

**City of Dayton**  
**Economic Development Authority (EDA)**  
**September 9, 2025**  
**7:30 a.m.**

7:30 1. **Call to Order**

The EDA consists of seven members, including two City Councilmembers and five members of the Dayton business community or residents of the City of Dayton with business and/or economic development expertise, each with an interest in promoting the economic growth and development of the City of Dayton. The EDA shall have all the powers, duties, and responsibilities set forth in Minnesota Statutes §469.090 to §469.1081.

7:30 2. **Approval of the Agenda**

7:30 3. **Consent Agenda**

- A. EDA Minutes, August 19, 2025
- B. EDA Treasurer's Report
- C. ~~Summary of Non-Residential Inquiries~~

7:30 4. **Open Forum**

Time is limited to 3 minutes. No EDA Action will be taken. However, direction can be given to staff for future meetings.

7:30 5. **Old Business**

- A. Flower Pot sponsorships
- B. Damaged/Abandoned Utility Boxes
- C. Sidewalk Repairs in Old Village
- D. Railroad Spur
- E. Lent Property Concept Plan
- F. 2026 EDA Budget
- G. Placer.Ai software

6. **New Business**

- 7:40 A. **PUBLIC HEARING:** Resolution 06-2025, Approving the sale of personal property located at: 15520 Lawndale Lane N., Dayton, MN 55327, PID: 05-120-22-22-0003.
- 8:00 B. Telcom

7. **Staff & Board Updates** (verbal)

- 8:10 A. Staff Updates
- 8:15 B. EDA Member Updates

The next EDA meeting will be on Tuesday, October 21, 2025, at 7:30 am

8:15 8. **Adjourn**



**CITY OF DAYTON**  
**ECONOMIC DEVELOPMENT STRATEGY PLAN (2022)**  
**GOALS:**

1. Strengthen the Local Tax Base
  2. Encourage Public/Private Partnerships to construct public infrastructure to support quality development
  3. Foster Employment growth with strong wage opportunities through attraction of new businesses and expansion of existing businesses
  4. Ensure city processes are business friendly and do not create barriers to development
  5. Promote the growth of a “City Center” located [at] Territorial Road and Holly Lane Area
  6. Explore preservation, reinvestment, and redevelopment possibilities within the Historic Village
  7. Provide greater clarity around when and how to use City Assistance for projects
  8. Strengthen quality of life within Dayton through enhancement of recreational opportunities
  9. Use Economic Development resources to promote a full range of housing choices within Dayton
-

**MINUTES OF THE AUGUST 19, 2025  
CITY OF DAYTON, MINNESOTA  
ECONOMIC DEVELOPMENT AUTHORITY MEETING**

**Call to Order**

Huttner called the EDA meeting to order at 7:30 AM on August 19, 2025.

**Roll Call**

Present: Anderson, Fashant, Huttner, Luther, Bernens, Weber, and Salonek

Absent: Jon Sevald, Community Development Director

Also, in attendance: Hayden Stensgard, Associate Planner II; Zach Doud, City Administrator/Finance Director; Amanda Johnson, EDA Attorney

**Approval of the Agenda**

*Motion to approve the agenda made by Luther, seconded by Anderson. Motion carried unanimously.*

**Consent Agenda**

**A. Approval of Minutes, July 15, 2025**

**B. Approval of Minutes, July 31, 2025**

**C. EDA Treasurer's Report**

**D. Summary of Non-Residential inquiries**

**E. Request for Proposals from licensed House Movers**

Huttner asked if there were any questions about items A through E on the consent agenda. No questions were raised.

*Motion to approve the consent agenda made by Luther, seconded by Weber.  
Motion carried unanimously.*

**Open Forum**

Stensgard noted that there was nobody participating in the open forum other than the gentleman who would be giving a presentation later in the meeting.

**Old Business**

**A. Flower Pot sponsorships**

Item not discussed.

**B. Damaged/Abandoned Utility Boxes**

Item not discussed.

**C. Sidewalk Repairs in Old Village**

Item not discussed.

**D. Railroad Spur**

Huttner informed the board about an upcoming meeting with Cemstone regarding the Railroad Spur at the end of the week. Huttner invited any members to join and explained that the meeting would involve basic discussions about the Dayton plant. Anderson commented that the railroad would be eager to install a spur if someone was willing to fund it.

**E. Lent Property Concept Plan**

Item not discussed.

## **F. 2026 EDA Budget**

Doud reported that while the EDA had requested \$100,000 for its 2026 budget in June, due to overall budget constraints and levy considerations, the current proposal is for \$25,000 to cover basic EDA operating expenses. Doud explained that this would ensure the EDA wouldn't need to draw from reserves for operation. Doud noted that the preliminary levy would be set in September with the final levy in December. Huttner acknowledged the situation, summarizing it as "Ask for a hundred, get 25."

## **New Business**

### **A. Demonstration – Placer.AI software**

Stensgard introduced Adam Partrite from Placer.AI who would be giving a demonstration of their software platform. Stensgard explained that the software provides data-driven analytics about travel patterns, where people go shopping, and could help understand what businesses might succeed in Dayton by tracking where residents currently travel to shop in neighboring communities.

Partrite presented the Placer.AI platform, explaining partnerships with the app, location analytics, foot traffic patterns, ideal tenant matches, and current civic customers. Partrite confirmed no personal information attached.

During a demonstration of the platform, Partrite showed how they could analyze a potential development site at Dayton Parkway and County Road 81, displaying visitation trends, where visitors come from, their shopping preferences, and potential business matches for the site.

The board and Johnson raised concerns about litigation risks, data privacy, government data responsibilities, and notification requirements for any data breaches. Johnson stated the product was "absolutely not an appropriate tool for government" due to the legal implications.

The board discussed the possibility of having the city's land broker (IAG) use the software instead of the city directly purchasing it, which would create a buffer and limit public data request issues.

Doud explained that the software was originally considered to help the city attract businesses and assist property owners who ask for guidance on potential development. Doud noted the city had considered it a year and a half ago but didn't pursue it due to budget constraints.

### **B. Closed Session**

The EDA entered into closed session pursuant to MN Statute 13D.05, Subd 3(c)(3), a closed session shall be conducted to develop or consider offers or counteroffers for the purchase of real or personal property located at: 15520 Lawndale Lane N., Dayton, MN 55327, PID: 05-120-22-22-0003.

*Motion to approve close session made by Luther seconded by Bernens Motion carried unanimously.*

The EDA returned to open session.

### **C. Resolution 05-2025, Approving the purchase of personal property located at: 15520 Lawndale Lane N., Dayton, MN 55327, PID: 05-120-22-22-0003**



*Motion to approve the purchase made by Salonek, seconded by Luther. Motion carried unanimously.*

#### **D. Closed Session**

The EDA entered into a second closed session pursuant to MN Statute 13D.05, Subd 3(c)(3), a closed session shall be conducted to develop or consider offers or counteroffers for the sale of real or personal property located at: 15520 Lawndale Lane N., Dayton, MN 55327, PID: 05-120-22-22-0003.

*Motion to approve close session made by Bernens seconded by Weber. Motion carried unanimously.*

The EDA returned to open session.

#### **E. Resolution 06-2025, Approving the sale of personal property located at: 15520 Lawndale Lane N., Dayton, MN 55327, PID: 05-120-22-22-0003**

Huttner noted that they needed to authorize staff to move forward with the purchase agreement and schedule necessary public hearings.

*Motion to authorize staff to move forward with the purchase agreement and direct staff to proceed with any necessary public hearings made by Bernens, seconded by Weber. Motion carried unanimously.*

#### **Staff & Board Updates**

##### **A. Staff Updates**

Doud provided several updates.

##### **B. EDA Member Updates**

No EDA member updates were provided.

#### **Adjourn**

*Motion to adjourn made by Salonek, seconded by Luther. Motion carried unanimously.*

The meeting was adjourned at 9:12 AM.

09/04/2025 01:45 PM  
User: DBRUNETTE  
DB: Dayton

ACCOUNT BALANCE REPORT FOR DAYTON MN

Page: 1/1

PERIOD ENDING 08/31/2025

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	BEG. BALANCE 01/01/2025	ACTIVITY FOR MONTH 08/31/2025	YEAR-TO-DATE THRU 08/31/25	END BALANCE 08/31/2025
Fund 225 - EDA						
Assets						
225-00000-10100	Cash		683,254.11	(4,072.70)	(161,455.89)	521,798.22
225-00000-10450	Interest Receivable		0.00	0.00	0.00	0.00
225-00000-10500	Taxes Receivable - Current		0.00	0.00	0.00	0.00
225-00000-11500	Accounts Receivable		200.00	0.00	50.00	250.00
225-00000-15000	Due from Other Funds		0.00	0.00	0.00	0.00
TOTAL ASSETS			683,454.11	(4,072.70)	(161,405.89)	522,048.22
Liabilities						
225-00000-20200	Accounts Payable		7,397.93	(4,197.70)	(7,397.93)	0.00
TOTAL LIABILITIES			7,397.93	(4,197.70)	(7,397.93)	0.00
Fund Equity						
225-00000-25300	Unreserved Fund Balance		676,056.18	0.00	0.00	676,056.18
TOTAL FUND EQUITY			676,056.18	0.00	0.00	676,056.18
Revenues						
225-40100-31012	EDA Property Tax Levy	0.00		0.00	0.00	0.00
225-40700-36210	Interest Earnings	0.00		0.00	15,648.17	15,648.17
225-40700-39000	Other Financing Sources	0.00		125.00	925.00	925.00
225-40700-39101	Sales of General Fixed Assets	0.00		0.00	0.00	0.00
TOTAL REVENUES		0.00		125.00	16,573.17	16,573.17
Expenditures						
225-41710-50210	Operating Supplies	0.00		0.00	200.00	200.00
225-41710-50300	Professional Svcs	0.00		0.00	26,485.75	26,485.75
225-41710-50308	Contract Services	0.00		0.00	0.00	0.00
225-41710-50370	Property Tax Payments	0.00		0.00	652.50	652.50
225-41710-50430	Miscellaneous	0.00		0.00	0.00	0.00
225-41710-50510	Land	0.00		0.00	143,242.88	143,242.88
TOTAL EXPENDITURES		0.00		0.00	170,581.13	170,581.13

**ITEM:**

Flower Pot Sponsorships

**APPLICANT/PRESENTERS:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

Since 2023, the EDA has offered the public the opportunity to sponsor a Flower Pot in Old Town. Sponsorships were reduced from \$200 to \$125 to encourage more public involvement (vs. businesses). Sponsorship opportunities are posted on the website, Dayton app, and Facebook. In the event there is a lack of sponsorships from the public, EDA members intend to sponsor remaining flower pots. All flower pots have sponsors. New plaques were installed in August.

	2023	2024	2025
1	Earl & Lucy Durant Family	Earl & Lucy Durant Family	Rick Durant
2	Dayton Wine & Spirits	Dayton Wine & Spirits	Dayton Wine & Spirits
3	The Knutson Family	Connie & Scott Salonek	The Maltzen Family
4	Bernie Kemp, Counselor Realty	Excel Roofing	Bernie Kemp, Counselor Realty
5	Huttner Automotive Repair	Huttner Automotive Repair	Senate District 34, DFL
6	King Solutions, Inc	Ziegler Rental	Huttner Automotive Repair
7	The Maltzen Family	Matt Trost	Julia & Jon Sevald
8	The Red Tree Ranch – The Yancy Family	Matt Trost	Connie & Scott Salonek

**CRITICAL ISSUES:**

None

**RELATIONSHIP TO COUNCIL GOALS:***Maintain and Enhance the Natural and Rural Community Connection*

- *Provide and enhance public recreation space*
- *Promote Dayton's unique identity and community cohesion*

**ROLE OF EDA:**

No action required.

**RECOMMENDATION:**

None.

**ATTACHMENT(S):**

None

**ITEM:**

Damaged/Abandoned Utility Boxes

**APPLICANT/PRESENTERS:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

In 2024, the EDA expressed concerns about damaged and abandoned utility boxes in the right-of-way. In order to file a complaint with the Public Utilities Commission (PUC), the owner, location, and previous correspondence is needed. There are an estimated 2,000+ utility boxes and 52 eligible telecommunication providers in Dayton.

During the May 20, 2025 EDA meeting, the EDA directed Staff to bring forward to the City Council for action. The topic was asked during the City Administrator's June 12<sup>th</sup> Weekly Update. No feedback was provided. Stantec has prepared cost estimates to inventory public/private assets within 84 miles of right-of-way (\$31,000). After the inventory is taken and damaged utility boxes are identified, Staff (or Stantec) would inspect for ownership, and the city would issue corrective orders. If non-compliant, the city can file a complaint with the PUC.

The City Council will discuss at their September 9<sup>th</sup> meeting.

**CRITICAL ISSUES:**

Conducting the inventory does not fix the problem of damaged/abandoned utility boxes, but narrows down which boxes to inspect.

**RELATIONSHIP TO COUNCIL GOALS:**

Build and Maintain Quality Infrastructure.

**ROLE OF EDA:**

None.

**RECOMMENDATION:**

None

**ATTACHMENT(S):**

None

**ITEM:**

Sidewalk Repairs in Old Village

**APPLICANT/PRESENTERS:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

In February 2025, the EDA voiced concerns about cracked sidewalks in the Old Village. ADA standards require 5' sidewalk widths, no more than ½" gap (crack), and ¼" change in level (one panel being higher than the other), along with curb ramps. Certain sections of sidewalks are non-conforming.

Public Works will grind down sidewalks that exceed ¼" elevation difference. Replacement of city sidewalks in the Village is in the 2031 CIP. Boulevard tree removal will be considered at that time. County sidewalks (CSAH 12) will be considered during road projects by Hennepin County. None are planned within the 2025-2029 Capital plan in the Old Village.

During the May 20, 2025 EDA meeting, the EDA directed this item be forwarded to the City Council for action.

There are non-conforming sidewalk panels caused by tree roots. Several of these trees have Emerald Ash Borers and are marked for removal. After removal, sidewalk panels will be assessed for replacement.

There are no significant updates since the August EDA meeting.

**CRITICAL ISSUES:**

None

**RELATIONSHIP TO COUNCIL GOALS:**

*Build and Maintain Quality Infrastructure*

- *Address public facilities to meet city's growth and needs*
- *Maintain quality local street system*

**ROLE OF EDA:**

No action required.

**RECOMMENDATION:**

None

**ATTACHMENT(S):**

Photos



## ECONOMIC DEVELOPMENT AUTHORITY MEETING

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*18640 Robinson Street (April 10, 2025)*



*18380 Columbus Street (April 10, 2025)*



**ITEM:**

Discussion – Railroad Spur

**APPLICANT/PRESENTERS:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

In September 2024, the EDA expressed interest in having a railroad spur in Dayton to attract manufacturers. In 2024, Staff discussed with BNSF who suggested creating a [BNSF certified site](#). Typically includes 50-100+ acres. [Becker](#) (67-acres) is the only certified site in Minnesota. BNSF stated that users are typically heavy industrial. The Becker land is for sale, \$1.50 p/sf. This is significantly lower than land sales in Dayton (\$4-\$10 p/sf).

In August, Chair Huttner and Staff met with Cemstone. Cemstone has a planned railroad spur, but no timeline as to when it would be installed (not in the foreseeable future). Cemstone would consider sharing the spur with others if it made financial sense to Cemstone.

In September, Staff discussed with MnDOT if there are any similar projects (public owned, private operated). MnDOT suggested the 40-acre Transload Facility (truck to rail) owned by the Des Moines Area MPO. This project took several years, and cost about \$3 million for track (2014). Total project cost was \$25 million. According to its feasibility study, the facility estimated 7 daily train and 42 daily truck loads by the 3<sup>rd</sup> year, and an estimated annual revenue of about \$250,000 - \$300,000.<sup>1</sup>

MnDOT suggested that if to move forward, the EDA needs commitments of number of train loads from users to justify service by BNSF. A feasibility study is needed. MnDOT administers the Minnesota Rail Service Improvement Grant program. In 2024, 19 applicants applied. Eleven received funding from \$246,000 - \$1.9 million. A feasibility study is required to apply for the grant.

**CRITICAL ISSUES:**

Staff needs direction.

**RELATIONSHIP TO COUNCIL GOALS:**

*Encourage Diversity and Manage Thoughtful Development*

- *Encourage healthy lifespan of both residential and commercial operations*
- *Healthy Commercial Sector with services and job growth*

**ROLE OF THE EDA:**

Does the EDA want to pursue a publicly owned Transload facility (truck to rail)?

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<sup>1</sup> [Des Moines Rail Transload Feasibility Study](#), June 28, 2014. Page 19, page 26.

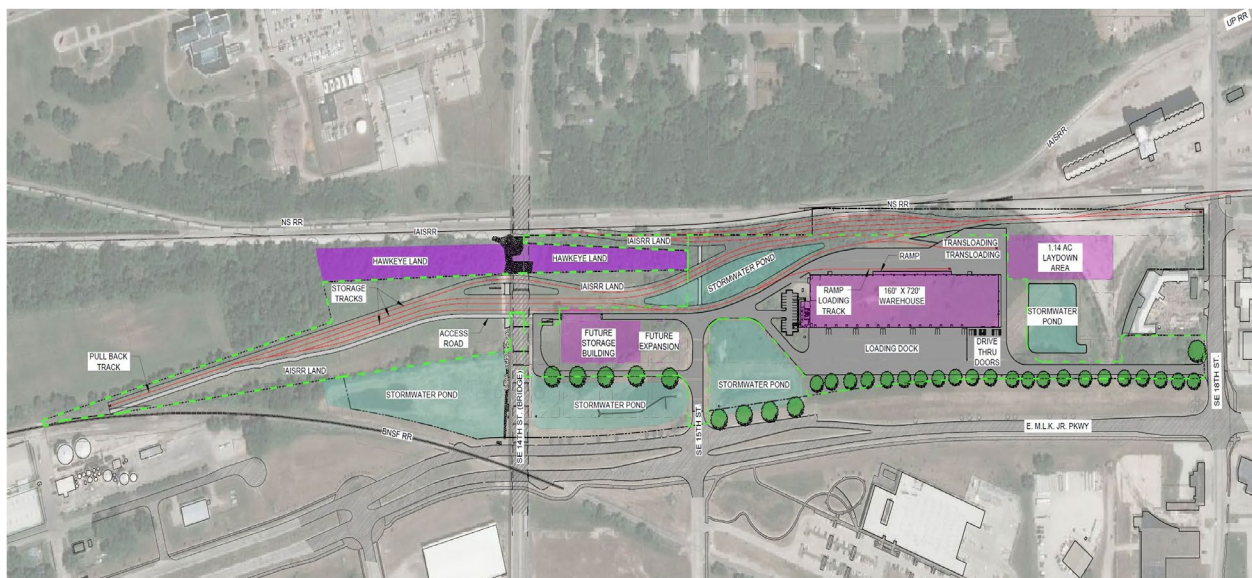
If yes, the EDA needs to provide direction to Staff (consultants) to prepare a Scope of Services to complete a feasibility study and pre-design plans in preparation of applying for MnDOT grants. Such a study is likely to cost tens of thousands of dollars.

**RECOMMENDATION:**

None.

**ATTACHMENT(S):**

None.



*Des Moines Transload Facility. 40-acre facility with 115,000 sq ft warehouse (second from right) with ramp loading track.*



**ITEM:**

Lent Property Concept Plan

**APPLICANT/PRESENTER:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**POLICY DECISION / ACTION TO BE CONSIDERED:**

N/A

**BACKGROUND:**

In January 2025 the EDA purchased the 1.2 acre Lent properties, located at the southeast corner of Robinson Street and Richardson Avenue in the Old Village. Stantec prepared four concept plans for redevelopment. The EDA chose option #4 consisting of 2,700sf restaurant (85 seats), 5,000sf retail/office with four apartment units above, and a 55-stall parking lot which doubles as floodplain storage. Staff will discuss Option #4 with restaurant operators and mixed-use developers to gauge their opinions on feasibility, prior to the EDA marketing the property for sale.

The EDA approved a five-year First Right of Refusal agreement with an adjacent property owner. In August, the property owner turned down the agreement. They would consider selling their property to the EDA, if the EDA would like to make an offer. They are in no hurry to move.

**CRITICAL ISSUES:**

Water Tower	The proposed buildings will require a fire sprinkler system. Existing water storage (1,000 gallons) is inadequate. A water tower is planned in 2026 (2027/2028 operational).
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**RELATIONSHIP TO COUNCIL GOALS:**

*Encourage Diversity and Manage Thoughtful Development*

- *Create a variety of housing options*
- *Healthy Commercial Sector with services and job growth*

**BUDGET IMPACT:**

N/A

**RECOMMENDATION:**

None.

**ATTACHMENT(S):**

Concept Plan #4



BUILDING:  
FRONT YARD: MINIMUM 0 FEET FROM ROW - MAXIMUM 10 FEET FROM ROW  
SIDE YARD: 0 FEET MINIMUM  
REAR YARD: 20 FEET MINIMUM

PARKING:  
FRONT YARD: MINIMUM 0 FEET FROM ROW - MAXIMUM 10 FEET FROM ROW  
SIDE YARD: 0 FEET MINIMUM  
REAR YARD: 5 FEET MINIMUM

BUILDING FRONTAGE. AT LEAST 65% OF THE STREET FRONTAGE OF ANY LOT SHALL BE OCCUPIED BY BUILDING FACADES AT THE BUILD-TO- LINE. IN ADDITION, ON CORNER LOTS, A MINIMUM OF THE FIRST 50 FEET OF THE LOT FRONTAGE ON EITHER SIDE OF A STREET INTERSECTION MUST BE OCCUPIED BY BUILDINGS SET AT THE PROPERTY LINE. PARKING OR OTHER SPACE OPEN TO THE SKY IS NOT ALLOWED WITHIN THIS FIRST 50 FEET.

ON LOTS WITH MORE THEN ONE STREET FRONTAGE (CORNERS), THE BUILDING SHALL BE LOCATED TO MEET THE 65% STREET FRONTAGE REQUIREMENT ON BOTH STREETS.

THE BUILDING FRONTAGE REQUIREMENT MAY BE MET EITHER WITH AN ENCLOSED BUILDING OR AN ARCADE CONSTRUCTED WITH A PERMANENT ROOF OF THE SAME MATERIALS AS THE REMAINDER OF THE BUILDING.

AT LEAST THE FIRST AND SECOND FLOOR MUST MEET THE BUILDING FRONTAGE REQUIREMENT. ARCADES AT STREET LEVEL AND TERRACING OF BUILDING FACADES ABOVE THE SECOND FLOOR ARE ENCOURAGED.

BUILDINGS WITH FRONTAGE ON A PRIMARY STREET SHALL ORIENT FRONT FACADES PARALLEL TO THE PRIMARY STREET.

ALIGN THE BUILDING FRONT FACADE WITH ADJACENT BUILDINGS TO PROMOTE VISUAL CONTINUITY FROM THE PUBLIC RIGHT-OF-WAY, UNLESS SITE OR USE CONSTRAINTS ARE PROHIBITIVE.

BUILDINGS SHALL HAVE A CLEARLY DEFINED PRIMARY PEDESTRIAN ENTRANCE AT STREET LEVEL.

MAXIMUM IMPERVIOUS COVERAGE. THE TOTAL LOT COVERAGE SHALL NOT EXCEED 80% IMPERVIOUS.  
TOTAL SITE - 52,023 SF | TOTAL IMPERVIOUS - 32,500 SF (63%) | TOTAL PERVIOUS - 20,023 SF (37%)

**BUILDING HEIGHTS**  
THE MINIMUM BUILDING HEIGHT SHALL BE 25 FEET OR TWO STORIES WHILE THE MAXIMUM BUILDING HEIGHT ON ALL BUILDINGS SHALL BE 45 FEET OR 4 STORIES.

RETAIL STORES. FIVE SPACES FOR EACH 1,000 SQUARE FEET OF FLOOR AREA.  
- 5,000 SF PROPOSED RETAIL = 25 PARKING SPACES

RESTAURANT, CAFÉ, BAR. ONE SPACE FOR EACH 2.5 SEATS BASED ON DESIGN CAPACITY AND 1 SPACE PER EMPLOYEE BASED ON LARGEST WORKING SHIFT OR AS DETERMINED BY THE BUSINESS' PLAN AND APPROVED BY THE CITY.  
- 85 PROPOSED SEATS = 34 PARKING SPACES | 6 EMPLOYEES = 6 PARKING SPACES (40 TOTAL PARKING SPACES)

MULTI-FAMILY RESIDENTIAL. TWO PARKING SPACES PER UNIT, 1 MUST BE ENCLOSED, PLUS AN ADDITIONAL ½ PARKING SPACE PER EVERY 5 DWELLING UNITS FOR VISITORS.  
- 4 PROPOSED UNITS = 8 PARKING SPACES | 4 SPACES ARE ENCLOSED

A REDUCTION OF UP TO 10% IN THE NUMBER OF REQUIRED OFF-STREET PARKING SPACES MAY BE APPROVED BY THE ZONING ADMINISTRATOR IN THE CASE OF SHARED PARKING AREAS BETWEEN ABUTTING USES.  
 - 73 REQUIRED PARKING SPACES X 10% = 7 PARKING SPACES REDUCED

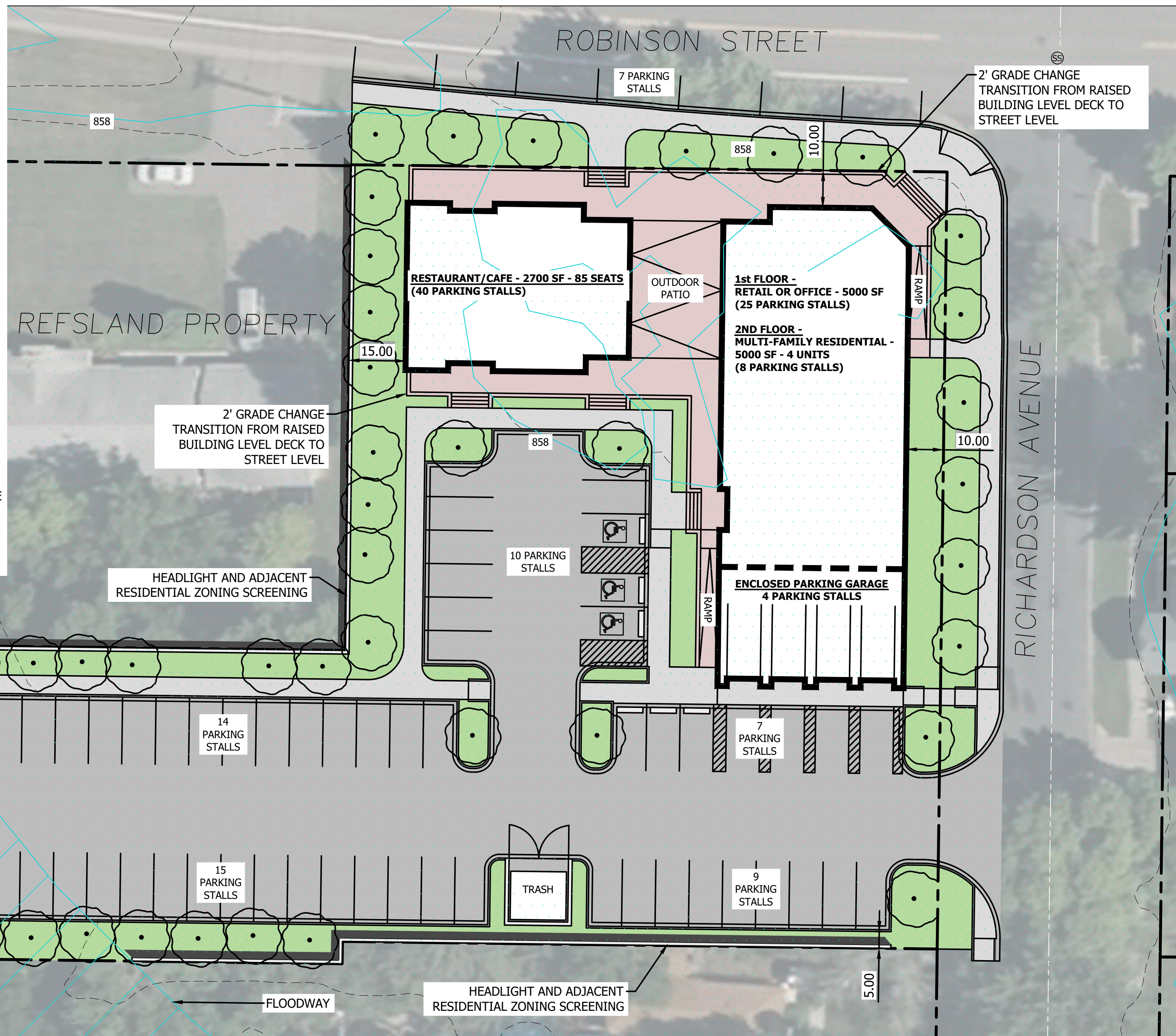
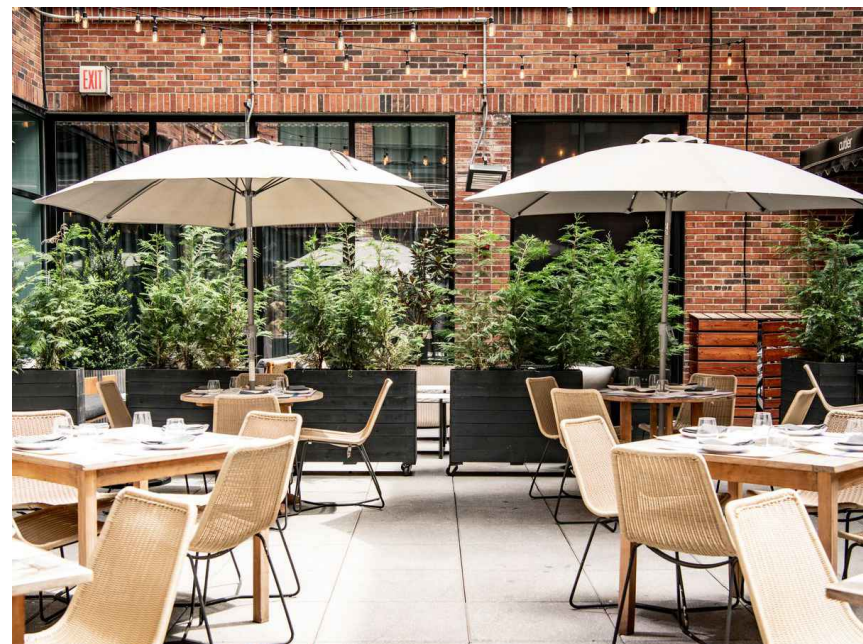
ON-STREET PARKING SHALL COUNT TOWARDS REQUIRED PARKING.  
- 7 ON STREET PARKING SPACES PROPOSED

PARKING COUNTS: 66 REQUIRED PARKING SPACES (3 ADA STALLS) - 66 PARKING SPACES PROPOSED (3 ADA STALLS PROPOSED)

AT LEAST 10% OF THE TOTAL LAND AREA WITHIN THE PERIMETER OF PRIVATE PARKING AND DRIVEWAY AREAS SHALL BE LANDSCAPED.  
LAND WITHIN PERIMETER OF PARKING AND DRIVEWAY - 26,000 SF | LANDSCAPED AREA - 9,250 SF (35%)

HEADLIGHT SCREENING. THE LIGHT FROM AUTOMOBILE HEADLIGHTS AND OTHER SOURCES SHALL BE 100% SCREENED WHENEVER IT MAY BE DIRECTED ONTO ADJACENT RESIDENTIAL WINDOWS.

TRASH ENCLOSURE SERVICE STRUCTURE. ALL EXTERIOR TRASH ENCLOSURES OR OTHER ACCESSORY STRUCTURES SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND COLORS AS THE PRINCIPAL BUILDING.



Stantec  
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Overland Park, KS 66204  
Tel. 913-905-3415  
[www.stantec.com](http://www.stantec.com)

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## Consultants

### Legend

 FLOODWAY FLOODPLAIN

--- PROPERTY BOUNDARY

## Notes

[illegible]

Client/Project  
City of Dayton, MN

Lent Property Area Concept Plan

Dayton, MN

Title

CONCEPT PLAN

Project No.  
227707899

Scale

Drawing No.

Sheet

Revision

L102

2 of 3

C



**ITEM:**

2026 EDA Budget

**APPLICANT/PRESENTER:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**POLICY DECISION / ACTION TO BE CONSIDERED:**

N/A

**BACKGROUND:**

Department Heads presented their 2026 Budget to the City Council in May. During the June 17<sup>th</sup> EDA meeting, the EDA recommended \$100,000.

The City Council has directed Department Heads to cut their budget requests by \$725,000. September 9<sup>th</sup>, the City Council is requested to approve the 2026 Preliminary EDA Tax Levy of \$25,000.

There are no significant changes since the June 17, 2025 EDA meeting.

**CRITICAL ISSUES:**

Reserve Funds      Any 2026 land purchases will come from EDA reserve funds (\$500,000+).

**COMMISSION REVIEW / ACTION (IF APPLICABLE):**

None.

**RELATIONSHIP TO COUNCIL GOALS:**

*Encourage Diversity and Manage Thoughtful Development*

- *Healthy Commercial Sector with services and job growth*

**BUDGET IMPACT:**

N/A

**RECOMMENDATION:**

None.

**ATTACHMENT(S):**

None.

**ITEM:**

Placer.AI software

**APPLICANT/PRESENTERS:**

Jon Sevald, Executive Director

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

Placer is a subscription software which uses cell phone GPS and other data sources to track travel and spending patterns associated with certain locations. If subscribed, staff would use this to identify highest & best use of vacant commercial/retail properties, saving time by providing metrics to justify a site's potential to developers for a specific business brand (McDonalds) vs. a general business type (restaurants).

Placer provided a demonstration at the EDA's August 19<sup>th</sup> meeting. The EDA expressed concerns regarding data privacy, suggesting IAG purchase a subscription instead of the EDA.

Placer has provided additional information regarding security:

- Data is not provided re: military facilities, schools, places of worship, rehabilitation centers, and women's health facilities.
- Placer does not use open generative Artificial Intelligence (AI).
- Placer does not receive or share personal identities from mobile devices.
- Placer only works with trusted data providers that receive opt-in consent from users.
- Placer does not receive or share data from individuals known to be under age 18.
- There is nothing to download or install in order to use Placer.AI.
- Placer does not receive exact home locations of individuals.

**CRITICAL ISSUES:**

Cost                      \$12,000 annual subscription (reduced from \$15,000). If not part of the 2025 budget, the subscription can be paid from EDA reserves.

**RELATIONSHIP TO COUNCIL GOALS:**

*Encourage Diversity and Manage Thoughtful Development*

- *Healthy Commercial Sector with services and job growth*

**ROLE OF EDA:**

None.

**RECOMMENDATION:**

Staff recommends considering purchasing Placer when there is more available land to market.

**ATTACHMENT(S):**

None

**ITEM:**

Resolution 03-2025, Approving the sale of personal property located at 15520 Lawndale Lane N., Dayton MN 55327, PID: 05-120-22-22-0003.

**APPLICANT/PRESENTERS:**

Amanda Johnson, EDA Attorney

**PREPARED BY:**

Jon Sevald, Executive Director

**BACKGROUND/OVERVIEW:**

Three Rivers Park District (TRPD) purchased 15520 Lawndale Lane for the West Mississippi River Regional Trail<sup>1</sup> and plans to remove all structures. The EDA agreed to purchase the house from TRPD during its July 31<sup>st</sup> meeting. The EDA discussed selling the house during its August 19<sup>th</sup> meeting. The Buyer plans to move the house to a vacant lot in Dayton.

A Public Hearing is required prior to the EDA selling property.<sup>2</sup>

**CRITICAL ISSUES:**

None.

**60/120-DAY RULE (IF APPLICABLE):**

	60-Days	120-Days
N/A	(date)	(date)

**RELATIONSHIP TO COUNCIL GOALS:**

*Encourage Diversity and Manage Thoughtful Development*

- *Create a variety of housing options*
- *Encourage healthy lifespan of both residential and commercial operations.*

**ROLE OF EDA:**

Open and close the Public Hearing. Motion to Approve the Resolution and the *Real Property Transfer Agreement and Bill of Sale*.

**RECOMMENDATION:**

Staff recommends approval.

**ATTACHMENT(S):**

Site Photos

Resolution 03-2025

<sup>1</sup> Metropolitan Council Business Item 2024-310, November 7, 2024

<sup>2</sup> MN Statute 469.105, subd 2



**SITE PHOTOS**



*15520 Lawndale Lane N (July 16, 2025)*



*15520 Lawndale Lane N (July 16, 2025)*

**CITY OF DAYTON  
COUNTIES OF HENNEPIN AND WRIGHT  
STATE OF MINNESOTA**

**RESOLUTION 03-2025**

**APPROVING THE SALE OF PERSONAL PROPERTY,  
15520 LAWNDAL E LANE NORTH**

**WHEREAS**, The City of Dayton Economic Development Authority (EDA) has all the powers, duties, and responsibilities set forth in Minnesota Statutes §469.090 to §469.1081; and,

**WHEREAS**, the City of Dayton Economic Development Authority (Seller) is the fee owner of personal property located at 1520 Lawndale Lane N, Dayton, MN 55327; and,

**WHEREAS**, Seller proposes to convey the house to Eric Lucero (Buyer) for a purchase price of \$91,000. The house is to be removed from the property; and,

**WHEREAS**, the EDA desires to sell ownership of the house, and has received and reviewed the proposed Purchase Agreement for the sale of the house to be entered into by and between the EDA and Buyer; and,

**WHEREAS**, sale of the Property by the EDA would serve the public interest; and,

**WHEREAS**, the EDA held a Public Hearing on September 9, 2025. A Public Hearing notice was published by The Press on August 28, 2025; and,

**NOW, THEREFORE, BE IT RESOVLED**, by the City of Dayton Economic Development Authority, that the proposed transaction is hereby approved under the terms of the Purchase Agreement, and the President and Executive Director are authorized and directed to execute all documents and take all appropriate measures to sell the Property.

**ADOPTED** this 9<sup>th</sup> day of September, 2025 by the City of Dayton Economic Development Authority.

Motion by \_\_\_\_\_, Second by \_\_\_\_\_.  
*Motion carries.*

\_\_\_\_\_  
Tim Hunner, President

ATTEST:

\_\_\_\_\_  
Jon Sevald, Executive Director



**ITEM**

Consideration of a Preliminary Plat of Dayton Field 5<sup>th</sup> Addn, Site Plan Review for a Contractor's Operation, and Conditional Use Permit for Outdoor Storage as an Accessory in the I-1, Light Industrial District

**APPLICANT**

Roger Ops, LLC.

**PREPARED BY**

Hayden Stensgard, Planner II

**BACKGROUND/OVERVIEW**

Rogers Ops, LLC. has submitted a development application for an industrial building located near the intersection of West French Lake Road and 121<sup>st</sup> Avenue North. The plan consists of a 26,096-square-foot office and warehouse building for a potential Contractor's Operation for Telcom Construction. Telcom Construction is a utility contractor based in Clearwater, Minnesota. The subject property is 8.43 acres (366,903 square feet). The applicants also propose a dedicated area of Outdoor Storage as an Accessory Use.

In June, the Planning Commission and City Council reviewed this on a conceptual level and provided feedback to the applicants. The applicants have since revised their plans in accordance with the feedback provided. Staff has also processed an ordinance amendment related to Outdoor Storage surfacing requirements following discussions surrounding the concept review of this project.

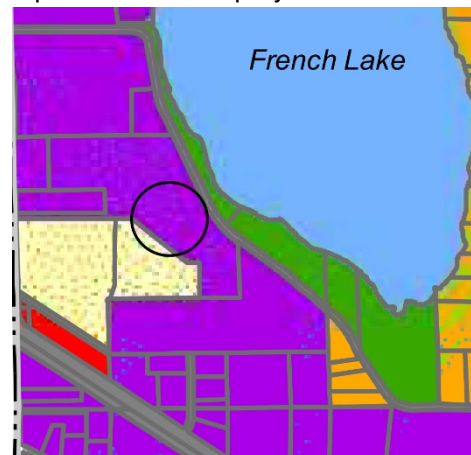
**LAND USE & ZONING**

The property is guided Industrial and is currently zoned I-1, Light Industrial District. A Contractor's Operation is a permitted principal use within the I-1 District, and Outdoor Storage is a conditional accessory use, subject to specific standards detailed within the Zoning Ordinance.

In 2023, this site was previously approved for a Contractor's Operation for a different business, but the property was never developed following approvals.

**ANALYSIS**

Without the request of a Planned Unit Development, it is anticipated that the development will meet the standards set forth for the I-1 district in the Zoning and Subdivision Code. The proposed building is 26,096 square feet, including an 8,000 square foot section of offices at the front of the building. The site plan also shows an area dedicated to outdoor storage that is roughly 36,584 square feet, including 26,336 square feet of outdoor storage with gravel surfacing. This is a reduction of outdoor storage area by roughly 10,000 square feet since the concept plan reviewed earlier this summer. Through the Concept review, the City Council determined that, in certain situations, gravel surfacing is reasonable. The proposed screening of the outdoor storage area is an 8-foot-tall chain-link fence with opaque slats. Additional screening includes tree plantings around the outside of the fence line, as well as existing trees on the south and southwest sides of the property.





Below are the code standards for industrial-zoned lots in comparison to what is proposed in this concept plan. Based on the plans provided, the concept meets all the standards required in the table below.

	Required	Proposed
<b>Minimum lot size<sup>1</sup></b>	1 acre	8.42 Acres
<b>Minimum lot width<sup>1</sup></b>	150 feet	976 feet
<b>Minimum lot depth<sup>1</sup></b>	150 feet	590 feet
<b>Maximum impervious surface coverage</b>	80%	40%
<b>Maximum building footprint coverage</b>	50%	8.24%
<b>Structure height limit</b>	50 feet - above 50 feet requires a CUP	28' 8"
<b>Setbacks<sup>2</sup></b>		
<b>Building - Principal Structure</b>		
<b>Front yard</b>	30 (50) feet - <i>Plus 1 foot for every 1 foot of building height over 30 feet (maximum setback of 80 feet)</i>	31.4 feet
<b>Side yard</b>	15 (40) feet	170 feet
<b>Side yard (street)</b>	30 (40) feet	268 feet
<b>Rear yard</b>	15 (50) feet	347 feet
<b>Parking</b>		
<b>Front, side, or rear to a street</b>	20 (20) feet	20.7 feet
<b>Side interior</b>	5 (20) feet	23 feet
<b>Rear yard</b>	15 (20) feet	348 feet
<sup>1</sup> Minimum lot size, width, depth, and the like shall not include area of street easements, right-of-way, or common areas.		
<sup>2</sup> Setbacks in parentheses apply adjacent to all Residential Districts. A 20-foot setback is required for any structure or parking adjacent to any other Residential District.		

**Building Design.** The building materials proposed consists of a combination of concrete panels windows and doors, with complimentary colors and both horizontal and vertical elements incorporated into the design. The overall building height is 28' - 8", with a clear height within the building of 24'. Overall the proposed architectural design of the building is consistent with the code standard for new construction in the I-1, Light Industrial District. The materials are consistent with the code, and the applicant has included design elements that address at least three of the following items:

*a. Design elements. The building design must include architectural interest through the use of a minimum of 3 of the following elements:*

- 1. Accent materials;*
- 2. A visually pleasing front entry that, in addition to doors, shall be accented a minimum of 150 square feet around the door entrance for single occupancy buildings and a minimum of 300 square feet total for the front of multi-tenant buildings (this area shall be counted as 1 element);*
- 3. Twenty-five percent window coverage on each front that faces a street;*
- 4. Contrasting, yet complementary material colors;*
- 5. A combination of horizontal and vertical design features;*
- 6. Irregular building shapes; or*
- 7. Other architectural features in the overall architectural concept.*

**Parking.** The parking schedule for this project are as follows:

- Office – One (1) space per 200 square feet of floor area
- Industrial – One (1) space per 2,000 square feet of floor area

Using these standards, the code requires this project to have a minimum 40 spaces for the office area, and at least 9 spaces for the industrial warehouse/storage portion of the building. The applicants have provided a plan with an overall parking count of 77 spaces. 37 spaces are proposed to be fenced in and not accessible to the public. The remaining 40 spaces are oriented toward the front of the building, allowing for customers to park on-site when visiting. It is anticipated that overall customer visits to this site, given the use, is low. Staff find the proposed parking on the site plan is sufficient for the proposed use.

**Landscaping.** Without including the undisturbed areas along the edge of the sites, including the wetland and wetland buffer areas, the proposed open space is roughly 113,000 square feet which sets the standard for landscaping requirements for new non-residential developments. Based on the amount of open space on the site, the landscape plan is subject to the following standards:

The landscape plan design shall, at a minimum, provide at least 3 of the following required numbers of trees and shrubs in addition to any trees and shrubs required for screening in Subdivision 7 of this Subsection:

- (a) One over-story tree per 3,000 square feet of open area.
- (b) One ornamental tree per 1,500 square feet of open space.
- (c) One evergreen tree per 3,000 square feet of open area.
- (d) One deciduous or evergreen shrub per 100 square feet of open area.

The landscape plan proposes meeting all 3 requirements for tree quantities, offering a variety of different tree species within the proposed counts that are consistent with the code requirement above. Additionally, the applicants are proposing 241 diverse shrubs on-site, whereas meeting the tree quantities would eliminate any requirements for shrub planting on the property.

Staff is recommending, as part of the conditions of approval, to replace the proposed elm and ash trees on site with a different species of tree. Elm and ash trees are not permitted as part of landscape plans for new developments, as they are prone to diseases that are specific to those species.

The landscaping plan provided shows a substantial amount of the tree plantings along the outdoor storage are fence lines, providing more screening of this area to the surrounding properties. Additionally, the shrub plantings are proposed to be up against the building, providing an accent to the front of the building. Parking lot islands on the site plan are also proposed to be landscaped with shrubs and trees.

#### **CONDITIONAL USE PERMIT FOR OUTDOOR STORAGE**

The standards for outdoor storage outlined within the zoning ordinance do not allow outdoor storage adjacent to land guided residential<sup>1</sup>. However, City staff reached out to the owner of the adjacent property, and they have no intention to develop the parcel into an expansion of the existing park, and are now entertaining purchase offers for all kinds of potential development. Given the surrounding area, it is anticipated that this property could see a change in zoning and land use guidance to something more commercial or industrial oriented.

#### **FOR THE PLANNING COMMISSION'S CONSIDERATION**

**Fencing.**

#### **ROLE OF THE PLANNING COMMISSION**

The role of the Planning Commission is to review the development proposal and consider providing a recommendation to the City Council. The Planning Commission shall also hold a public hearing on this matter.

Notice of public hearing was published in The Press on Thursday, August 21, 2025 and mailed to surrounding property owners within one-quarter of a mile.

#### **RECOMMENDATION**

Staff recommends approval of the preliminary plat of Dayton Field 5<sup>th</sup> Addn, as well as the Conditional Use Permit for Outdoor Storage. The approval would be subject to the following conditions, and any other conditions the Planning Commission and City Council recommend.

1. The applicants shall submit a petition for vacation of easements on the property prior to, or concurrently with, the submittal of a Final Plat application.
2. Site signage shall be in accordance with Zoning Section 1001.20.
3. Outdoor Storage lighting is limited to 20 feet in height, and the remaining site area lighting is limited to 30 feet in height. All lighting shall be downcast with a cutoff of 90 degrees or less.

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<sup>1</sup> [Dayton Zoning Ordinance Section 1001.063 Subd. 2\(4\)\(i\)](#)

4. The outdoor storage area shall be limited to the area delineated for outdoor storage on Sheet number C2.1 attached to this report. The gravel surface area is limited to 27,000 square feet of the overall outdoor storage area. Such gravel area shall be surfaced with Class II aggregate.
5. Rooftop and ground-mounted mechanical equipment shall be fully screened from view.
6. The applicants revise the landscape plan provided, removing any proposed elm tree and ash trees, and replacing them with a different species for each (one being deciduous and the other being ornamental) while meeting the code required quantities.

**ATTACHMENTS**

Aerial Photo

Site Photos

Zoning Map & 2040 Comp Plan Future Land Use Map

Project Narrative

Civil Plan Set

Building Elevations & Floor Plans

Engineering Comment Letter, dated August 26, 2025

Resolution – Preliminary Plat

Resolution – Site Plan & CUP







SITE PHOTOS



*Corner of West French Lake Road and 121st Avenue, looking west (photo Sep 22, 2023).*

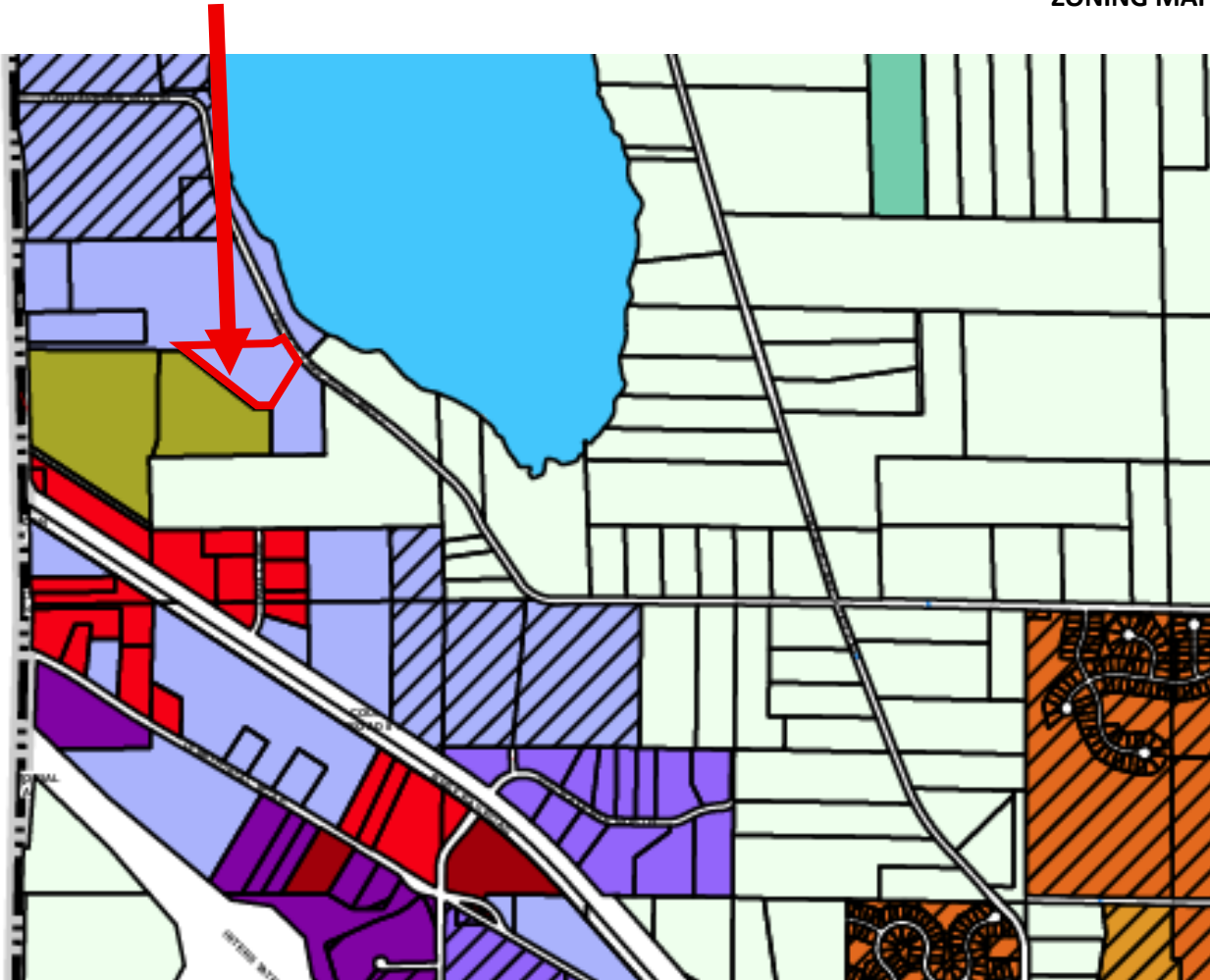


*View looking east-northeast (photo Sep 22, 2023)*



*Panoramic view, looking east to south to west. Tree line = SW property line with land guided Mobile Home. French Lake at left. nVent at right. (photo Sep 22, 2023).*

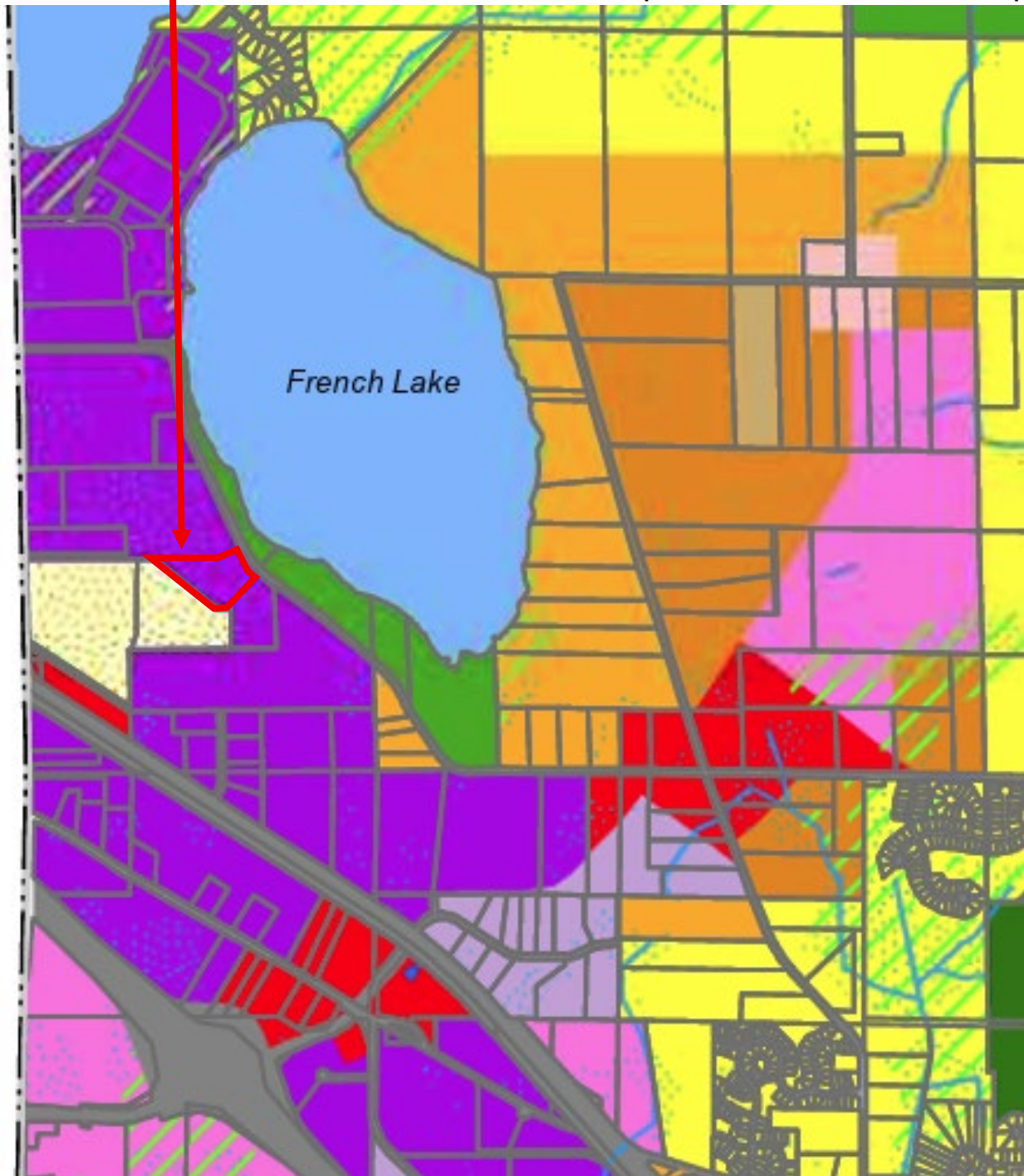
ZONING MAP



- |                                    |   |
|------------------------------------|---|
| Planned Unit Development           | R-2 Single Family District (90,000 Sf, Unsewered) |
| A-1 Agricultural District          | R-3 Single Family and Attached Residential        |
| A-2 Agricultural District          | R-E Single Family District (5 Ac, Unsewered)      |
| B-2 Neighborhood Business District | R-M Medium Density Residential District           |
| B-3 General Business District      | R-MH Mobile Home District                         |
| B-4 Commercial/Industrial District | R-O Old Village Residential                       |
| B-P Business Park District         | S-A Special Agriculture District                  |
| ES Essential Service District      | GMU-3 Historic Village                            |
| GMU-4 Balsam Lane                  | Open Water  |
| I-1 Light Industrial District      | Parcels   |
| I-2 Heavy Industrial District      | R-1   |
| P-R Public Recreation District     | City Boundary                                     |
| R-1 Single Family District         | <b>Hydrology</b>                                  |
| R-1A, Single Family Residential    | Streams   |



2040 Comprehensive Plan Future Land Use Map



Legend

	City Boundary		Greenway Overlay		Rural Estate		Existing Mobile Home Park		Mixed Use		Public/Institutional
	Parcel Boundary		Agricultural Preserve		Low Density Residential		Master Planned Development		Business Park		Open Water
	City Hall		Existing Unsewered Low Density Residential		Medium Density Residential		Neighborhood Commercial		Industrial		Right-of-Way
	Golf Course		Existing Sewered Low Density Residential		High Density Residential		Commercial		Park & Open Space		
	National Wetlands Inventory								Golf Course		



May 20, 2025

City of Dayton  
12260 S Diamond Lake Rd  
Dayton, MN 55327

Dear members of the Planning Commission and City Council of the City of Dayton.

Rogers Ops LLC on behalf of Telcom Construction is pleased to submit this narrative for your consideration.

Telcom Construction LLC is a self-performing, turn-key provider of Wireline Engineering, Design and Construction services with significant experience in the design/build of telecommunications projects. Our company has built over 150,000 fiber route miles and has the capacity to support over one million feet of underground fiber placement per month. Telcom Construction has the experience, people, and equipment to handle any type of telecommunications maintenance and construction project in both rural and metropolitan environments in a 16-state area.

Our team has extensive experience in the telecommunications industry with in-house staff consisting of planners, engineers, business professionals, construction managers, and financial analysts to offer a truly exceptional seamless experience to the industry. We develop strategic implementation plans and program management to create a unique turnkey solution to meet the individualized project goals and objectives of our customers.

Telcom has been headquartered in Clearwater Minnesota for the past 25 plus years with 18 offices spread throughout the Midwest; 5 of which are in Minnesota. We consistently have annual revenues of over \$250million with growth goals to take us far beyond where we are today. Our expansion into Dayton will allow us to provide service more efficiently to our largest market in Minnesota and provide 80 – 120 high quality jobs (including in office, some reporting to jobsites or working remotely from home) to the Dayton community. With its proximity to our headquarters and the metro area, Dayton is uniquely positioned as a satellite office to effectively contribute to our aggressive expansion goals as well as provide a central location for safety, OSHA and career training to our broader organization.

We are proposing a 26,096 square foot building with 8,000square feet of office space with 77 parking stalls. Critical to our business are the telecommunication materials as well as the utility trucks and machines required for the installation of our product. To that end, we are requesting 46,000 square feet of outside storage which is within the allowable area for this site. In addition, we are requesting gravel for a portion of the site rather than asphalt. We have track equipment which would cause repeated damage to asphalt and therefore is not practical in this situation.

We will have approximately 57 trucks and machines along with the telecommunication materials (all listed in detail on the site plan). All outdoor storage areas will be screened with an 8-foot opaque fence with the vast majority of material and equipment being 8 feet or less. The maximum height for any item will be 14'6". With the location of the outside storage area toward the back of the lot, the proposed 8' opaque fence, and the proposed landscaping, the stored equipment and materials will be well screened from public view.

We have been careful to design a very attractive building with ample landscaping throughout the plan.

We very much look forward to becoming a good corporate citizen of the Dayton community. Thank you for your consideration.

Sincerely,

DocuSigned by:  
*Mark Muller*  
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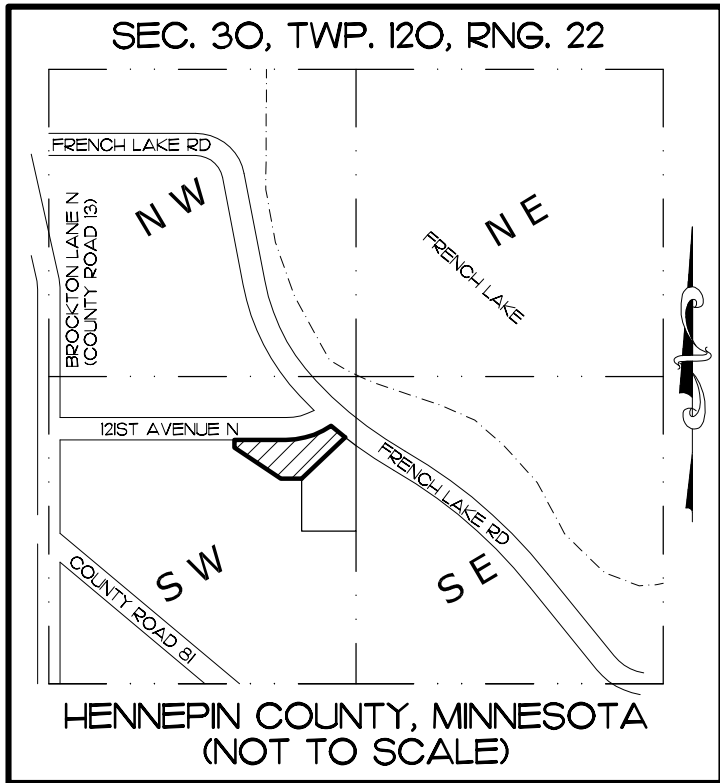
Mark Muller  
President  
Rogers Ops LLC



# ALTA/NSPS LAND TITLE SURVEY

~for~ CONTOUR CIVIL & DEVELOPMENT  
~of~ OUTLOT A, DAYTON FIELD 4TH ADDITION

## VICINITY MAP



## CERTIFICATION

I hereby certify to Rogers Ops, LLC, a Minnesota limited liability company and to Commercial Partners Title, a division of Chicago Title Insurance, that this is a survey of:

Outlot A, DAYTON FIELD 4TH ADDITION, according to the recorded plat thereof.

Hennepin County, Minnesota  
Abstract Property

and is based upon information found in the commitment for title insurance prepared by Commercial Partners Title, a division of Chicago Title Insurance, File No. CP75022, dated effective March 6th, 2025 at 7:00 A.M., and that all easements, if any, listed in Schedule B-II on the herein referenced commitment for title insurance, are shown hereon; and that this map or plat and the survey, on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021, and (ii) pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(a), 11(b) and 16 of Table A thereof. The field work was completed on May 06, 2025.

I further certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date: May 9th, 2025

E.G. Rud & Sons, Inc.

James E. Napier, Land Surveyor  
Minnesota License No. 25343

## GENERAL NOTES

- Fee ownership is vested in Landspec Fund 3 LLC, a Minnesota limited liability company. Parcel ID Number: 30-120-22-31-0009.
- Address of the surveyed premises: Unassigned Dayton, MN 55327
- Bearings shown hereon are based on the Hennepin County Coordinate System.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map No. 27053C0045F Community No. 270157 Panel No. 0045 Suffix F by the Federal Emergency Management Agency, effective date November 4th, 2016.
- Boundary area of the surveyed premises: 366,903± sq. ft. (8.42 acres).
- A zoning endorsement letter was not furnished to the surveyor. A search of the City of Dayton's web site indicates that the surveyed premises shown on this survey is currently zoned I-1 Light Industrial. Under the applicable zoning regulations, the current setbacks are:

Minimum lot size <sup>1</sup>	1 acre
Minimum lot width <sup>1</sup>	150 feet
Minimum lot depth <sup>1</sup>	150 feet
Maximum impervious surface coverage	80%
Maximum building footprint coverage	50%
Structure height limit	50 feet - above 50 feet requires a CUP
Setbacks <sup>2</sup>	
Building - Principal Structure	
Front yard	30 (50) feet - Plus 1 foot for every 1 foot of building height over 30 feet (maximum setback of 80 feet)
Side yard	15 (40) feet
Side yard (street)	30 (40) feet
Rear yard	15 (50) feet
Parking	
Front, side, or rear to a street	20 (20) feet
Side interior	5 (20) feet
Rear yard	15 (20) feet
<sup>1</sup> Minimum lot size, width, depth and the like shall not include area of street easements, right-of-way, or common areas.	
<sup>2</sup> Setbacks in parentheses apply adjacent to all Residential Districts. A 20 foot setback is required for any structure or parking adjacent to any other Residential District.	

- For additional information contact the Planning and Zoning Department at the City of Dayton at (763) 712-3221.
- There are no marked or striped parking areas onsite. (0 regular, 0 handicapped)
  - The surveyed premises abuts to 121st Avenue North and French Lake Road, both public streets.
  - Location of utilities existing on or serving the surveyed property determined by:
    - Observed evidence collected pursuant to Section 5.E.iv.
    - Markings requested by E.G. Rud & Sons, Inc. per Gopher State One Call Ticket No. 251042216.
    - Record drawings provided by the City of Dayton's engineering department.Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
  - Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
  - The site had been used for stockpiling dirt for the construction of 121st Avenue North back in 2022 and 2023. There was no construction observed in the process of conducting the field work.

DAYTON FIELD 3RD ADDITION

PIN No. 30-120-22-24-0009  
Owner: ERG-CP Dayton Owner LLC  
Address: Unassigned

LOT 1  
BLOCK 1

PIN No. 30-120-22-24-0010  
Owner: ERG-CP Dayton Owner LLC  
Address: Unassigned

OUTLOT A

## BENCHMARK

MINNESOTA DEPARTMENT OF  
TRANSPORTATION GSID STATION #11199  
(NAME: BRENNIA MNDOT AZ MK)  
ELEVATION: 960.81 (NAVD 88)

PIN No. 30-120-22-24-0007  
Owner: Graco Minnesota Inc  
Address: Unassigned

## ENCROACHMENT TABLE

Concrete Pedestrian ramp encroaches as shown.

## GENERAL NOTES (CONTINUED)

- Commercial Partners Title, a division of Chicago Title Insurance, Commitment No. CP75022, Schedule B-II Survey Related Exceptions:
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land. [Surveyor's Note: Visible improvements are shown hereon.]
- Easements, or claims of easements, not shown by the Public Records. [Surveyor's Note: The surveyor is unaware of any unrecorded easements.]
- Terms and conditions of Resolution No. 69-2007, granting a conditional use permit, passed November 27, 2007, filed December 21, 2007, as Document No. 9077919. Released as to other land by Release of Restrictive Covenant dated September 13, 2022, filed September 22, 2022, as Document No. 11148320. [Surveyor's Note: Resolution No. 69-2007 per Document No. 9077919 and released as to other land by Release of Restrictive Covenant per Document No. 11148320, do not contain any plottable survey related items.]
- Terms and conditions of Resolution No. 11-2010, regarding deferral of park dedication requirements and other issues related to administrative subdivision of Dayton Park Properties adopted February 9, 2010, filed May 19, 2010, as Document Nos. A9514545 and T4755530. Released as to other land by Release of Restrictive Covenant dated September 13, 2022, filed September 22, 2022, as Document No. 11148309. [Surveyor's Note: Resolution No. 11-2010 per Document Nos. A9514545 and T4755530 and released as to other land by Release of Restrictive Covenant per Document No. 11148309 do not contain any plottable survey related items.]
- Easements for utilities and drainage as shown on the recorded Plat of Dayton Field 2nd Addition, filed July 19, 2022, as Document No. 11128765. [Surveyor's Note: Drainage and Utility Easements per the recorded Plat of DAYTON FIELD 2ND ADDITION are shown hereon.]
- Terms and conditions of Certificate regarding Deferred Assessments dated November 20, 2019, filed December 2, 2019, as Document No. A10730256, and as Document No. T05666321. (Includes additional lands) [Surveyor's Note: Certificate regarding Deferred Assessments per Document No. A10730256 and T05666321 does not contain any plottable survey related items.]
- Terms and conditions of Resolution No. 27-2024, approving Final Plat of Dayton Fields 4th Addition and Developers Agreement approved May 28, 2024, filed September 11, 2024, as Document No. 11312261. [Surveyor's Note: Resolution No. 27-2024 per Document No. 11312261 does not contain any plottable survey related items.]
- Terms, conditions and provisions contained in Development Agreement Dayton Field 4th Addition dated May 28, 2024, filed September 11, 2024, as Document No. 11312262. [Surveyor's Note: Development Agreement per Document No. 11312262 does not contain any plottable survey related items.]
- Drainage and utility easements and pond disclosed on the final Plat of Dayton Field 4th Addition, filed September 11, 2024, as Document No. 11312263. [Surveyor's Note: Drainage and utility easements and pond disclosed on the final plat of DAYTON FIELD 4TH ADDITION are shown hereon.]
- A portion of the property contains wetlands which may be subject to federal, state, or local regulation. The right to use or improve these wetlands is excepted herein. [Surveyor's Note: Duly Noted.]

## FACILITY OPERATORS NOTIFIED

(PER GOPHER STATE ONE TICKET NO. 251042216)

CODE	COMPANY NAME	MARKING CONCERNS	DAMAGE	CUSTOMER SERVICE
ACMSPO1	ARVIG	(218)346-8174	(218)346-5500	(218)346-8248
CCMN01	COMCAST	(800)778-9140	(317)516-2512	(800)778-9140
CTLMN01	CENTURYLINK - CTLQL	(800)778-9140	(877)366-8344	(877)366-8344
DAYTON01	CITY OF DAYTON	(763)427-3224	(763)427-4589	(763)427-4589
MINGAS05	CENTER POINT ENERGY	(812)483-7923	(612)321-5200	(800)722-9326
XCEL04	XCEL ENERGY	(800)848-7558	(888)968-9235	(800)895-4999

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CATCH BASIN
- DENOTES EXISTING SPOT ELEVATION
- DENOTES GUY WIRE
- DENOTES HYDRANT
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES STORM SEWER APRON
- DENOTES WATER VALVE
- DENOTES WET LAND PER DAYTON FIELD 4TH ADDITION
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE

PIN No. 17-119-22-14-0008  
Owner: City of X  
Address: Unassigned

- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER HENNEPIN COUNTY TAX INFORMATION)
- DENOTES TITLE COMMITMENT SCHEDULE B PART II EXCEPTION NUMBER.



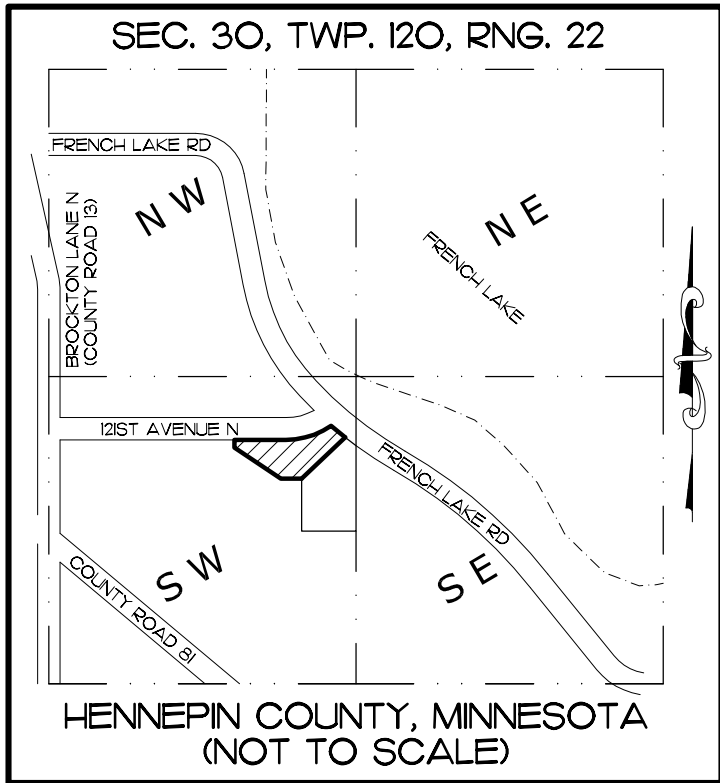
**E.G. RUD & SONS, INC.**  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701



# PRELIMINARY PLAT

~of~ DAYTON FIELD 5TH ADDITION  
~for~ TELCOM CONSTRUCTION, LLC

## VICINITY MAP



## PARCEL DESCRIPTION

Outlot A, DAYTON FIELD 4TH ADDITION, according to the recorded plat thereof.

Hennepin County, Minnesota  
Abstract Property

## GENERAL NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 5/06/25.
- This survey was prepared based on Title Commitment No. CP75022 dated March 6th, 2025 at 7:00 AM, prepared by Commercial Partners Title, a division of Chicago Title Insurance Company
- Fee ownership is vested in Landspec Fund 3 LLC, a Minnesota limited liability company
- Parcel ID Number: 30-120-22-31-0009.
- Address of the surveyed premises: Unassigned Dayton, MN 55327
- Bearings shown hereon are based on the Hennepin County Coordinate System.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map No. 27053C0045F Community No. 270157 Panel No. 0045 Suffix F by the Federal Emergency Management Agency, effective date November 4th, 2016.
- Boundary area of the surveyed premises: 366,903± sq. ft. (8.42 acres).
- A zoning endorsement letter was not furnished to the surveyor. A search of the City of Dayton's web site indicates that the surveyed premises shown on this survey is currently zoned I-1 Light Industrial. Under the applicable zoning regulations, the current setbacks are:

Minimum lot size <sup>1</sup>	1 acre
Minimum lot width <sup>1</sup>	150 feet
Minimum lot depth <sup>1</sup>	150 feet
Maximum impervious surface coverage	80%
Maximum building footprint coverage	50%
Structure height limit	50 feet - above 50 feet requires a CUP
Setbacks <sup>2</sup>	
Building - Principal Structure	
Front yard	30 (50) feet - Plus 1 foot for every 1 foot of building height over 30 feet (maximum setback of 80 feet)
Side yard	15 (40) feet
Side yard (street)	30 (40) feet
Rear yard	15 (50) feet
Parking	
Front, side, or rear to a street	20 (20) feet
Side interior	5 (20) feet
Rear yard	15 (20) feet
<sup>1</sup> Minimum lot size, width, depth and the like shall not include area of street easements, right-of-way, or common areas.	
<sup>2</sup> Setbacks in parentheses apply adjacent to all Residential Districts. A 20 foot setback is required for any structure or parking adjacent to any other Residential District.	

- For additional information contact the Planning and Zoning Department at the City of Dayton at (763) 712-3221.
- There are no marked or striped parking areas onsite. (0 regular, 0 handicapped)
  - The surveyed premises abuts to 121st Avenue North and French Lake Road, both public streets.
  - Location of utilities existing on or serving the surveyed property determined by:
    - Observed evidence collected pursuant to Section 5.E.I.V.
    - Markings requested by E.G. Rud & Sons, Inc. per Gopher State One Call Ticket No. 251042216.
    - Record drawings provided by the City of Dayton's engineering department.
  - Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
  - Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
  - The site had been used for stockpiling dirt for the construction of 121st Avenue North back in 2022 and 2023. There was no construction observed in the process of conducting the field work.

DAYTON FIELD 3RD ADDITION

PIN No. 30-120-22-24-0009  
Owner: ERG-CP Dayton Owner LLC  
Address: Unassigned

LOT 1  
BLOCK 1

PIN No. 30-120-22-24-0010  
Owner: ERG-CP Dayton Owner LLC  
Address: Unassigned

OUTLOT A

## BENCHMARK

MINNESOTA DEPARTMENT OF  
TRANSPORTATION GSID STATION #11199  
(NAME: BRENNIA MNDOT AZ MK)  
ELEVATION: 960.81 (NAVD 88)

PIN No. 30-120-22-24-0007  
Owner: Graco Minnesota Inc  
Address: Unassigned

## ENCROACHMENT TABLE

Concrete Pedestrian ramp encroaches as shown.

## GENERAL NOTES (CONTINUED)

- Commercial Partners Title, a division of Chicago Title Insurance, Commitment No. CP75022, Schedule B-II Survey Related Exceptions:
  - Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land. [Surveyor's Note: Visible improvements are shown hereon.]
  - Easements, or claims of easements, not shown by the Public Records. [Surveyor's Note: The surveyor is unaware of any unrecorded easements.]
  - Terms and conditions of Resolution No. 69-2007, granting a conditional use permit, passed November 27, 2007, filed December 21, 2007, as Document No. 9077919. Released as to other land by Release of Restrictive Covenant dated September 13, 2022, filed September 22, 2022, as Document No. 11148320. [Surveyor's Note: Resolution No. 69-2007 per Document No. 9077919 and released as to other land by Release of Restrictive Covenant per Document No. 11148320, do not contain any plottable survey related items.]
  - Terms and conditions of Resolution No. 11-2010, regarding deferral of park dedication requirements and other issues related to administrative subdivision of Dayton Park Properties adopted February 9, 2010, filed May 19, 2010, as Document Nos. A9514545 and T4755530. Released as to other land by Release of Restrictive Covenant dated September 13, 2022, filed September 22, 2022, as Document No. 11148309. [Surveyor's Note: Resolution No. 11-2010 per Document Nos. A9514545 and T4755530 and released as to other land by Release of Restrictive Covenant per Document No. 11148309 do not contain any plottable survey related items.]
  - Easements for utilities and drainage as shown on the recorded Plat of Dayton Field 2nd Addition, filed July 19, 2022, as Document No. 11128765. [Surveyor's Note: Drainage and Utility Easements per the recorded Plat of DAYTON FIELD 2ND ADDITION are shown hereon.]
  - Terms and conditions of Certificate regarding Deferred Assessments dated November 20, 2019, filed December 2, 2019, as Document No. A10730256, and as Document No. T05666321. (Includes additional lands) [Surveyor's Note: Certificate regarding Deferred Assessments per Document No. A10730256 and T05666321 does not contain any plottable survey related items.]
  - Terms and conditions of Resolution No. 27-2024, approving Final Plat of Dayton Fields 4th Addition and Developers Agreement approved May 28, 2024, filed September 11, 2024, as Document No. 11312261. [Surveyor's Note: Resolution No. 27-2024 per Document No. 11312261 does not contain any plottable survey related items.]
  - Terms, conditions and provisions contained in Development Agreement Dayton Field 4th Addition dated May 28, 2024, filed September 11, 2024, as Document No. 11312262. [Surveyor's Note: Development Agreement per Document No. 11312262 does not contain any plottable survey related items.]
  - Drainage and utility easements and pond disclosed on the final Plat of Dayton Field 4th Addition, filed September 11, 2024, as Document No. 11312263. [Surveyor's Note: Drainage and utility easements and pond disclosed on the final plat of DAYTON FIELD 4TH ADDITION are shown hereon.]
  - A portion of the property contains wetlands which may be subject to federal, state, or local regulation. The right to use or improve these wetlands is excepted herein. [Surveyor's Note: Duly Noted.]

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

*James E. Napier*  
JAMES E. NAPIER  
Date: 7/31/2025 License No. 25343

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CATCH BASIN
- DENOTES EXISTING SPOT ELEVATION
- DENOTES GUY WIRE
- DENOTES HYDRANT
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES STORM SEWER APRON
- DENOTES WATER VALVE
- DENOTES WET LAND PER DAYTON FIELD 4TH ADDITION
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE

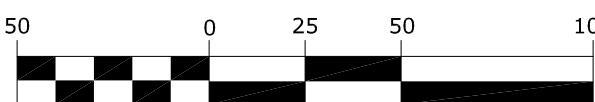
PIN No. 17-119-22-14-0008  
Owner: City of X  
Address: Unassigned

- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE

- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER HENNEPIN COUNTY TAX INFORMATION)
- DENOTES BUILDING SETBACK LINE
- DENOTES PARKING SETBACK LINE

## NORTH

GRAPHIC SCALE



1 INCH = 50 FEET

DRAWN BY: JEN	JOB NO.: 230350PP	DATE: 07/31/25
CHECK BY: JEN	FIELD CREW: BH/BJ - CB/MR	
1		
2		
3		
NO.	DATE	DESCRIPTION
		BY



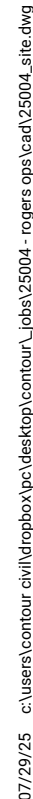
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www.egrud.com









REVISIONS	ISSUE DATE: 08/01/25	BY: JTR
1.		
2.		
3.		
4.		
5.		
6.		
7.		

NER  
TELKOM CONSTRUCTION, LLC  
2218 200th Street East  
Clearwater, MN 55320

OWNER

**SITE PLAN**

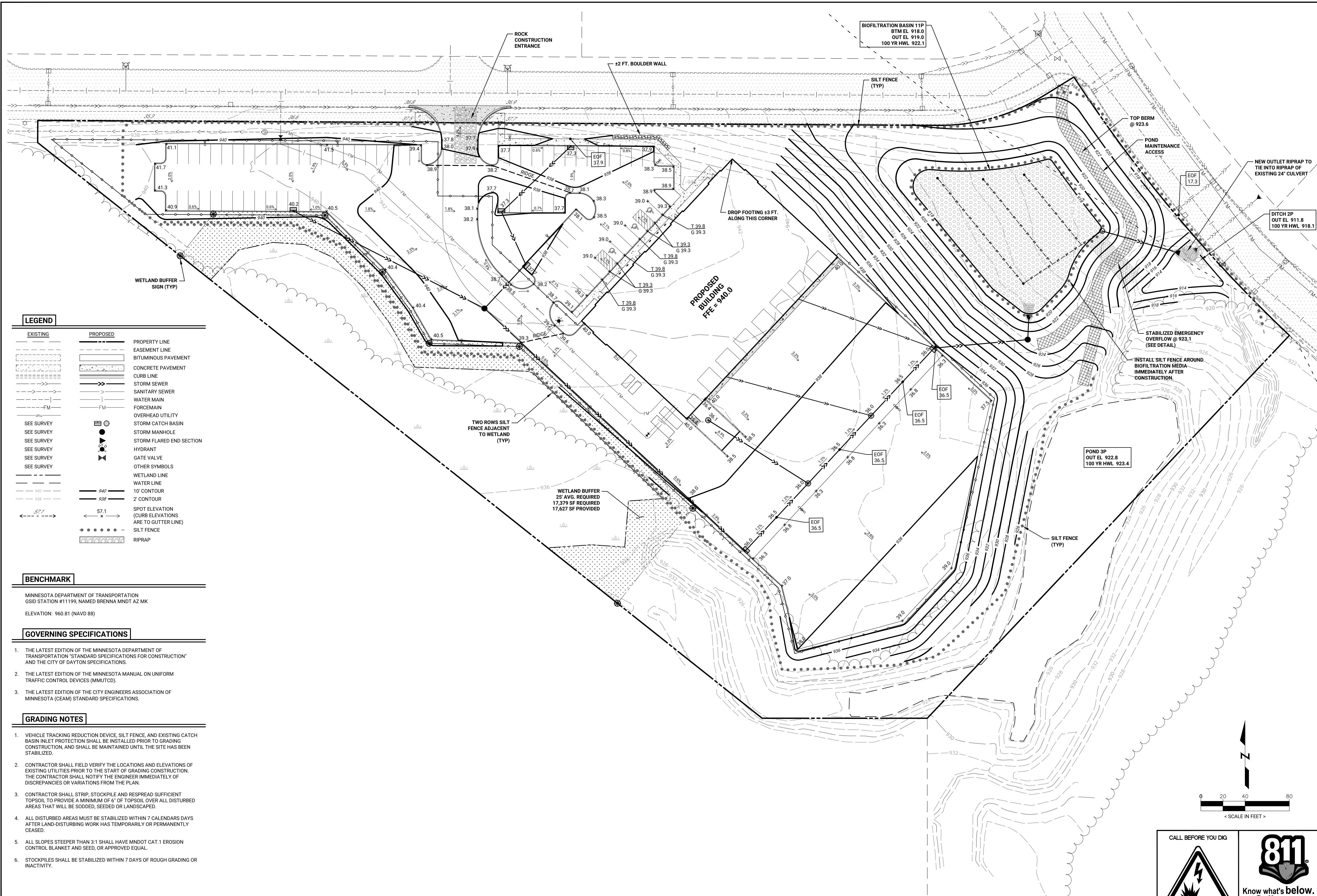
**TELCOM CONSTRUCTION**  
**NEW OFFICE/SHOP**  
Dayton, Minnesota

SHEET NUMBER  
**C2.1**









LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		BITUMINOUS PAVEMENT
		CONCRETE PAVEMENT
		CURB LINE
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
		FORCEMAIN
		OVERHEAD UTILITY
		STORM CATCH BASIN
		STORM MANHOLE
		STORM FLARED END SECTION
		HYDRANT
		GATE VALVE
		OTHER SYMBOLS
		WETLAND LINE
		WATER LINE
		10' CONTOUR
		2' CONTOUR
		SPOT ELEVATION
		(CURB ELEVATIONS ARE TO GUTTER LINE)
		SILT FENCE
		RIPRAP

BENCHMARK

MINNESOTA DEPARTMENT OF TRANSPORTATION  
GSID STATION #11199, NAMED BRENNIA MNDT AZ MK  
ELEVATION: 960.81 (NAVD 88)

GOVERNING SPECIFICATIONS

- THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION 'STANDARD SPECIFICATIONS FOR CONSTRUCTION' AND THE CITY OF DAYTON SPECIFICATIONS.
- THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
- THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

GRADING NOTES

- VEHICLE TRACKING REDUCTION DEVICE, SILT FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
- CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEEDED OR LANDSCAPED.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDARS DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED.
- ALL SLOPES STEEPER THAN 3:1 SHALL HAVE MNDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.
- STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING OR INACTIVITY.

**CONTOUR**  
CIVIL DESIGN

P.O. BOX 89, ROCKFORD, MINNESOTA, 55373  
TEL: 612.730.2265 | WWW.CONTOURCD.COM

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

NAME: JOSEPH T RADACH PE  
SIGNATURE:   
DATE: 08/01/25 LIC #: 45889

REVISIONS	ISSUE DATE:	BY:
1.	08/01/25	JTR
2.		
3.		
4.		
5.		
6.		
7.		

OWNER

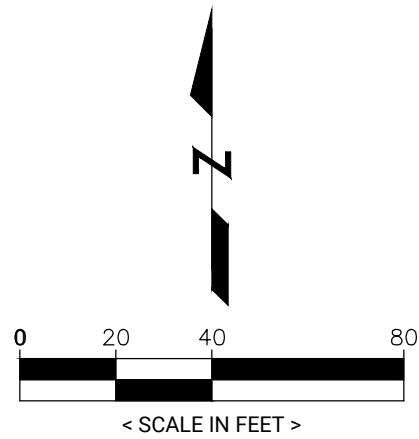
**TELCOM CONSTRUCTION, LLC**  
2218 200th Street East  
Clearwater, MN 55320

**GRADING AND DRAINAGE PLAN**

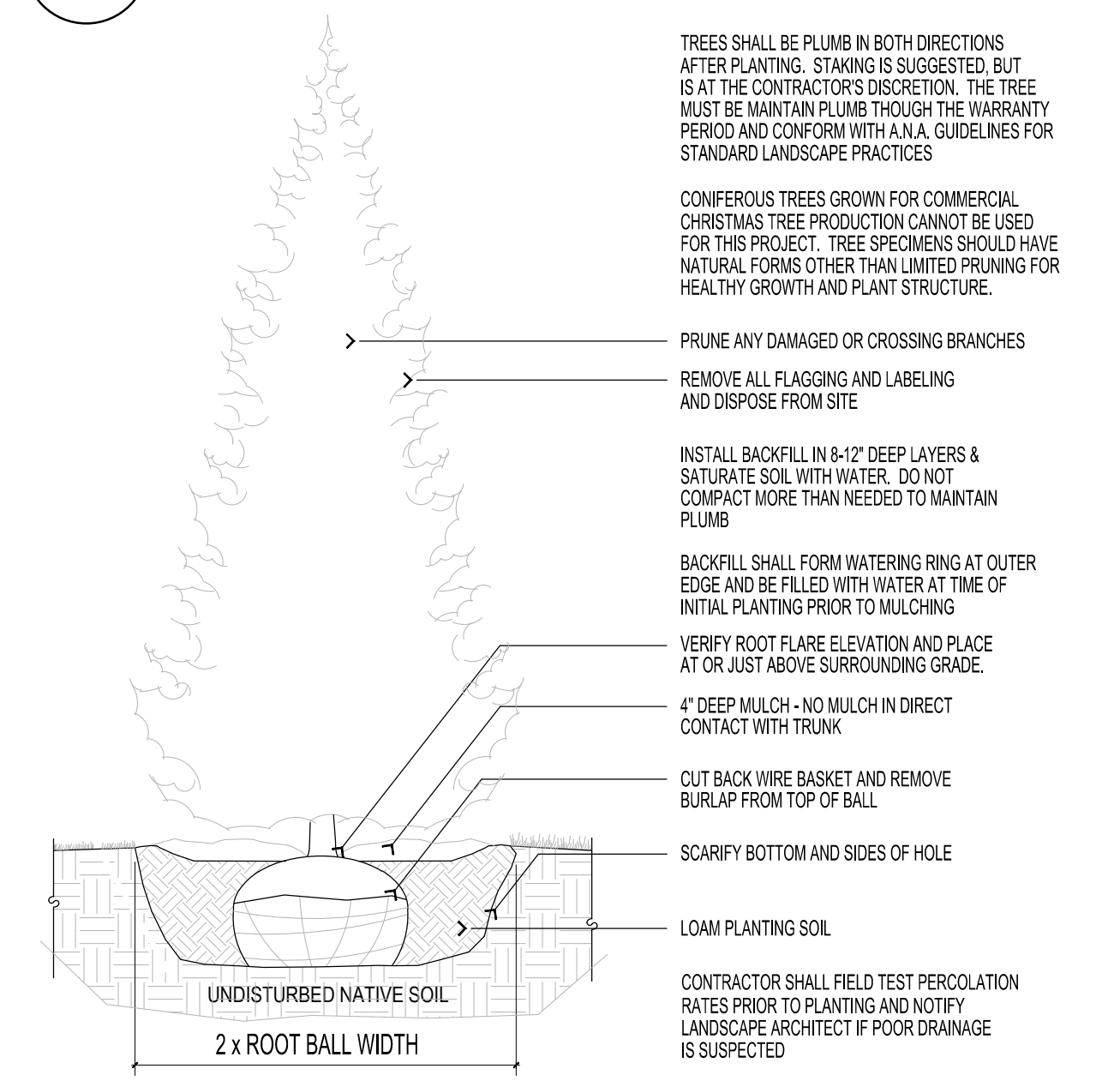
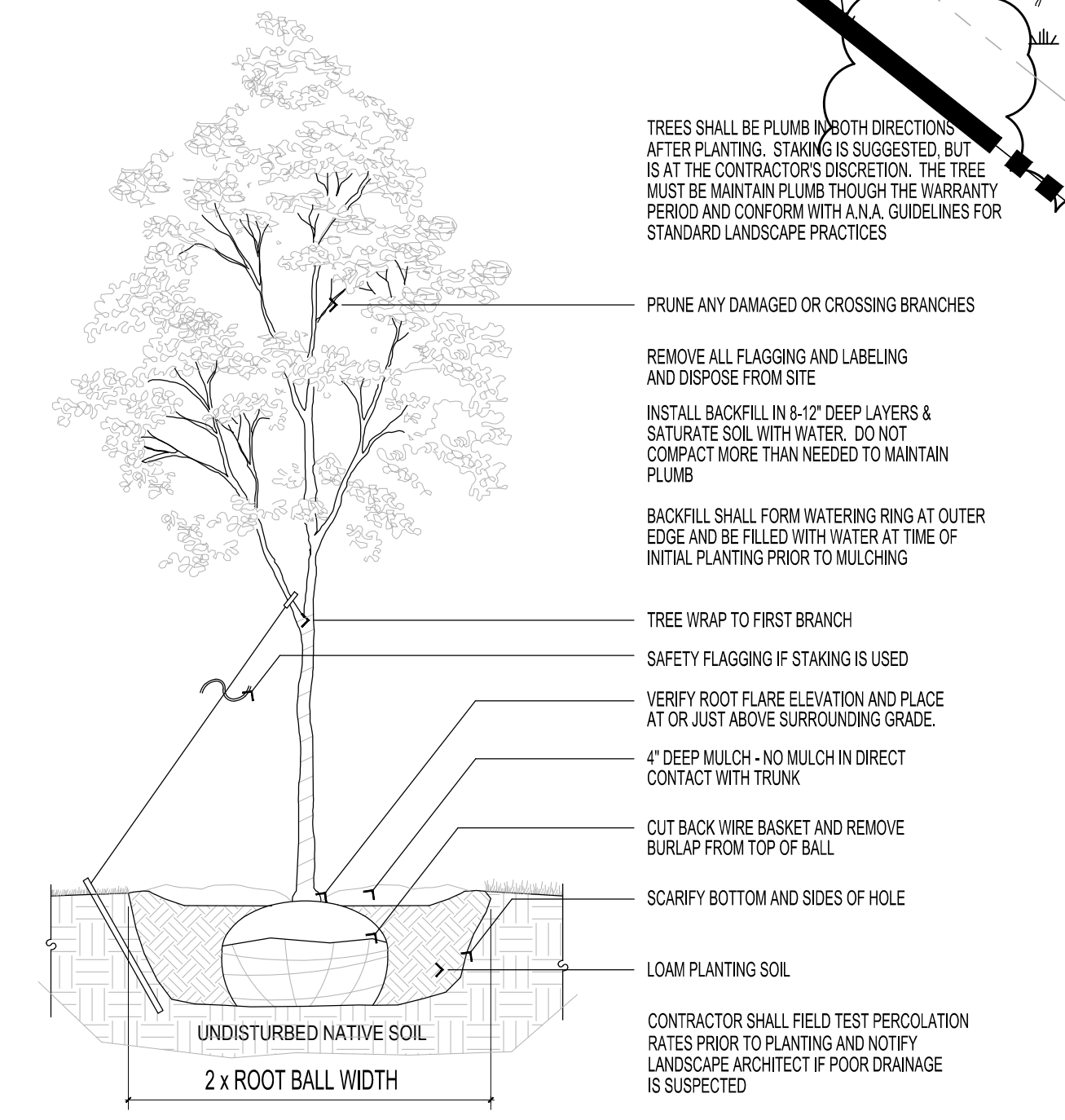
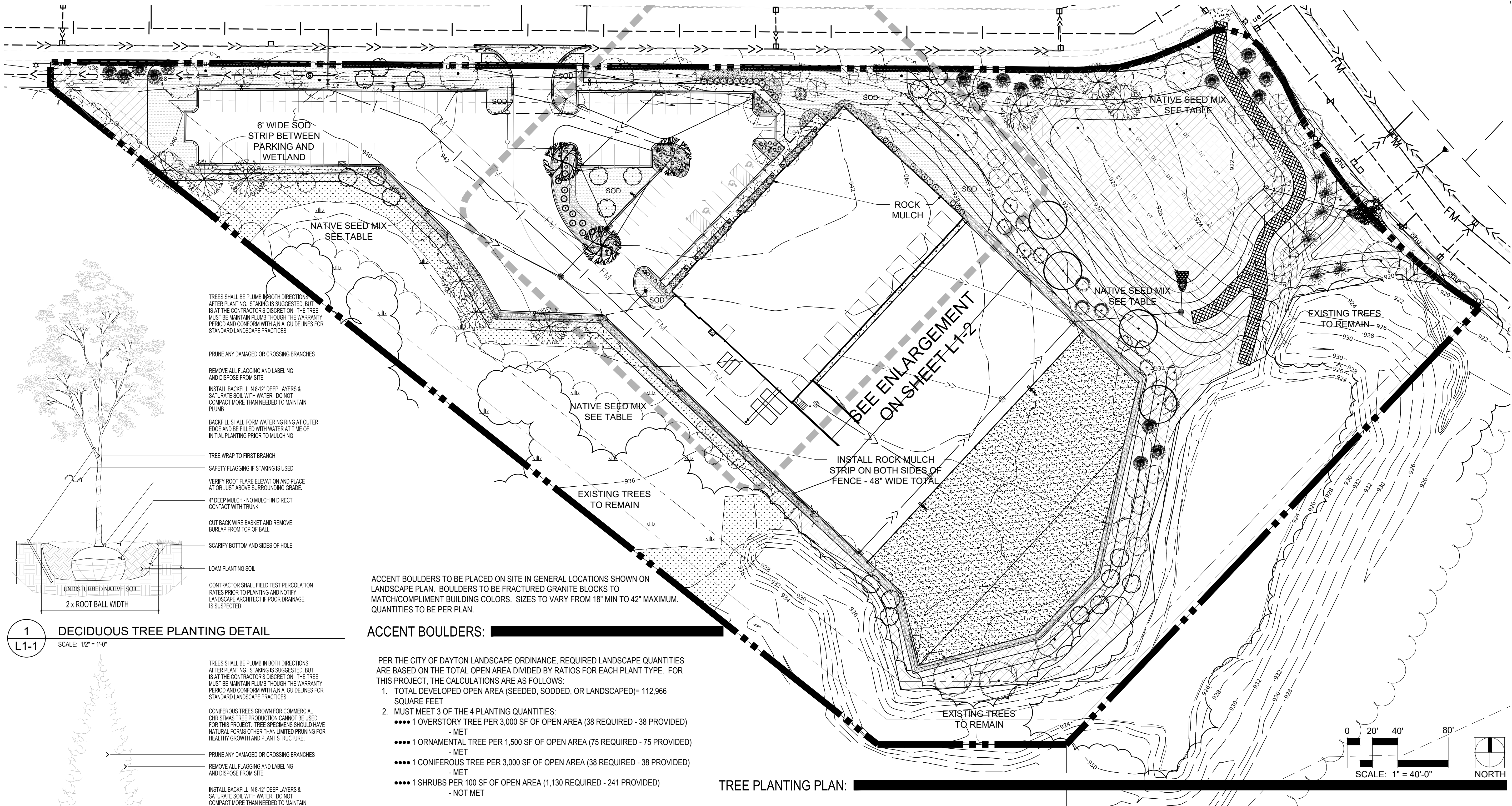
**TELCOM CONSTRUCTION**  
NEW OFFICE/SHOP  
Dayton, Minnesota

SHEET NUMBER

**C4.1**







ACCENT BOULDERS TO BE PLACED ON SITE IN GENERAL LOCATIONS SHOWN ON LANDSCAPE PLAN. BOULDERS TO BE FRACTURED GRANITE BLOCKS TO MATCH/COMPLIMENT BUILDING COLORS. SIZES TO VARY FROM 18" MIN TO 42" MAXIMUM. QUANTITIES TO BE PER PLAN.

ACCENT BOULDERS:

- PER THE CITY OF DAYTON LANDSCAPE ORDINANCE, REQUIRED LANDSCAPE QUANTITIES ARE BASED ON THE TOTAL OPEN AREA DIVIDED BY RATIOS FOR EACH PLANT TYPE. FOR THIS PROJECT, THE CALCULATIONS ARE AS FOLLOWS:
- TOTAL DEVELOPED OPEN AREA (SEEDED, SODDED, OR LANDSCAPED)= 112,966 SQUARE FEET
  - MUST MEET 3 OF THE 4 PLANTING QUANTITIES:
    - 1 OVERSTORY TREE PER 3,000 SF OF OPEN AREA (38 REQUIRED - 38 PROVIDED) - MET
    - 1 ORNAMENTAL TREE PER 1,500 SF OF OPEN AREA (75 REQUIRED - 75 PROVIDED) - MET
    - 1 CONIFEROUS TREE PER 3,000 SF OF OPEN AREA (38 REQUIRED - 38 PROVIDED) - MET
    - 1 SHRUBS PER 100 SF OF OPEN AREA (1,130 REQUIRED - 241 PROVIDED) - NOT MET

TREES WILL BE PLANTED AT THE MINIMUM SIZES AS SHOWN ON THE PLANT SCHEDULE. PROPOSED MINIMUM SIZES ARE:

- 2.5" CAL. FOR DECIDUOUS TREES
- 2" CAL. FOR ORNAMENTAL TREES
- 6' HEIGHT FOR CONIFEROUS TREES

LANDSCAPE CALCULATIONS:

GRAPHIC	MATERIAL	SPECIFICATION	NOTES
	ROCK MULCH	1.5" DIAMETER CRUSHED GRANITE MULCH COLOR TO MATCH/COMPLIMENT BUILDING	3" DEPTH
	SOD	BLUEGRASS PEAT SOD	N/A
	NATIVE SEED	MNDOT SEED MIX #33-261	35 LBS/ACRE

TREE PLANTING PLAN:

DECIDUOUS OVERSTORY TREES (38 TOTAL)

	SWAMP WHITE OAK Quercus bicolor 9 = Quantity @ 2-1/2" Caliper		RIVER BIRCH Betula nigra 11 = Quantity @ 2-1/2" Caliper
	PRINCETON ELM Ulmus americana 'Princeton' 4 = Quantity @ 2-1/2" Caliper		BOULEVARD LINDEN Tilia americana 'Boulevard' 3 = Quantity @ 2-1/2" Caliper
	FALL FIESTA MAPLE Acer sacharum 'Baista' 3 = Quantity @ 2-1/2" Caliper		HACKBERRY Celtis occidentalis 8 = Quantity @ 2-1/2" Caliper

ORNAMENTAL TREES (75)

	SPRING SNOW CRABAPPLE Malus x 'Spring Snow' 28 = Quantity @ 2" Caliper
	JAPANESE TREE LILAC Syringa reticulata 19 = Quantity @ 2" Caliper
	MOUNTAIN ASH Sorbus decora 20 = Quantity @ 2" Caliper
	RED ROCKET MAPLE Acer rubrum 'Red Rocket' 8 = Quantity @ #15 Cont.

CONIFEROUS TREES (38)

	BLACK HILLS SPRUCE 3 = Quantity @ 6' Height
	COLORADO SPRUCE 18 = Quantity @ 6' Height
	AUSTRIAN PINE 6 = Quantity @ 6' Height
	SCOTCH PINE 11 = Quantity @ 6' Height

LANDSCAPE DETAILS:

GROUNDCOVER SCHEDULE:

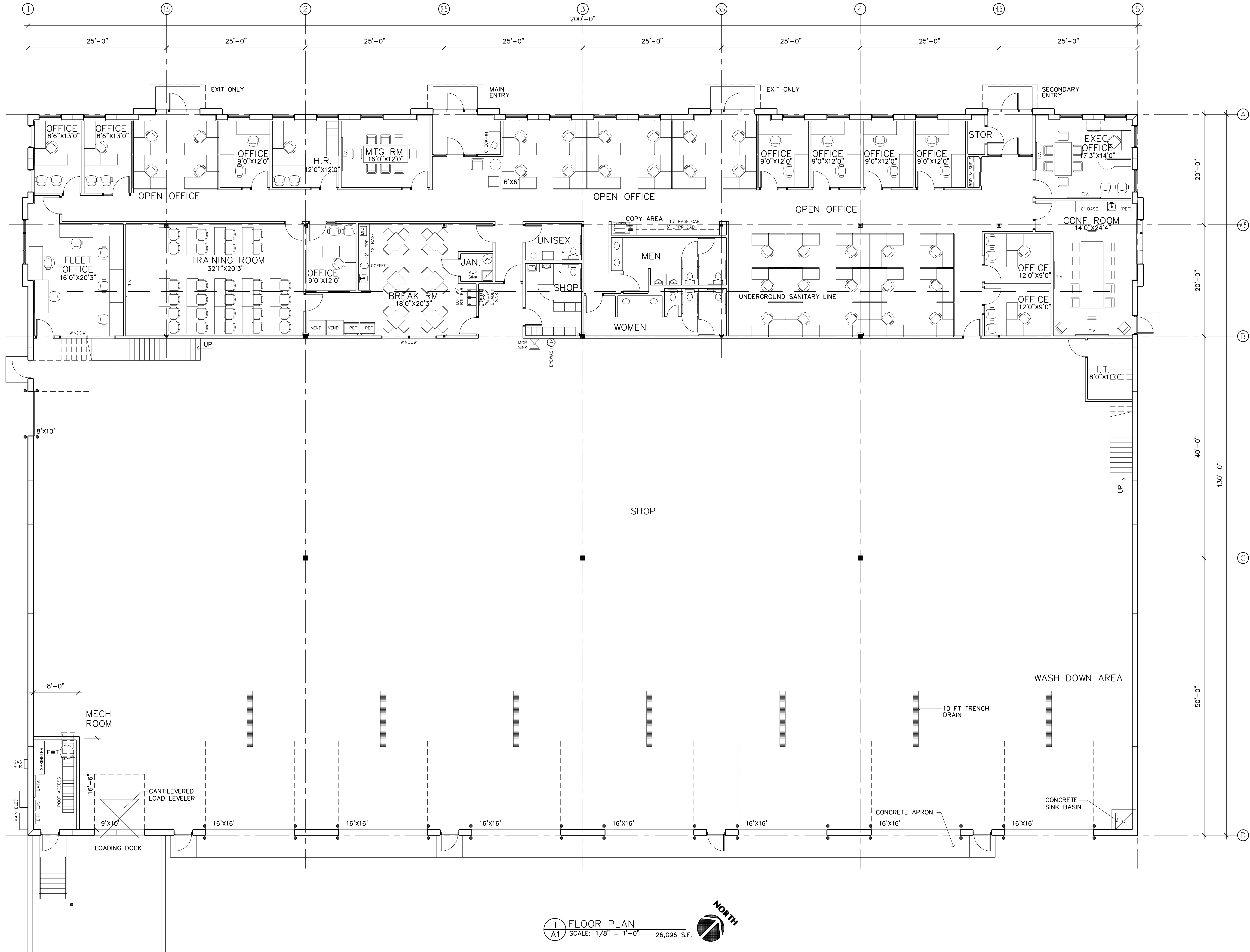
TREE PLANTING KEY:











1 FLOOR PLAN  
A1 SCALE: 1/8" = 1'-0" 26,096 S.F.

**LAMPERT ARCHITECTS**  
420 Summit Avenue  
St. Paul, MN 55102  
Phone: 763.755.1211 Fax: 763.757.2849  
lampert@lampert-arch.com

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

**PRELIMINARY NOT FOR CONSTRUCTION**

SIGNATURE  
LEONARD LAMPERT  
PROJ. NO.  
13669  
LICENSE NO.  
DATE

**TELCOM  
CONSTRUCTION**  
Dayton, Minnesota

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Leonard Lampert Architects Inc.

Project Designer: JAMES B  
Drawn By: JRB  
Checked By: LL

Revisions

6/16/25	PRELIMINARY

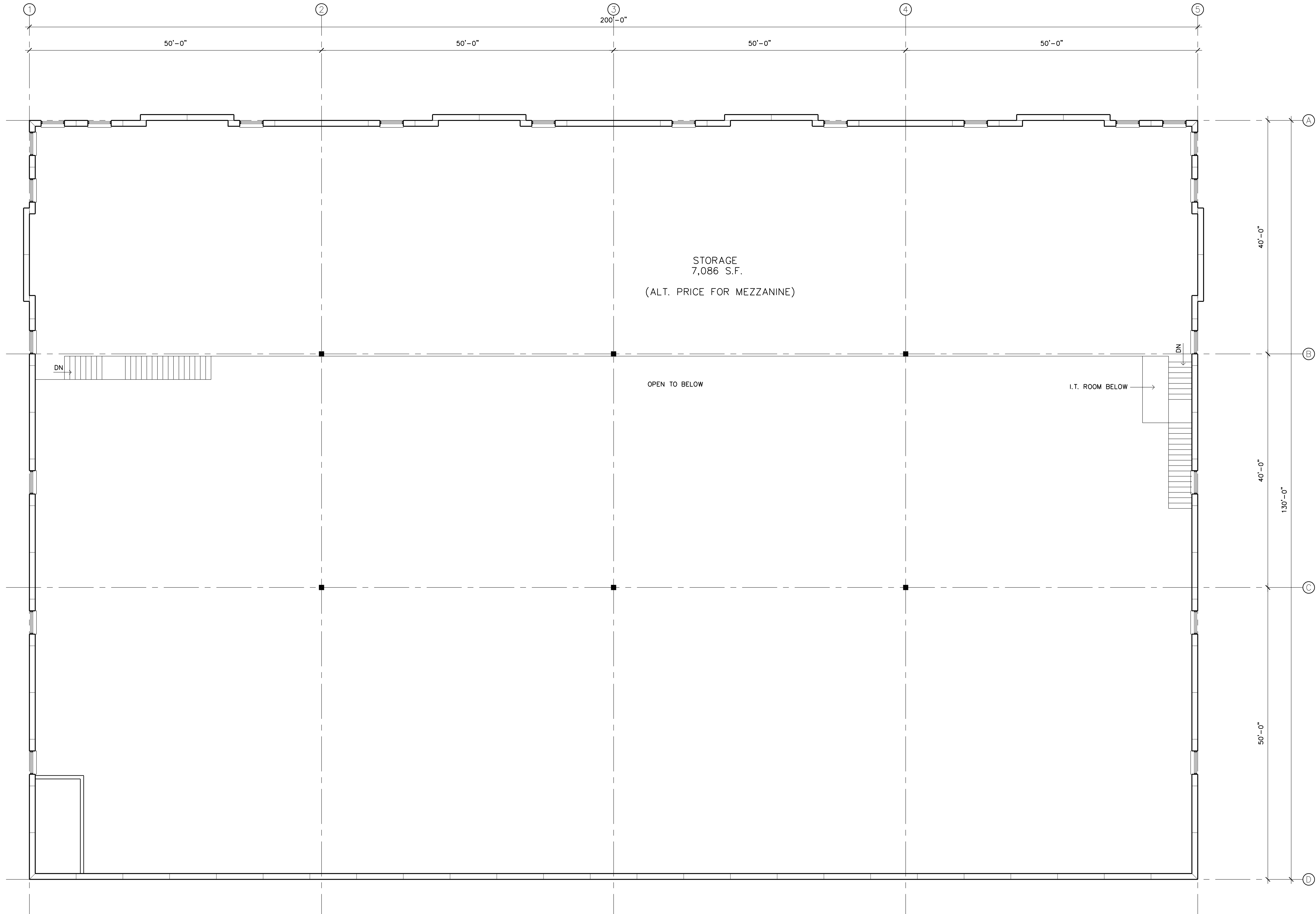
**FLOOR PLAN**

Sheet Number

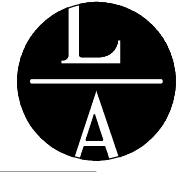
**A1**

Project No. 250325-1





1 SECOND FLOOR PLAN  
A2 SCALE: 1/8" = 1'-0"



LAMPERT  
ARCHITECTS

420 Summit Avenue  
St. Paul, MN 55102  
Phone: 763.755.1211 Fax: 763.757.2849  
lampert@lampert-arch.com

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Dayton, Minnesota

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Drawn By: JRB

Checked By: LL

Revisions

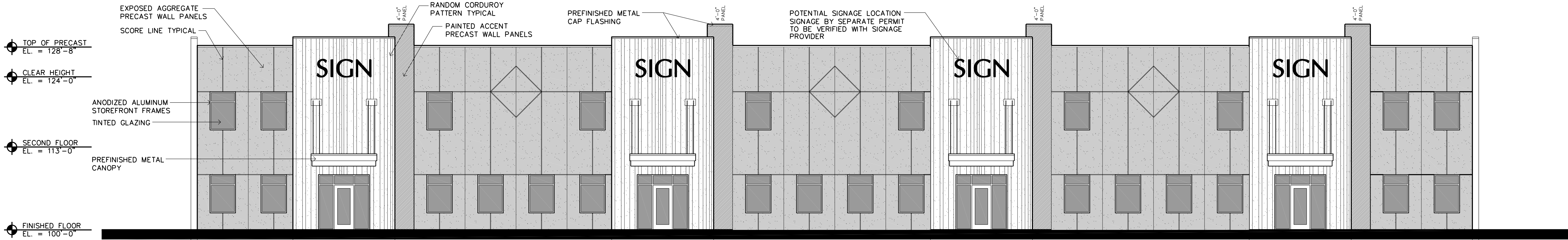
6/16/25	PRELIMINARY

SECOND FLOOR PLAN

Sheet Number

A2

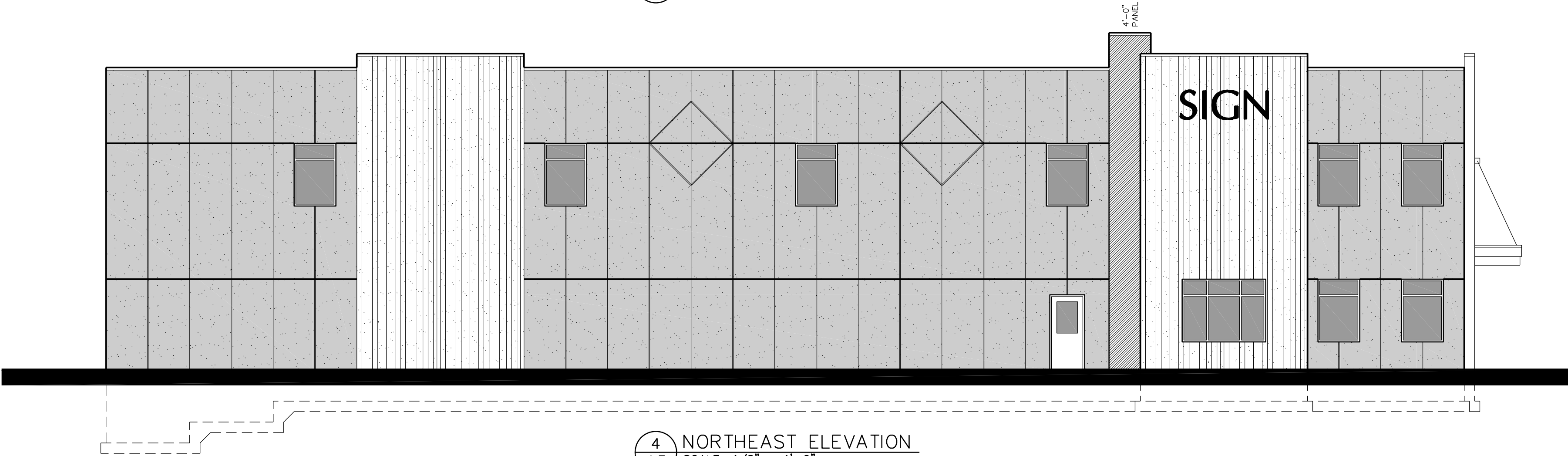
Project No. 250325-1



**NORTHWEST MATERIAL BREAK DOWN**

EXPOSED AGG CONCRETE PANEL	-	4,495 S.F. (76.6%)
PAINTED ACCENT CONCRETE PANEL	-	392 S.F. (6.7%)
WINDOWS	-	900 S.F. (15.3%)
ACCENT METAL	-	80 S.F. (1.4%)
TOTAL	-	5,867 S.F. (100%)

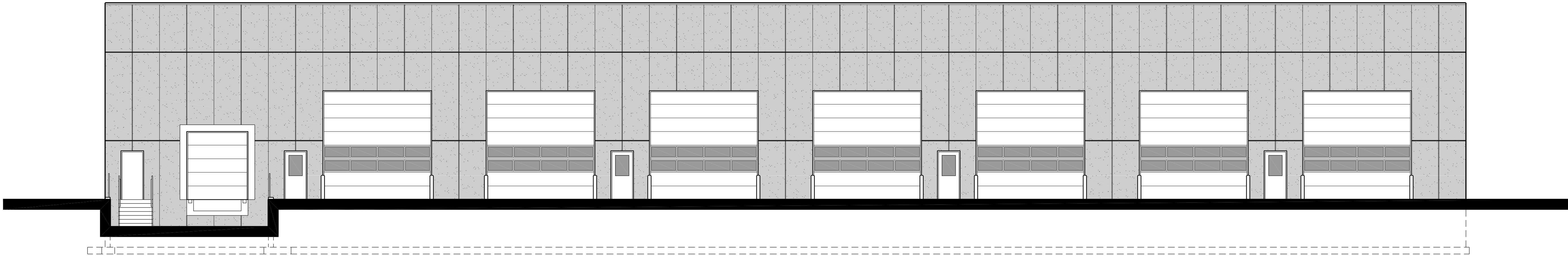
1 NORTHWEST ELEVATION  
SCALE: 1/8" = 1'-0"



**NORTHEAST MATERIAL BREAK DOWN**

EXPOSED AGG CONCRETE PANEL	-	3,468 S.F. (90.5%)
PAINTED ACCENT CONCRETE PANEL	-	98 S.F. (2.5%)
WINDOWS	-	240 S.F. (6.3%)
DOORS	-	24 S.F. (0.7%)
TOTAL	-	3,830 S.F. (100%)

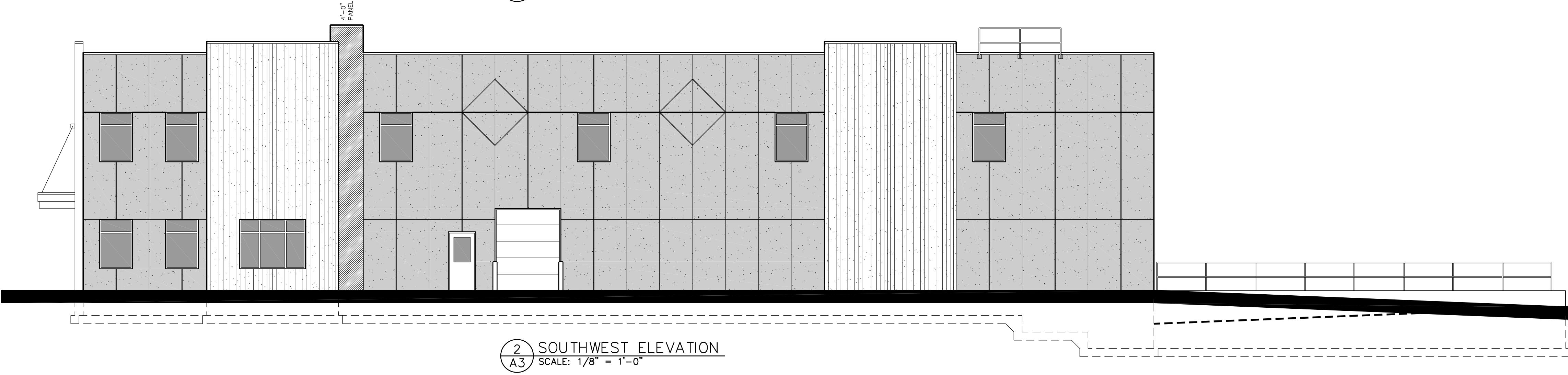
4 NORTHEAST ELEVATION  
SCALE: 1/8" = 1'-0"



**SOUTHEAST MATERIAL BREAK DOWN**

EXPOSED AGG CONCRETE PANEL	-	3,987 S.F. (69.5%)
DOORS	-	1,746 S.F. (30.5%)
TOTAL	-	5,733 S.F. (100%)

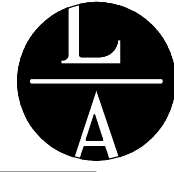
3 SOUTHEAST ELEVATION  
SCALE: 1/8" = 1'-0"



**SOUTHWEST MATERIAL BREAK DOWN**

EXPOSED AGG CONCRETE PANEL	-	3,388 S.F. (88.5%)
PAINTED ACCENT CONCRETE PANEL	-	98 S.F. (2.5%)
WINDOWS	-	240 S.F. (6.3%)
DOORS	-	104 S.F. (2.7%)
TOTAL	-	3,830 S.F. (100%)

2 SOUTHWEST ELEVATION  
SCALE: 1/8" = 1'-0"



LAMPERT  
ARCHITECTS

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St. Paul, MN 55102  
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LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

SIGNATURE  
LEONARD LAMPERT  
PROJ. NO.  
13669  
LICENSE  
DATE

**DESIGN ELEMENTS (MINIMUM OF 3)**

1. ACCENT MATERIALS
2. VISUALLY PLEASING FRONT ENTRY (150 S.F. MIN)
3. 25% WINDOW COVERAGE FACING STREET
4. CONTRASTING AND COMPLIMENTARY COLORS
5. HORIZONTAL AND VERTICAL ELEMENTS
6. IRREGULAR BUILDING SHAPE
7. OTHER ARCHITECTURAL FEATURES

**OTHER DESIGN ELEMENTS**

1. BUILDING MUST HAVE AN ENTRY ON A STREET
2. BUILDING MUST HAVE A BASE AND A TOP
3. BUILDING TOPS MUST BE ARTICULATED
4. BUILDING MUST BE ARCHITECTURALLY UNIQUE

**ACCENT MATERIALS**

ACCENT MATERIALS MUST WRAP BUILDING SIDES  
VISIBLE FROM PUBLIC VIEW. NO WALL TO EXCEED  
100 FT WITHOUT VISUAL RELIEF

TELCOM  
CONSTRUCTION  
Dayton, Minnesota

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Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: JRB

Checked By: LL

Revisions

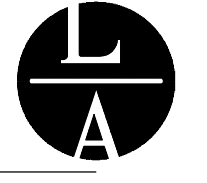
6/16/25	PRELIMINARY

BUILDING ELEVATIONS

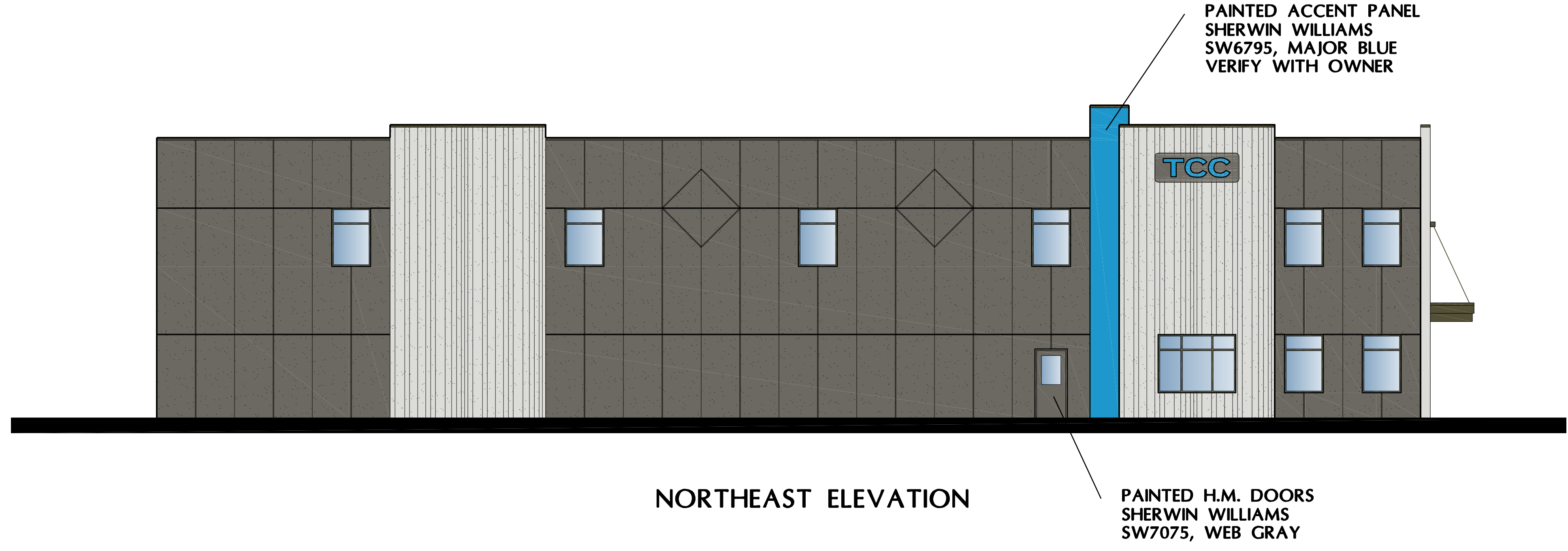
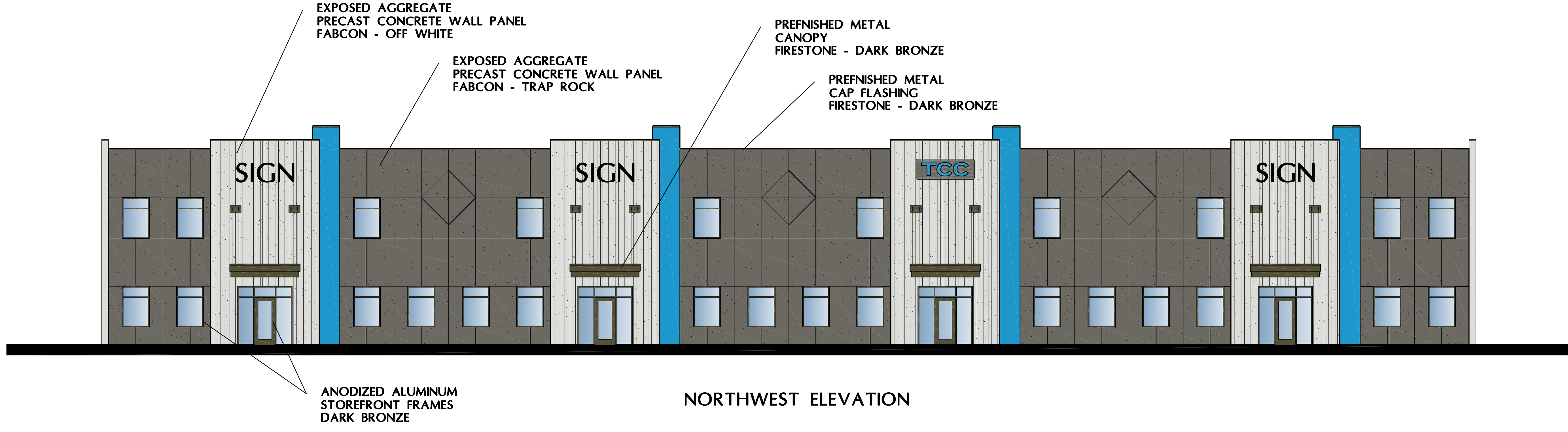
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A3

Project No. 250325-1



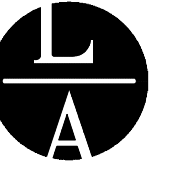
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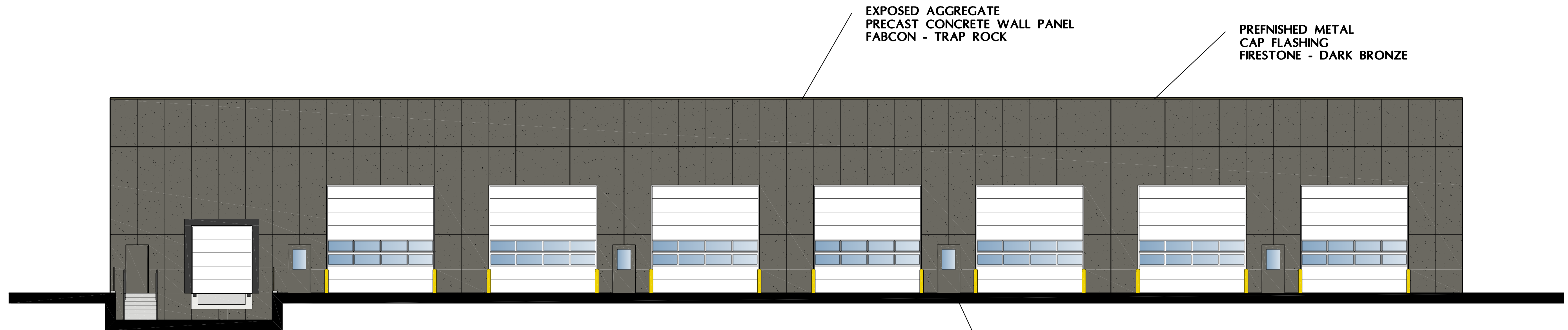
# TELCOM CONSTRUCTION

Dayton, Minnesota

NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLORS NEED TO BE FIELD VERIFIED.

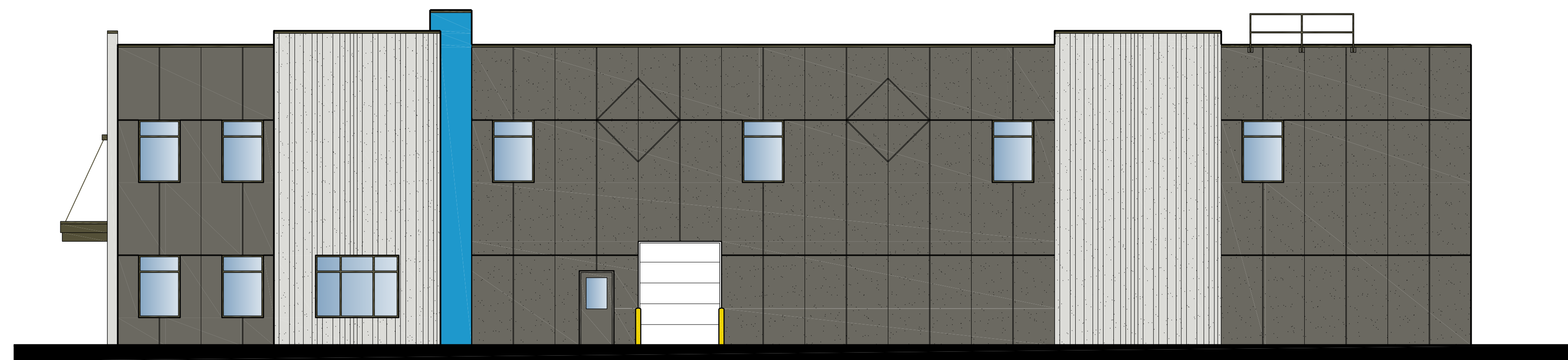


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SOUTHEAST ELEVATION

PAINTED H.M. DOORS  
SHERWIN WILLIAMS  
SW7075, WEB GRAY



SOUTHWEST ELEVATION

TELCOM CONSTRUCTION

Dayton, Minnesota

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ILLUSTRATIVE PURPOSES ONLY.  
ACTUAL COLORS NEED TO BE  
FIELD VERIFIED.



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To:	Jon Sevald, Planning	From:	Jason Quisberg, Engineering Nick Findley, Engineering Josh Accola, Engineering
Project:	Telcom Preliminary Plat	Date:	8/26/2025

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**Exhibits:**

This Memorandum is based on a review of the following documents:

1. Site Construction Plans for Telcom Construction, Contour Civil Design, dated 8/1/2025, 19 sheets
2. Stormwater Management Report for Telcom Construction, Contour Civil Design, dated 8/1/2025, 270 sheets

**Comments:**General

1. Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
2. In addition to engineering related comments per these plans, the proposed plans are subject to additional planning, zoning, land-use, and other applicable codes of the City of Dayton.
3. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
4. For any site activity (demo, grading, utilities, etc.) no closures or restrictions of any kind shall be imposed upon the public use of 121<sup>st</sup> Ave or West French Lake Road without the City's permission. Should any lane restrictions be necessary, the Contractor shall notify the City at least 48 hours in advance and provide a Traffic Control Plan.
5. The standard details appear to be out of date, coordinate with engineering for the current set.

Erosion Control/SWPPP

6. Extend Basin 11P EOF TRM hatching to the bottom of the slope (i.e. to the 914' contour).
7. Provide blanket in areas with slopes in excess of 4:1.
8. As this project moves towards construction the following items shall be included in the SWPPP prior to the start of work:
  - o Contractor information including name, address, and telephone number.
  - o Information for the individual responsible for the erosion control plan.
  - o Time frames and schedule for construction.
  - o Chain of responsibility and certification for SWPPP implementation.

### Site Plans

9. Move the proposed fence located within the drainage and utility easement containing the existing sanitary sewer along 121st Ave outside of the easement.
10. The grading utilized along the storm sewer run from CBMH 105 to CBMH 102 may be difficult to maintain with bituminous pavement. It is recommended that a valley gutter is utilized through this area.

### Grading /Stormwater

11. Contours (LiDAR is acceptable) should be provided with extents suitable to verify drainage boundaries.
12. While there is a portion of 2S that drains to a ditch bypassing the pond, it appears a much larger area drains to Pond 3P than is shown on the Existing/Proposed Conditions Drainage Map based on contours available from Hennepin County. Please revise subcatchments 2S and 3S to reflect elevation data.
13. The Time of Concentration (Tc) flow path for 2S and 3S on Existing Conditions Drainage Map and calculations need to be adjusted based on updates to drainage area delineation.
14. Outlet and NWL of Pond 3P is modeled as 922.8, although land title survey shows an outlet of 923.3 and a water level of 923.5+/- . Please use 923.3 as NWL and outlet.
15. An 8 inch culvert from Pond 3P is modeled but is not shown on land title survey or existing conditions map. Please provide survey of 8 inch pipe.
16. Top of berm should be 1 foot above the EOF. Please raise top of berm and maintain 1 foot freeboard between HWL and EOF.
17. Draintiles shall not exceed a spacing of 25 feet. Please add additional draintile in filtration basin.
18. Engineered media surface shall be a minimum of two (2) feet above the top of the underdrain. No filter fabric permitted. Choking stone and pea gravel may be used. Currently only 18 inches is provided.
19. Provide MIDS input information. Currently only showing output. Screen shots or electronic MIDS models are acceptable.
20. The proposed FFE is shown 2 ft lower than the other sheets on sheet C3.1. Revise to ensure they are as intended and consistent.
21. Provide the top and bottom of wall spot elevations for the proposed retaining wall.

### Watermain/Sanitary Sewer

22. The plans for Dayton Field 2nd Addition, which installed 121st Ave, show a gate valve located on the existing service stub making the proposed valve located at the connection point redundant. Remove the proposed valve.
23. Provide a gate valve outside of the building for the 8" fire service per standard detail SER-07.
24. There are abrupt bends nearing 90-degrees shown along the HDPE forcemain. Ensure bends are in accordance with manufacturer deflection specifications.

August 26<sup>th</sup>, 2025

Telcom

Jon Sevald

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25. With the existing sanitary sewer elevation at the tie in it may be difficult to maintain negative drainage on the forcemain with the crossing separation requirements. Ensure service meets all building, plumbing, and other applicable code.

Other Comments

26. Landscaping is shown within areas graded at 3:1 near the culvert under West French Lake Road. Revise to ensure landscaping is placed within areas with slopes of 4:1 or less.
27. Move any trees or other plantings located within the drainage and utility easement containing the existing sanitary sewer along 121<sup>st</sup> Ave.

**End of Comments**



**RESOLUTION \_\_-2025**

**CITY OF DAYTON  
COUNTIES OF HENNEPIN AND WRIGHT  
STATE OF MINNESOTA**

**RESOLUTION APPROVING THE PRELIMINARY PLAT OF  
DAYTON FIELD 5<sup>th</sup> ADDITION**

**WHEREAS**, Roers Ops, LLC (Applicant) has applied for approval of a Preliminary Plat of Dayton Field Fifth Addition; and,

**WHEREAS**, the unaddressed property is located at PID: 30-120-22-31-0009 legally described as: Outlot A, DAYTON FIELD 4<sup>TH</sup> ADDITION; and,

**WHEREAS**, the Planning Commission held a Public Hearing on September 4, 2025. The Planning Commission recommended Approval; and,

**PRELIMINARY PLAT**

**WHEREAS**, the Planning Commission held a Public Hearing on September 4, 2025. The Planning Commission recommended Approval of the Preliminary Plat. Consistent with City Code 1002.05, Subd 1(2)(4) *The Commission shall recommend denial of the preliminary plat if it makes any of the following Findings (italics):*

- (a) That the proposed subdivision is in conflict with the City's Comprehensive Plan, Zoning Ordinance, Capital Improvements Program, or other policy or regulation.

**Finding:** *The 2040 Comprehensive Plan guides the property "Industrial". Goal 13 is to attract and encourage new light industrial, office/industrial, high tech and professional services and maintain and expand existing businesses in Dayton. The Preliminary Plat is consistent with Goals and Policies.*

*The property is zoned "I-1 Light Industrial". The intent is to provide for the establishment of manufacturing, warehousing, and office developments. Uses allowed in this district shall be limited to those which can compatibly exist adjacent to retail/service-related uses and residential uses. Uses shall not produce exterior noise, glare, fumes, obnoxious byproducts or wastes, or create no other objectionable impact on the environment.*

*The Preliminary Plat has no significant impact to the Capital Improvements Program.*

- (b) That the proposed subdivision is in conflict with the purpose and intent of this chapter.

**Finding:** *The proposed subdivision is not in conflict with the purpose and intent of the Subdivision Ordinance.*

- (c) That the physical characteristics of the site, including but not limited to topography, vegetation, susceptibility to erosion, and siltation, susceptibility to flooding, water storage, and retention, are such that the site is not suitable for the type of development or use contemplated.

**Finding:** *The site is suitable for development.*

- (d) That the site is not physically suitable for the intensity or type of development or use contemplated.

**Finding:** *The site is suitable for development and industrial use.*

- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial and irreversible environmental damage.

**Finding:** *The proposed subdivision is not likely to cause substantial or reversible environmental damage.*

- (f) That the design of the subdivision or the type of improvements will be detrimental to the health, safety or general welfare of the public.

**Finding:** *The subdivision and improvements will not be detrimental to the health, safety or general welfare of the public.*

- (g) That the design of the subdivision or the type of improvement will conflict with easements on record or with easements established by judgment of a court.

**Finding:** *The subdivision and improvements will not conflict with recorded easements.*

- (h) That the subdivision is premature as determined by the standards of Subsection [1002.03](#) of this section.

**Finding:** *The subdivision is not premature. The subdivision has adequate drainage, municipal water, regional sanitary sewer, and streets. The subdivision is consistent with the 2040 Comprehensive Plan's purposes and objectives. Public facilities are adequate to serve the proposed subdivision.*

WHEREAS,

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Dayton City Council Approves the Preliminary Plat of Dayton Field Fifth Addition with the following conditions:

1. The applicants shall submit a petition for vacation of easements on the property prior to, or concurrently with, the submittal of a Final Plat application.
2. The Applicant shall revised plans to be consistent with the City Engineers letter, dated August 26, 2025.
3. The Applicant shall submit an Application for Final Plat approval within one year, consistent with City Code 1002.05, Subd 1(g)(2).

Adopted this 23<sup>rd</sup> day of September, 2025, by the City of Dayton

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Dennis Fisher, Mayor

ATTEST

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Amy Benting, City Clerk

Motion by Councilmember \_\_\_\_\_, Second by Councilmember \_\_\_\_\_.



**RESOLUTION \_\_-2025**

**CITY OF DAYTON  
COUNTIES OF HENNEPIN AND WRIGHT  
STATE OF MINNESOTA**

**RESOLUTION APPROVING THE SITE PLAN AND  
CONDITIONAL USE PERMIT FOR OUTDOOR STORAGE AS AN ACCESSORY USE**

**WHEREAS**, Roers Ops, LLC (Applicant) has applied for approval of a Site Plan and Conditional Use Permit for Outdoor Storage as an Accessory Use; and,

**WHEREAS**, the unaddressed property is located at PID: 30-120-22-31-0009 legally described as: Lot 1, Block 1, DAYTON FIELD 5th ADDITION; and,

**WHEREAS**, the Planning Commission held a Public Hearing on September 4, 2025. The Planning Commission recommended Approval; and,

**SITE PLAN**

**WHEREAS**, City Code 1001.28, subd 3(a) requires a Final Site and Building Plans to be approved by the City Council prior to the issuance of any permits for new development or building construction/expansion in any non-residential zoning district; and,

**WHEREAS**, Final Site and Building Plans were reviewed for consistency with City Code 1001.28, Subd 3(2) (content); and,

**WHEREAS**, Consistent with City Code 1001.28, Subd 3(3), the City Council shall find the following prior to the approval of Final Site and Building Plans (**Findings** in *italics*):

- a. The proposed development is not in conflict with the Comprehensive Plan;

**Finding:** *The 2040 Comprehensive Plan guides the property “Industrial”. Goal 13 is to attract and encourage new light industrial, office/industrial, high tech and professional services and maintain and expand existing businesses in Dayton. The Site Plan is consistent with Goals and Policies.*

*The Site Plan includes a 26,000sf building, 77 parking stalls, and 26,36,584sf of outdoor storage. The Site Plan includes sufficient screening of outdoor storage from adjacently residential zoned property.*

- b. The proposed development is not in conflict with the zoning district provisions;

**Finding:** *The property is zoned I-1 Light Industrial. The intent is to provide for the establishment of manufacturing, warehousing, and office developments. Uses*

*allowed in this district shall be limited to those which can compatibly exist adjacent to retail/service-related uses and residential uses. Uses shall not produce exterior noise, glare, fumes, obnoxious byproducts or wastes, or create no other objectionable impact on the environment.*

*The Site Plan includes a 26,000sf building, 77 parking stalls, and 26,36,584sf of outdoor storage. The proposed use (contractor's yard with accessory outdoor storage) is not in conflict with the zoning district, with issuance of a Conditional Use Permit for outdoor storage.*

- c. The proposed development is compatible with existing and anticipated future development.

**Finding:** *The proposed development is consistent with adjacent industrial uses, but for the adjacent zoned mobile home park (unbuilt). The proposed development will maintain existing trees along the common property line with the mobile home park property. Screening will be supplemented by additional trees and chain-link fence with privacy slats.*

- d. Conform to the exterior building material requirements of the Zoning Code.

**Finding:** *The proposed exterior building material is consistent with City Code 1001.062, subd 1 (building and site performance standards and requirements).*

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Dayton City Council Approves the Site Plan with the following conditions:

1. The Applicant shall comply with the City Engineer's letter, dated August 26, 2025.
2. The Applicant shall construct the building and site improvements, consistent with Architectural plans dated June 16, 2025, Landscaping plans dated August 1, 2025, and lighting plans dated July 29, 2025.

#### CONDITIONAL USE PERMIT

**WHEREAS**, City Code 1001.063, Subd (u) requires a Conditional Use Permit for Outdoor storage as regulated in section 1001.062; and civil plans dated August 1, 2025

**WHEREAS**, City Code 1001.062, Subd 2(4) includes standards for outdoor storage as an Accessory Use; and,

**WHEREAS**, City Code 1001.23, Subd 23(3)(e) states; *The approval of a conditional use permit requires that the City Council shall find that conditions can be established to ensure all of the following criteria will always be met: (Findings in italics):*

1. The proposed use is consistent with the Comprehensive Plan and the purpose of the underlying zoning district.

**Finding:** *The 2040 Comprehensive Plan guides the property "Industrial". Goal 13 is to attract and encourage new light industrial, office/industrial, high tech and professional services and maintain and expand existing businesses in Dayton. The Site Plan is consistent with Goals and Policies.*

2. The proposed use will not substantially diminish or impair property values within the immediate vicinity of the subject property.

**Finding:** *There is no substantial evidence that the Outdoor Storage will effect property values in the immediate vicinity.*

3. The proposed use will not be detrimental to the health, safety, morals or welfare of persons residing or working near the use.

**Finding:** *The Outdoor Storage will not be detrimental to persons residing or working near the use.*

4. The proposed use will not impede the normal and orderly development of surrounding property.

**Finding:** *The Outdoor Storage should not impede development of surrounding property.*

5. The proposed use will not create an undue burden on parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.

**Finding:** *The Outdoor Storage will not create a burden on public services.*

6. The proposed use is adequately screened.

**Finding:** *The Outdoor Storage is adequately screened, compliant with City Code*

7. The proposed use will not create a nuisance, including but not limited to odor, noise, vibration or visual pollution.

**Finding:** *The Outdoor Storage will not create a public nuisance.*

8. The proposed use will provide adequate parking and loading spaces, and all storage on the site is in compliance with this Subsection.

**Finding:** *The Outdoor Storage is consistent with City Code 1001.062, Subd 2(4).*

9. The proposed use will protect sensitive natural features.



**Finding:** *The Outdoor Storage will protect sensitive natural features. Bituminous surfaced outdoor storage will include curb & gutter. Gravel surfaced outdoor storage will include curb & gutter on two sides, and about 50'+ native seed buffer between outdoor storage and the wetland.*

10. The City Council may attach conditions to the permit, as it may deem necessary in order to lessen the impact of a proposed use, meet applicable performance standards and to promote health, safety and welfare.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Dayton City Council Approves the Conditional Use Permit for Outdoor Storage as an Accessory Use with the following conditions:

3. Outdoor Storage shall be adequate screened a minimum of 8' in height at the time screening is installed, consistent with City Code 1001.062, Subd 2(4)(b). Ground surface material shall be consistent with civil plans, dated August 1, 2025 (e.g. 26,336sf on bituminous surface, and 10,248sf on Class 2 aggregate surface).
4. The Applicant shall comply with the City Engineer's letter, dated August 26, 2025.

Adopted this 23<sup>rd</sup> day of September, 2025, by the City of Dayton

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Dennis Fisher, Mayor

ATTEST

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Amy Benting, City Clerk

Motion by Councilmember \_\_\_\_\_, Second by Councilmember \_\_\_\_\_.