAFF RECOMMENDATION:

Direct staff to bring back a resolution of approval or denial for the next meeting.

MEMO

DATE: APRIL 28, 2026
TO: MAYOR AND COUNCIL
FROM: JIM BOWNIK
RE: SETBACK VARIANCE APPLICATION FOR 1765 CARL STREET

Subject Property: 1765 Carl St, Lauderdale, MN 55113
Owner/Applicant: Steven Sventek

Proposal: The owner is proposing to rebuilding their front yard deck and extend it 4 feet to the south. The addition would not extend east toward the street. The house sits 31 feet from the front property line, and the current deck extends 6 feet from the front of the house. Thus, a 5-foot variance to the 30-foot front yard setback is requested.

POLICIES AND PROCEDURES FOR VARIANCE APPROVAL

In reviewing this variance request, the Council should consider the Zoning Ordinance requirements as well as relevant State Statutes. These requirements are outlined in the Variance Checklist below.

Here is the general order of procedure.

- 1) Staff presentation.
 - Apply the Practical Difficulties Test
- 3) Public Hearing.
- 4) Approve or deny the variance, adding any conditions as necessary.

PRACTICAL DIFFICULTY TEST

The municipal variance standard requires the City to apply a three-factor test for “practical difficulties” consisting of (1) reasonableness, (2) uniqueness, and (3) essential character.

A variance should be granted if strict enforcement of the municipal variance standard as applied to a particular piece of property would cause the landowner a “practical difficulty.” The landowner is generally entitled to the variance if and only if the applicant meets the statutory three-factor test for practical difficulty. If the applicant does not meet all three factors of the statutory test, then a variance should not be granted.

ESTABLISHING THE FINDINGS OF FACT (Based on Answers to Questions on the Variance Checklist)

The applicant’s answers to the questions in the Variance Checklist describes the proposed project and why a variance is requested:

- A) How does the proposal put your property to use in a reasonable manner?
- B) What are the unique circumstances to the property not created by the landowner?
- C) How will a variance, if granted, not alter the essential character of the locality?
- D) How is granting of a variance in harmony with the purposes and intent of the Zoning Ordinance?

E) How are the terms of a variance consistent with the Comprehensive Plan?

STAFF REVIEW

The proposed project involves rebuilding an existing deck at the same distance from the front property line as the current deck. The current deck encroaches in the front yard setback by five feet and there is no record that a variance was previously applied for. The applicant and owner would like to extend the deck an additional four feet to the south, where the existing steps are located, bringing it to the edge of the house. Replacement steps would be added to the east side of the deck. As steps are not considered an encroachment into the setback, the stairs would not increase the encroachment.

The house sits 31 feet from the front property line, and the current deck extends 6 feet from the front of the house. Thus, a 5-foot variance to the 30-foot front yard setback is requested. The City Council has favored granting variances for front yard decks and porches, as they encourage people to spend time outside getting to know their neighbors. Front yard porches are considered a community-building asset, so they are in harmony with the purposes and intent of the Zoning Ordinance, as well as consistent with the Comprehensive Plan.

ENCLOSURES

A) Variance application, site plan, and variance checklist.

PUBLIC HEARING

Adjacent property owners received notice of tonight's public hearing.

OPTIONS

- 1) Motion to direct staff to prepare a resolution of **approval** for a front yard setback variance of 5 feet at 1765 Carl Street for the next meeting. The Council's reason for the approvals will be included in the resolution.
- 2) Motion to direct staff to prepare a resolution of **denial** for a front yard setback variance of 5 feet at 1765 Carl Street for the next meeting. The Council's reason for the denials will be included in the resolution.



FOR OFFICE USE ONLY	
ADDRESS:	_____
ZONING CLASSIFICATION:	_____

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

Summary of Request:

Date: 4/13/2026

ADD ADDITIONAL 4' TO SOUTH END OF EXISTING DECK.
THIS ADDITION WOULD NOT ADD ANY DECK SURFACE TOWARDS
THE CARL STREET PROPERTY LINE.

<u>Fee</u>	<u>Escrow</u>	<u>Land Use Application</u>	<u>Fee</u>	<u>Escrow</u>	<u>Subdivision Application</u>
\$150	\$0	<input checked="" type="checkbox"/> Variance	\$250	\$ 500	_____ Lot Consolidation/Division
\$200	\$0	_____ Home Occupation	\$250	\$1,000	_____ Lot Line Rearrange
\$200	\$0	_____ Sign Permit	\$500	\$1,500	_____ Subdivision
\$200	\$500	_____ Conditional Use			
\$500	\$1,500	_____ Zoning Amendment			
\$500	\$5,000	_____ PUD			

Note: Document Recording Fee
 = Recording cost plus Administrative Fee

Applicant Information

Name: STEVEN SVENTEK
 Address: 1765 CARL ST
 C, S, Z: LAUDERDALE MN 55113
 Phone: 612-709-8735
 Email: s1sventek@gmail.com
 Signature: [Signature]

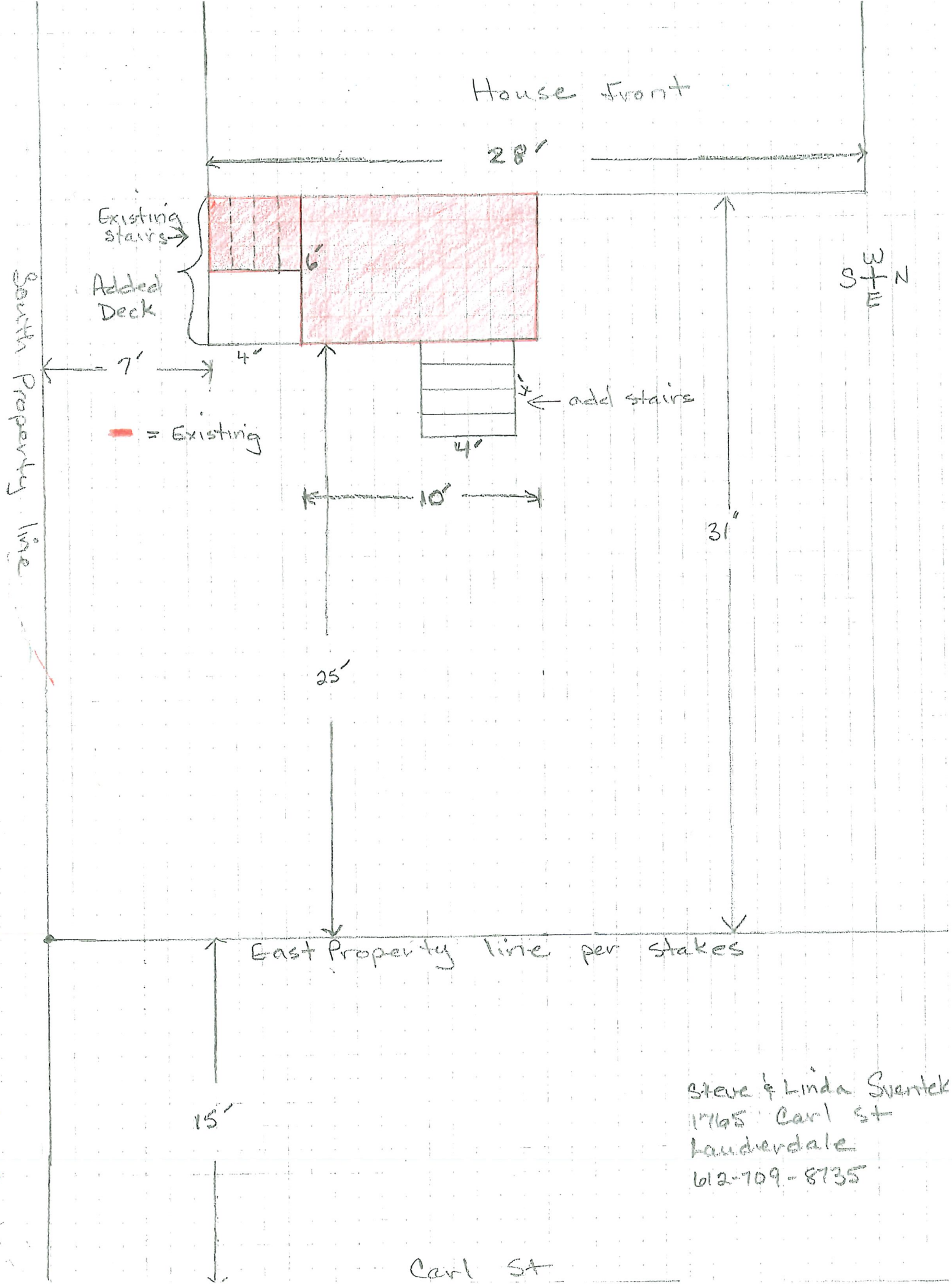
Owner Information (if different)

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

The applicant must pay all application fees and escrow deposits at the time of application. Applications submitted without payment will be considered incomplete and returned to the applicant. If the city's costs exceed the initial escrow deposited by the applicant, an additional escrow fee will be required to cover the costs. The city shall use the applicant's fees to cover the city's actual costs in reviewing the request regardless of the city's decision on the applicant's request or the applicant's withdrawal of the application. If the applicant's escrow fees exceed the city's actual 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. Please review the checklist for the type of application you are applying for.

For Office Use Only	Date Received: <u>4-13-26</u>	Date Complete: <u>4-10-26</u>
Amount Paid: <u>150</u>	Receipt #: <u>17399</u>	PIN#: _____
Escrow Fee Paid: <u>---</u>	Receipt #: _____	Date Escrow Returned: _____
Public Hearing Date: _____	CC Approve/Deny & Meeting Date: _____	
Conditions? _____		



Steve & Linda Svantek
 17165 Carl St
 Lauderdale
 612-709-8735

Steven and Linda Sventek

April 13, 2026

1765 Carl St

Lauderdale, MN 55113

(612)709-8735

APPLICATION FOR VARIANCE (Per Lauderdale Variance Checklist)

3) We would like to rebuild the deck that is on the front of our house and in so doing, move the steps from the south side of the deck to the east side (toward Carl St.). We would also like to extend the deck an additional 4 feet, bringing it to the south edge of the house. According to city staff, we would need a variance to accomplish this plan.

4A) This proposed plan would give us a less cramped seating area and better traffic pattern to the front door.

B) Not sure how to answer this or how it applies.

C) Since the area we would like to increase the deck into was already partly taken up by the stairs, we don't think it will change the proportions of the house's appearance very much. With a new deck and the stairway in the front we feel it will actually make the home more attractive and entry more welcoming. We love our house and wish it to keep its 50's charm and blend in with our neighbor's homes.

D) The existing stairs and concrete walkway already cover the "green space" on the lot, so that would not decrease with the deck extension.

E) The new deck will conform to all Lauderdale building codes and will be improved in both construction and appearance, increasing the property's beauty, value and livability.

Thank you for the consideration of our proposed plan.

Steve and Linda Sventek

**LAUDERDALE COUNCIL
ACTION FORM**

Meeting Date April 28, 2026 **Agenda Item** 2421 & 2439 Larp. Dev. PUD App.

Action Requested

Consent	<input type="checkbox"/>	Public Hearing	<input checked="" type="checkbox"/>	Discussion	<input checked="" type="checkbox"/>
Action	<input checked="" type="checkbox"/>	Resolution	<input checked="" type="checkbox"/>	Work Session	<input type="checkbox"/>

DESCRIPTION OF ISSUE AND PAST COUNCIL ACTION:

At the last meeting, Jennifer Haskamp, the City’s consulting planner, reviewed and commented on the plans to redevelop the gas station / convenience store at 2421 and 2439 Larpenteur Avenue. She also provided draft recommendations for the Council to consider as conditions on the development stage approval. This meeting provides a second opportunity to take public comment prior to the Council voting on the matter.

Vince Kelly, the engineer for the project, sent over a revised signage plan. The branding would be Circle K instead of Holiday. The signage packet reflects that change and a revised monument sign. The applicant is requesting that they be allowed to have dynamic signage. Since the Council didn’t support that at the previous meeting, the draft resolution prohibits dynamic signage. The Council can change this prior to adoption of the resolution should the Council decide to.

Included in the packet is the draft resolution; Haskamp’s original review of the proposal that was presented at the last meeting; and the revised signage plan. The materials included in the previous packet were not included as they area available through the City’s website.

STAFF RECOMMENDATION:

Council Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. 042826A

CITY OF LAUDERDALE
COUNTY OF RAMSEY
STATE OF MINNESOTA

A RESOLUTION APPROVING THE DEVELOPMENT STAGE PLANNED UNIT DEVELOPMENT (PUD) AT 2439 AND 2421 LARPEN TEUR AVENUE TO COMBINE THE LOTS AND REDEVELOP THE SITE WITH A CONVENIENCE STORE, FUELING STATION, AND CARWASH

WHEREAS, Lauderdale Properties, LLC (“Applicant”) applied for a lot combination and Planned Unit Development (PUD) to redevelop the properties at 2439 and 2421 Larpenteur Avenue, and

WHEREAS, the Applicant proposes to redevelop the site with a convenience store, fueling station, and carwash; and

WHEREAS, the combined Concept Plan and Development Stage Review for a Planned Unit Development (“PUD”) identifies certain flexibility from the conventional base zoning district so that the site can be developed more efficiently; and

WHEREAS, on April 16, 2026, the City Council held a duly noticed public hearing to consider the proposed lot combination and PUD; and

WHEREAS, on April 28, 2026, the City Council held a second public hearing, considered the public testimony, and discussed the proposed Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lauderdale, Minnesota, that it does hereby approve the request of the Applicant for a Development Stage Planned Unit Development provided that the following conditions are met:

1. The Plans submitted by the Applicant on March 24, 2026, are conditionally approved with the changes and updates as noted herein.
2. The proposed lot combination is conditionally approved and may not be recorded until the Final PUD and rezoning is approved.

3. Upon Final PUD approval, the Applicant must record the lot combination at Ramsey County and evidence of such recording provided to the City.
4. The Applicant must revise the architecture of the south building elevation to enhance and encourage a more welcoming street elevation along Larpenteur Avenue. Potential changes may include alterations to the door type, additional windows which may include one-way or spandrel glass, adding an awning above the door. Proposed alterations must be prepared and submitted with the Final PUD application.
5. The Applicant must provide data to support the proposed parking ratio reduction on site. Such ratio may consider, but is not limited to, identification of the publicly accessible retail footprint within the convenience store.
6. The site plan must be updated to restrict direct access from the alleyway on the northwest corner of the site. If the access remains, proper signage and other means must be taken to discourage access from the alley at this location.
7. Prior to Final PUD plan approval and rezoning, the Applicant must provide additional details regarding snow removal onsite and such plan shall be reviewed and approved by city staff.
8. The Applicant must update the Landscape Plan to include a fence along the north property line to limit glare from headlights adjacent to the fueling station and drive aisles. Such plan must be prepared and submitted with the Final PUD application.
9. The Applicant shall work with the City Staff to revise and modify the proposed monument sign plan to reduce the overall square footage, height, and to eliminate all dynamic signage from the sign. The unleaded digital signage pricing shall be permitted. The revised plan shall be submitted with the Final PUD application.
10. The Applicant shall work with the City Staff to revise the landscape plan to include additional plantings that are drought and salt tolerant around the site perimeter. The revised landscape plan must be prepared and submitted with the Final PUD application.
11. The Applicant shall change the proposed American Sentry Linden to a Swamp White Oak along the Larpenteur frontage (south property line).
12. The Lighting (photometric) plan must be updated to include any lighting integrated within the sign package. The photometric plan must demonstrate compliance with a maximum of 2.5 footcandles along the south, east and west property line, and no more than 1.0 footcandle at the north property line.
13. The Applicant must provide documentation showing that carwash operations will comply with the MPCA's noise standards for commercial use adjacent to residential uses. Such evidence and documentation must be submitted with the Final PUD application.
14. The Applicant shall obtain all necessary permits and stormwater approvals. Such approvals and permits shall include, but not be limited to, the stormwater management plan. The Applicant shall provide a copy of the approved permit, if applicable, or any other approval prior to commencing any site work.
15. The Applicant shall prepare final construction plans acceptable to the City Engineer prior to commencing any site work.

16. The Applicant shall address and meet all conditions as stated within the City Engineer's memo dated April 8, 2026.
17. The Applicant shall obtain appropriate demolition permits from the City, Ramsey County and the Minnesota Pollution Control Agency (MPCA), and shall follow all rules, procedures and conditions of such permits. Copies of all approved permits shall be provided to the City prior to any site work commencing on site.
18. The Applicant shall obtain a Building Permit prior to the commencement of any site work.
19. The Applicant shall prepare a Construction Management Plan that includes haul routes and parking locations for all contractors. Such plan shall be developed in coordination with city staff and shall be approved by the City Engineer prior to obtaining a Building Permit.
20. Rezoning of the subject property to PUD shall be conditioned on the Applicant fulfilling the conditions as noted herein, and upon the approval of the Final PUD.
21. That the Applicant shall replenish and pay all escrow fees and permit fees prior to Final PUD and Rezoning approval.

Adopted by the City Council of the City of Lauderdale, Minnesota this 28th day of April, 2026.

Mary Gaasch, Mayor

ATTEST:

Heather Butkowski, City Administrator-Clerk

The motion for the adoption of the foregoing resolution was duly seconded by City Council Member _____ and, after full discussion thereof and upon a vote being taken thereon, the following City Council Members voted in favor thereof:

And the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.



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 curbline and installing a catch basin on the north curbline, 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)

Heather Butkowski

From: Vincent Kelly <Vincent.Kelly@collierseng.com>
Sent: Wednesday, April 22, 2026 12:26 PM
To: Heather Butkowski; Jennifer Haskamp
Cc: Yosmery Gomez Gomez; 25002283a@project.collierseng.com; Debra Hufford-Nee
Subject: RE: CK/Holiday - Lauderdale, MN - Site Plan Set/SWM
Attachments: CK_3879_Lauderdale, MN (Laupenter & Eustic)_NTI Exteriors_R2.pdf

Hi Jennifer/Heather

Please see attached is an updated main ID sign. This sign was updated to have the sign be a monument style sign with brick base, drop the height to 18' (below the recommended 20') only thing the client would like is the digital sign (EMC). They understand the City/board position of constant changing of the sign and distracting motorists. The digital portion would not do that and would only change a handful a times per day, typically with breakfast/lunch/dinner.

I was also made away that this site will be a Circle K out of the gate and not start as Holiday and be re-branded at a later date.

Please let me know if you have any questions/comments or would like to discuss anything further.

Vincent Kelly, PE

Project Manager | Site/Civil
Holmdel, New Jersey

Colliers Engineering & Design

vincent.kelly@collierseng.com

Direct: 732 704 5974 | Cell: 732 600 4083 | Main: 877 627 3772

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From: Vincent Kelly

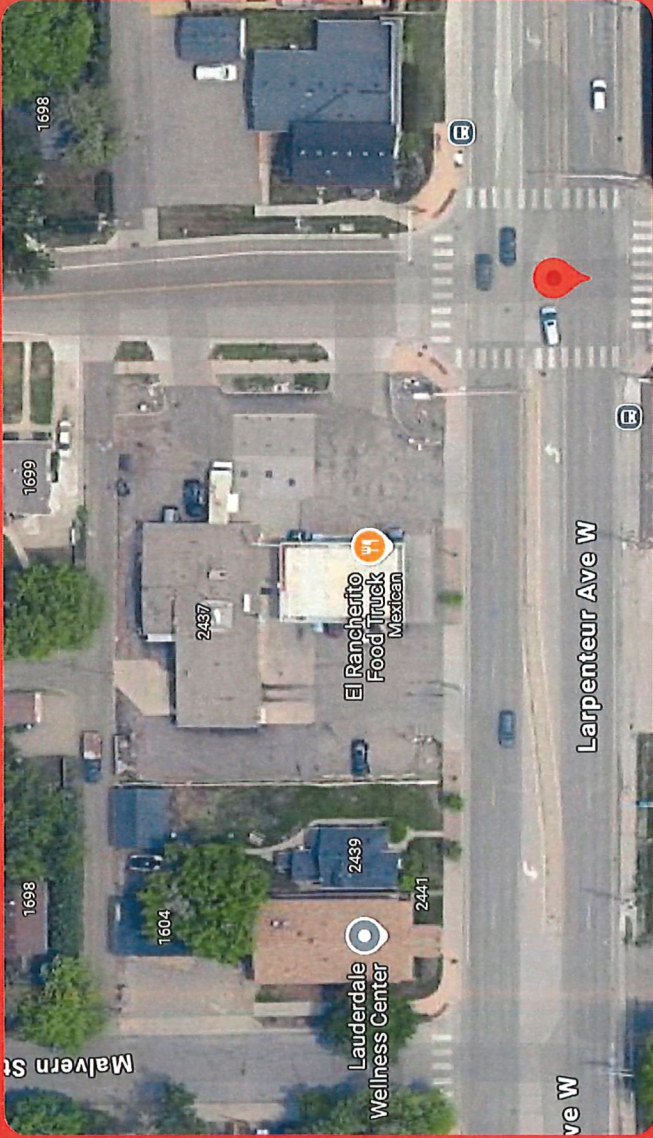
Sent: Tuesday, April 14, 2026 10:31 AM

To: 'Heather Butkowski' <heather.butkowski@lauderdalemn.org>; Jennifer Haskamp <jhaskamp@swansonhaskamp.com>

Cc: Yosmery Gomez Gomez <yosmery.gomez@collierseng.com>; 25002283a@project.collierseng.com; Debra Hufford-Nee <debra.huffordnee@collierseng.com>

Subject: RE: CK/Holiday - Lauderdale, MN - Site Plan Set/SWM

Hi Heather/Jennifer



CIRCLE K

EXTERIOR SIGNS

STORE NUMBER
3879

LOCATION
LAUDERDALE, MN

ADDRESS
LAUPENTER AVE. & EUSTICE ST.

MARKET
NORTHERN TIER MARKET

DATE
04/21/26

REVISION HISTORY

- R00 - 07.22.25
 - Initial sign package generated
- R01 - 08.18.25
 - Updated CSP and Store Building
 - Updated MID
- R02 - 04.21.26
 - Updated to Circle K brand
 - MID revisions

EXISTING PROPERTY PHOTOS



CORPORATE IDENTIFICATION SOLUTIONS

CLIENT
CIRCLE K
SITE NUMBER
3879

LOCATION
LAUDERDALE, MN
ACCOUNT REP
BEN DEHAYES

DRAWN BY
MH
DATE
04/21/26

REVISION
02
SCALE
AS NOTED

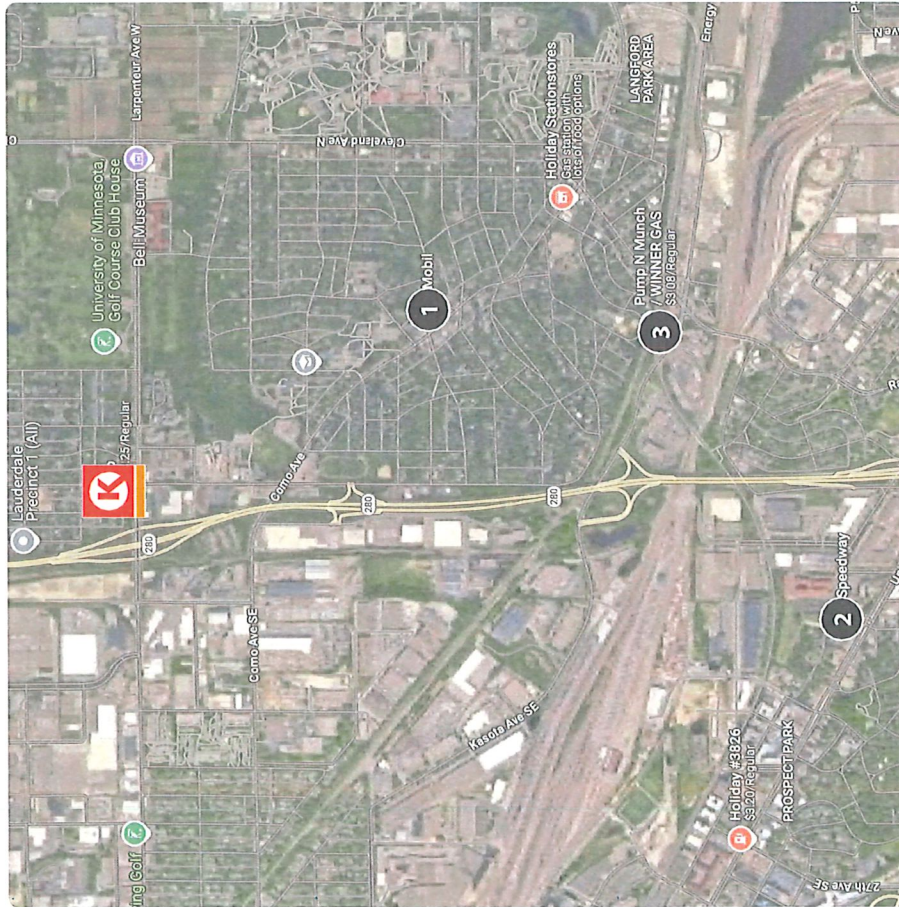
CORPORATE ID SOLUTIONS
5563 N ELSTON AVE.
CHICAGO, IL 60630
P: 773-765-9600 F: 773-765-9606
CORPORATEIDSOLUTIONS.COM

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SIGNATURE _____ DATE _____

NEIGHBORING COMPETITION



CORPORATE IDENTIFICATION SOLUTIONS

CLIENT CIRCLE K	LOCATION LAUDERDALE, MN	DRAWN BY MH	REVISION 02
SITE NUMBER 3879	ACCOUNT REP BEN BEHAVES	DATE 04/21/26	SCALE AS NOTED

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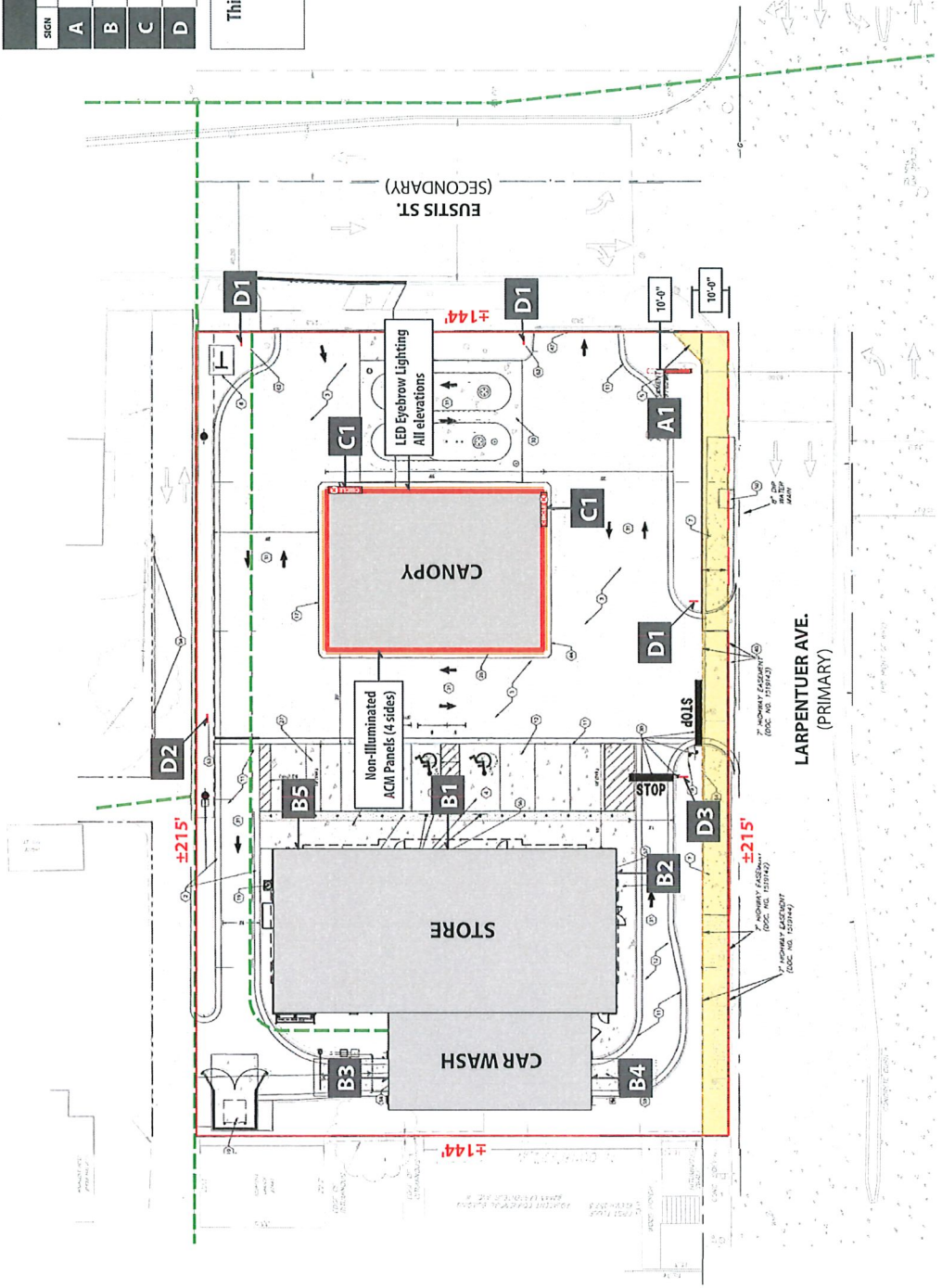
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P: 773-763-9600 F: 773-763-9606
CORPORATEIDSOLUTIONS.COM

SIGNATURE

DATE

SCOPE OF WORK		
SIGN	DESCRIPTION	QTY
A	MID Sign	1
B	Store Building Signs	5
C	Canopy Signs	2
D	Directional Signs	5

This location was designed based on a zoning code check of:
B1-COMMUNITY BUSINESS



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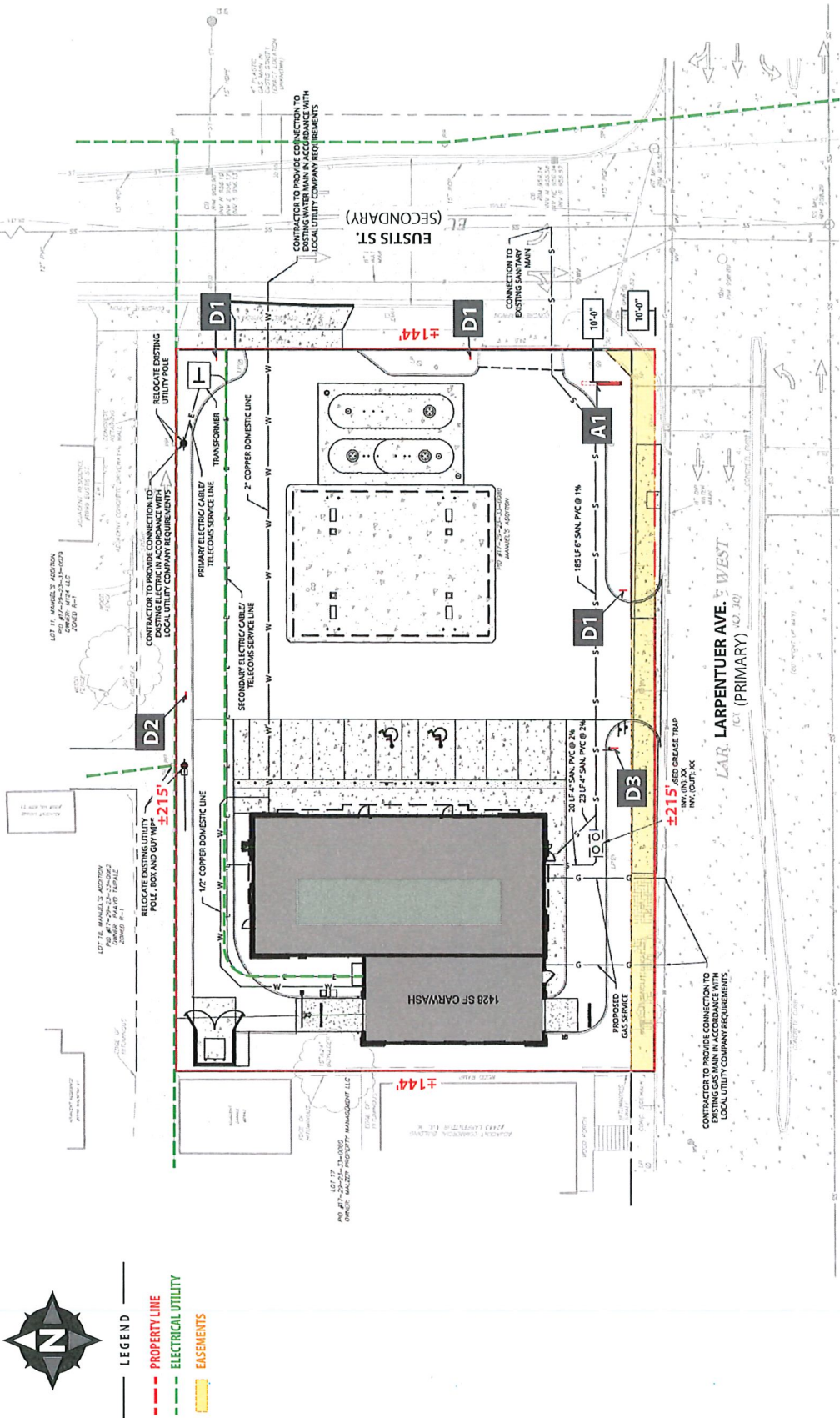
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REVISION 02
SCALE AS NOTED
DATE 04/21/26

LOCATION LAUDERDALE, MN
ACCOUNT REP BEN BEHAVES

CLIENT CIRCLE K
SITE NUMBER 3879



UTILITY PLAN



- LEGEND**
- PROPERTY LINE
 - ELECTRICAL UTILITY
 - EASEMENTS



CORPORATE IDENTIFICATION SOLUTIONS

CLIENT	CIRCLE K	LOCATION	LAUDERDALE, MN	DRAWN BY	MH	REVISION	02
SITE NUMBER	3879	ACCOUNT REP	BEN DEHAVES	DATE	04/21/26	SCALE	AS NOTED
CORPORATE ID SOLUTIONS	5563 N ELSTON AVE CHICAGO, IL 60630 P: 773-765-9600 F: 773-765-9606 CORPORATEIDSOLUTIONS.COM						

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SIGNATURE _____ **DATE** _____

LANDSCAPING PLAN

LANDSCAPING PLAN HAS NOT BEEN PROVIDED FOR THIS SITE



CORPORATE IDENTIFICATION SOLUTIONS

CLIENT CIRCLE K
SITE NUMBER 3879

LOCATION LAUDERDALE, MN
ACCOUNT REP BEN DEHAVES

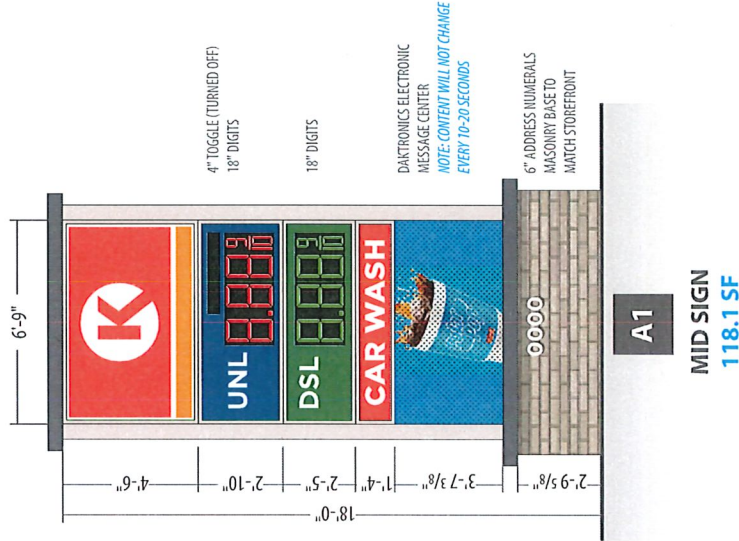
DRAWN BY MH
DATE 04/21/26

REVISION 02
SCALE AS NOTED

CORPORATE ID SOLUTIONS
5563 N ELSTON AVE
CHICAGO, IL 60630
P: 773-763-9600 F: 773-763-9606
CORPORATEIDSOLUTIONS.COM

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SIGNATURE _____
DATE _____



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REVISION
 02

SCALE
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DATE
 04/21/26

LOCATION
 LAUDERDALE, MN

ACCOUNT REP
 BEN BEHAVES

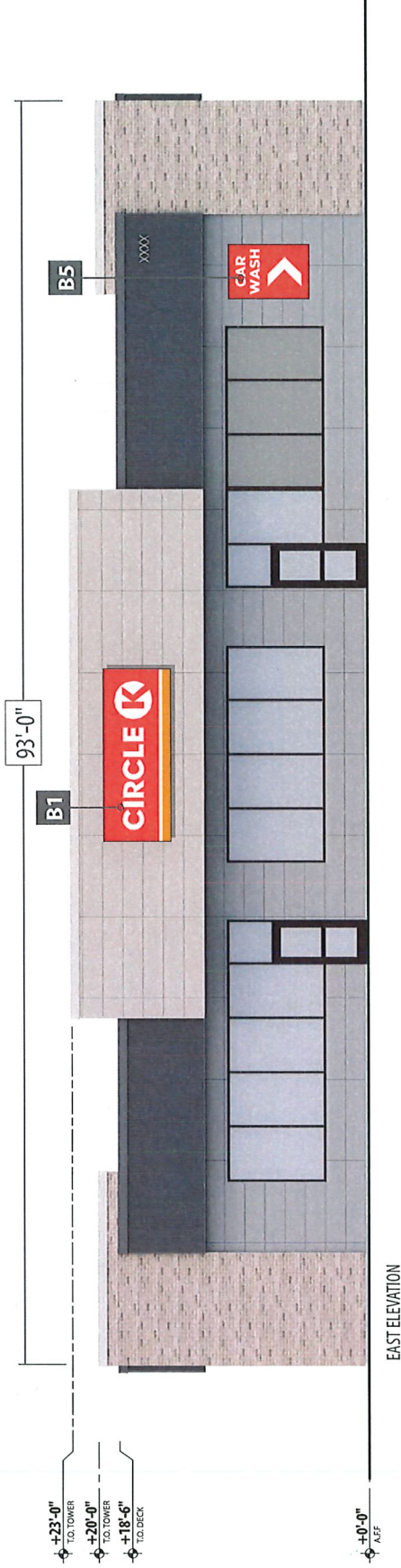
CLIENT
 CIRCLE K

SITE NUMBER
 3879

SIGNATURE _____

DATE _____

CORPORATE IDENTIFICATION SOLUTIONS



C-STORE SCOPE OF WORK

SIGN	DESCRIPTION	QTY	SIZE	AREA
B1	Illuminated Circle K Shop Sign	1	5'-0" x 12'-8 3/8"	63.5 SF
B2	Illuminated Circle K Totem Sign	1	5'-0" x 4'-2"	20.8 SF
B3	Illuminated Car Wash Sign	1	3'-0" x 14'-0"	42.0 SF
B4	Illuminated Exit Car Wash Sign	1	3'-0" x 14'-0"	42.0 SF
B5	Non-illuminated Car Wash Pan Sign	1	6'-0" x 4'-0"	24.0 SF

GENERAL NOTES:

- Relocate lightboxes as needed
- Lower signs if needed to ensure electrical is below roofline



SCALE: 1/40



CORPORATE IDENTIFICATION SOLUTIONS

CLIENT: CIRCLE K
 SITE NUMBER: 3879

LOCATION: LAUDERDALE, MN
 ACCOUNT REP: BEN BEHAYES

DRAWN BY: MH
 DATE: 04/21/26

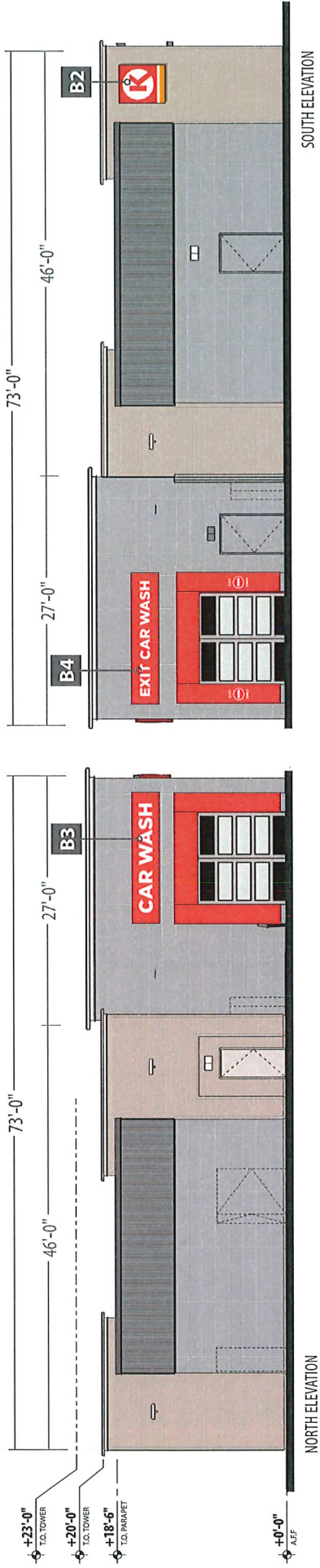
REVISION: 02
 SCALE: AS NOTED

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DATE

SIGNATURE



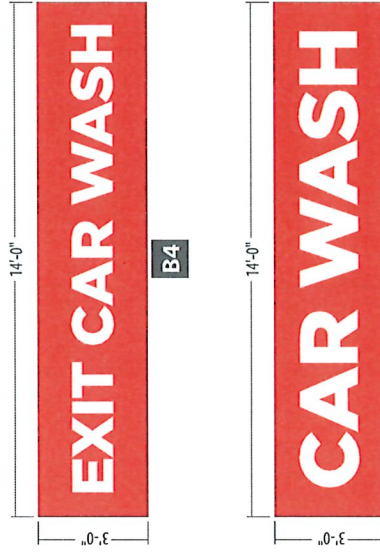
LOWER SIGN IF NEEDED TO ENSURE ELECTRICAL IS BELOW ROOFLINE

C-STORE SCOPE OF WORK

SIGN	DESCRIPTION	QTY	SIZE	AREA
B1	Illuminated Circle K Shop Sign	1	5'-0" x 12'-8 3/8"	63.5 SF
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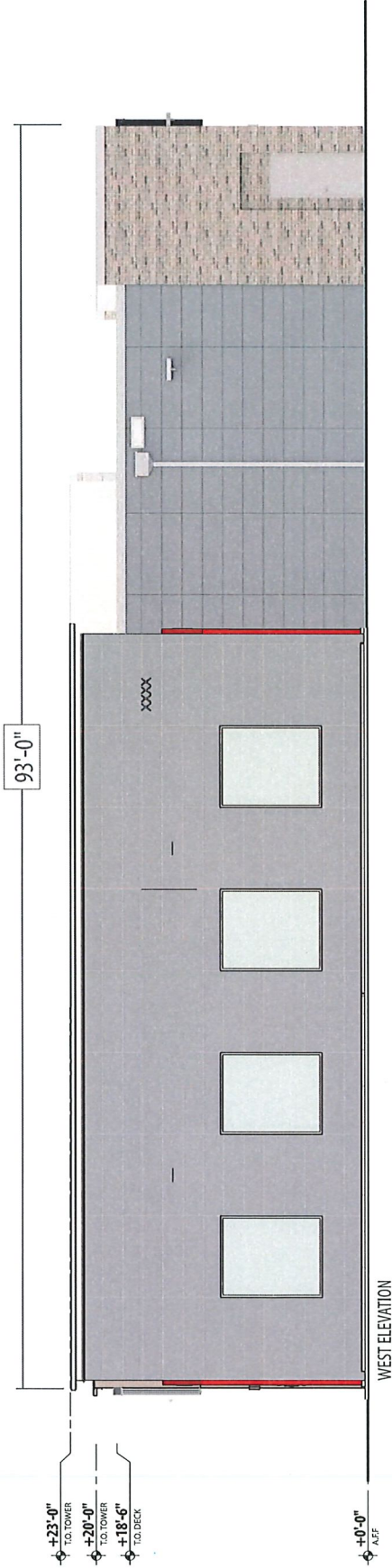
GENERAL NOTES:

- Relocate lightboxes as needed
- Lower signs if needed to ensure electrical is below roofline



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-  CORNING CONIQUE GUTTERS SW 7075 WEB GRAY
-  NICHIA TIFERLOCK SW 3166 DRIFT OF MIST
-  NICHIA BRIBED SW 7075 WEB GRAY
-  NICHIA TIFERLOCK SW 6255 MORNING FOG
-  CORNING CONIQUE GUTTERS SW 7063 SHOWROUND
-  WINDOW AND DOOR FRAMING DARK BRONZE
-  NICHIA CALVONBRICK SHALE BROWN



CORPORATE IDENTIFICATION SOLUTIONS

CLIENT
CIRCLE K
SITE NUMBER
3879

LOCATION
LAUDERDALE, MN
ACCOUNT REP
BEN DEHAVES

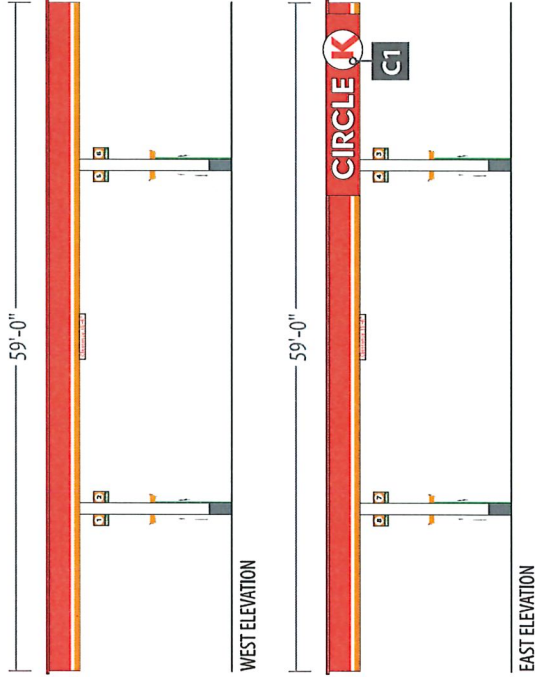
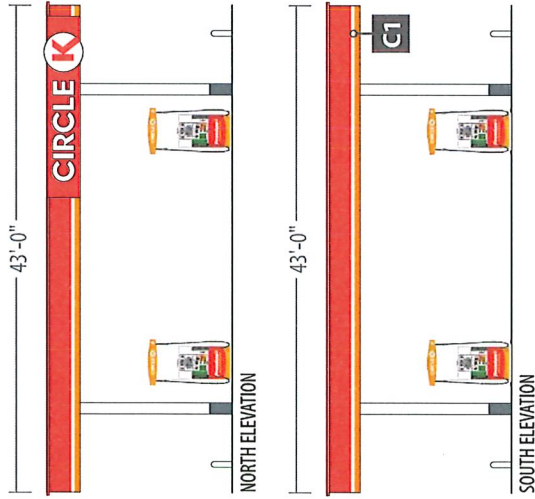
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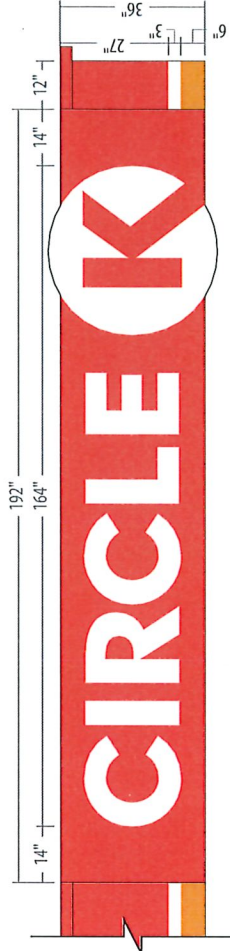
SIGNATURE _____ DATE _____



FUEL CANOPY SCOPE OF WORK

SIGN	DESCRIPTION	QTY	SIZE	AREA
C1	Illuminated Circle K Wordmark	2	24" x 112" + 42" x 42"	30.8 SF

PAINT SCHEDULE (SEMI-GLOSS FINISH) SW #7570 EGRET WHITE - COLUMN FROM GRAY TO BOTTOM OF CANOPY
 SW #6236 GRAY'S HARBOR - COLUMNS FROM GRADE TO 24" ABOVE GRADE + BOLLARDS

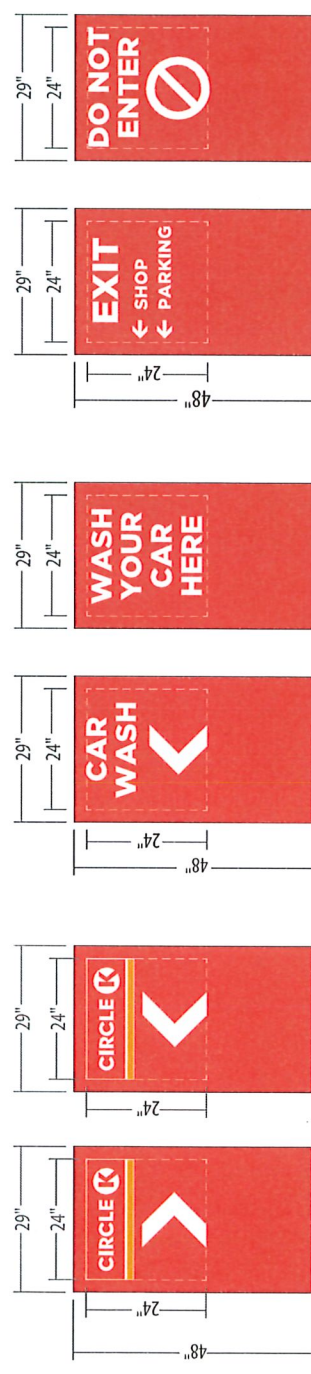
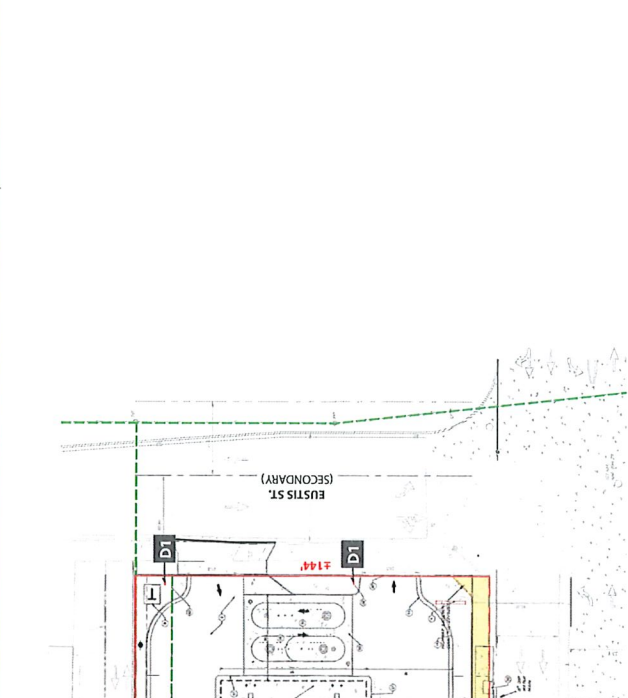


**LED EYEBROW DOWNLIGHTING ON RED, WHITE, AND ORANGE ACM PANELS
 EYEBROW LIGHTING ON ALL ELEVATIONS**



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D1 SIDE A SIDE B
NON-ILLUMINATED
4.0 SF
QTY (3)

D2 SIDE A SIDE B
NON-ILLUMINATED
4.0 SF
QTY (1)

D3 SIDE A SIDE B
NON-ILLUMINATED
4.0 SF
QTY (1)

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