

City of Dayton
Economic Development Authority (EDA)
November 18, 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. Approval of Minutes, September 9, 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. Damaged/Abandoned Utility Boxes
- B. Sidewalk Repairs in Old Village
- C. Railroad Spur
- D. Lent Property Concept Plan
- E. Tax Forfeit property, PID: 31-120-22-13-0010 (Triangle Property)
- F. Balsam Lane Signage
- G. Economic Development Specialist

6. **New Business**

- 8:00 A. Concept Plan - Graco

- 8:10 B. **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 or sale of real or personal property located at: 183XX Robinson St, Dayton, MN 55327, PID: 31-121-22-31-0056.

- 8:20 C. **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 or sale of real or personal property located at: PID: 31-120-22-13-0010.

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

- 8:30 A. Staff Updates

- 8:35 B. EDA Member Updates

The next EDA meeting will be on Tuesday, December 16, 2025, at 7:30 am

8:35 8. **Adjourn**

EDA MISSION STATEMENT: The Dayton EDA drives targeted growth through business attraction, retention, and strategic redevelopment. We prioritize projects that align with infrastructure, land use, and long-term fiscal health. Our mission is to build a resilient, competitive, and livable city.



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
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**MINUTES OF THE OCTOBER 21, 2025
CITY OF DAYTON, MINNESOTA
ECONOMIC DEVELOPMENT AUTHORITY MEETING**

Call to Order

Huttner called the meeting to order at 7:30 AM on October 21, 2025.

Roll Call

Present: Anderson, Huttner, Luther, Bernens, Salonek by phone, and Weber

Absent: Fashant

Also, in attendance: Jon Sevald, Executive Director; Hayden Stensgard, Planner II; Zach Synstegaard, IAG Commercial.

Approval of the Agenda

Weber requested adding a discussion about the potential for the EDA to explore having its own dedicated administrator or clerk under new business. Sevald suggested this be placed under new business.

Motion to approve the agenda with the addition of a discussion about a dedicated EDA admin under new business was made by Luther, seconded by Bernens. The motion carried unanimously.

Consent Agenda

A. Approval of Minutes, September 9, 2025

B. EDA Treasurer's Report

C. Summary of Non-Residential inquiries

D. Renewing contract with IAG as commercial broker for EDA

E. 2025 Elevate Hennepin Client Feedback Report

Regarding the Elevate Hennepin Client Feedback Report, Sevald explained that five Dayton businesses had used the service in 2025 but didn't know who they were. The report provided feedback from customers throughout Hennepin County, not specifically from Dayton businesses.

Anderson asked when the Elevate Hennepin contract would need to be renewed, and Sevald confirmed it would be in December/January. Bernens shared his experience using the service in 2024. Huttner noted that Councilmember Salonek was participating remotely by phone. Bernens suggested continuing the program for one more year since Dayton's business activity seemed to be increasing.

Motion to approve the consent agenda was made by Luther, seconded by Bernens. The motion carried unanimously.

Open Forum

No citizens appeared for open forum.

Old Business

A. Damaged/Abandoned Utility Boxes

Sevald reported that following the September 9th City Council meeting, direction was given for property owners to complain to their utility providers about damaged boxes. Sevald had called Lumen to report the box discussed at previous meetings, and it was added to their repair list, though likely wouldn't be fixed until spring.

The EDA discussed having information about how to contact utility providers regarding damaged boxes in the city newsletter and adding a permanent link on the city website to make residents aware of how to report these issues.

B. Sidewalk Repairs in Old Village

No updates were provided on this item.

C. Railroad Spur

Sevald reported that he hadn't found any potential customers yet for a railroad spur/transload facility. Sevald explained that a feasibility study would cost between \$10,000-\$30,000, and the facility itself would cost between \$8-20 million to build.

Weber mentioned that his company might use such a facility, though not frequently, for receiving new equipment. Bernens suggested that the key question was whether Dayton is a good location for a transload facility, and whether the city should be directly involved or just facilitate someone like Cemstone to develop it.

The EDA members agreed to continue pursuing this project. Weber volunteered to contact potential users, and Sevald agreed to provide a list of questions from BNSF that would help gauge interest from businesses. Huttner asked Synstegaard if a railroad spur would make sense for the area, and Synstegaard indicated it would be most appropriate for heavy industrial uses.

D. Lent Property Concept Plan

The EDA reviewed a detailed concept plan for the Lent property, which is located along the Crow River. Sevald explained that the city owns an L-shaped property and had considered purchasing an adjacent property with a house on it, but the price wasn't agreeable.

Synstegaard commented that the site layout made sense, with commercial development on the corner providing a gateway to the community, while being mindful of floodplain constraints near the river.

New Business

A. Discussion - Balsam Streetscape

Huttner introduced a discussion about creating monument signage for the Balsam Lane business area. Huttner explained that this had been discussed years ago but never implemented. The signage would help identify businesses located in the area that aren't visible from the main road.

Sevald explained that this type of signage is not currently allowed in the city ordinances and would require an amendment. The challenge with a sign in the median would be visibility issues for traffic. Salonek mentioned that when Balsam was first developed, there were plans for a monument sign on the north end that never materialized.

The EDA agreed to direct staff to investigate options for signage at both ends of Balsam Lane that would help identify the businesses in the area while adhering to or amending city ordinances as needed. They also discussed the need to name the area, possibly as the "Balsam Business District."

B. Hennepin County Love Local Storefronts grant

Sevald reported that the city had applied for a \$50,000 grant from Hennepin County's Love Local Storefronts program. If awarded, the city could provide grants of up to \$15,000 to local businesses for storefront improvements like windows, signage, and doors. The grants would require a 1:1 match from businesses. The city would learn if it received the grant in January.

C. 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 or sale of real or personal property located at: 18771 Robinson St, Dayton, MN 55327, PID: 36-121-23-41-0020, 36-121-23-41-0011, 36-121-23-41-0012, 36-121-23-41-0021.

The EDA entered closed session. Upon returning to open session, no action was taken regarding the closed session item.

D. EDA Admin Job Description and Cost

Weber suggested the possibility of hiring a part-time staff person dedicated to EDA matters to help advance projects and conduct business retention visits. Sevald noted this would need to be included in the 2027 budget, as the 2026 budget was already set. The EDA members suggested creating a job description and budget for such a position for further consideration.

The EDA also discussed creating a brochure about the EDA that members could use when meeting with local businesses. Luther volunteered his staff to help design the flyer. They agreed to have Sevald provide questions for business retention visits and a list of businesses to contact, with EDA members volunteering to conduct outreach.

Staff & Board Updates

A. Staff Updates

Sevald provided numerous updates.

For the Elevate Hennepin event, the EDA selected access to capital, business strategy, legal, marketing, and idea stage assistance as the areas of focus. They discussed the need to promote the event to local businesses through social media, the city website, and other channels.

B. EDA Member Updates

Weber brought up the issue of trucks parking overnight on Maple Court near Kwik Trip, making the road effectively one lane. Sevald noted there is a city ordinance against overnight street parking, and this is an enforcement issue that could be addressed with the Police Department.

Adjourn

Motion to adjourn was made by Weber, seconded by Bernens. The motion carried unanimously.

The meeting adjourned at 9:17 AM.

11/12/2025 08:05 AM
User: DBRUNETTE
DB: Dayton

ACCOUNT BALANCE REPORT FOR DAYTON MN

Page: 1/1

PERIOD ENDING 10/31/2025

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	BEG. BALANCE 01/01/2025	ACTIVITY FOR MONTH 10/31/2025	YEAR-TO-DATE THRU 10/31/25	END BALANCE 10/31/2025
Fund 225 - EDA						
Assets						
225-00000-10100	Cash		683,254.11	(4,310.29)	(114,255.78)	568,998.33
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	(4,310.29)	(114,205.78)	569,248.33
Liabilities						
225-00000-20200	Accounts Payable		7,397.93	(3,489.10)	(7,397.93)	0.00
TOTAL LIABILITIES			7,397.93	(3,489.10)	(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	21,074.44	21,074.44
225-40700-39000	Other Financing Sources	0.00		0.00	925.00	925.00
225-40700-39101	Sales of General Fixed Assets	0.00		0.00	89,000.00	89,000.00
TOTAL REVENUES		0.00		0.00	110,999.44	110,999.44
Expenditures						
225-41710-50210	Operating Supplies	0.00		821.19	1,364.19	1,364.19
225-41710-50300	Professional Svcs	0.00		0.00	32,487.35	32,487.35
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	40,000.00	40,000.00
225-41710-50510	Land	0.00		0.00	143,303.25	143,303.25
TOTAL EXPENDITURES		0.00		821.19	217,807.29	217,807.29

October 2025 non-residential inquiries. Status is Anonymous until an applicaiton is submitted, and becomes public.

DATE	CATEGORY	DESCRIPTION	FACITLIY	JOB	INVESTMENT	STATUS
10/2/2025	Industrial	Land or existing bldg	Manufacturing	?	?	Anonymous. Old Public Works site not available.
10/2/2025	Industrial	Land	Self-Storage	?	?	Anonymous. Provided possible locations.
10/2/2025	Commercial	Concept Plan	Office	300	?	Anonymous. Pre-application
10/3/2025	Commercial	Post-Construction	Retail	87	\$ 18,000,000	Kwik Trip
10/3/2025	Industrial	Land	Spec Industrial	?	?	Anonymous. Provided possible locations.
10/6/2025	Industrial	Notice	Transfer Station	?	?	MPCA notice of EAW permit application, Curbside
10/6/2025	Industrial	Land	Self-Storage	?	?	Anonymous. Provided possible locations.
10/9/2025	Commercial	Concept Plan	Office	300	?	Anonymous. Pre-application
10/9/2025	Commercial	Land	Restaurant	?	\$ 3,000,000	Anonymous. Provided possible locations.
10/10/2025	Commercial	Concept Plan	Gas Station	?	?	Anonymous. Pre-application
10/13/2025	Industrial	Land or existing bldg	Manufacturing	2	?	Anonymous. Provided possible locations.
10/14/2025	Other	-	-	-	-	EDA marketing consulting
10/14/2025	Other	-	-	-	-	Hennepin County Love Local Storefronts
10/14/2025	Other	-	-	-	-	Connexus - discussion re: electrical capacity
10/15/2025	Commercial	Land	Retail	?	?	Anonymous. Provided possible locations.
10/15/2025	Commercial	Site Plan	Auto Repair	?	?	Anonymous. Pre-application
10/17/2025	Industrial	Land	Spec Industrial	?	?	Oppidan, post-moratorium discussion
10/20/2025	Industrial	Land	Contractors Yard	80-120	\$ 7,000,000	Telcom, post-approval
10/20/2025	Other	-	-	-	-	EDA marketing consulting
10/20/2025	Other	-	-	-	-	Hennepin County Love Local Storefronts
10/21/2025	Other	-	-	-	-	Hennepin County Thriving Thursday
10/21/2025	Other	-	-	-	-	Q: Broker inquiry
10/21/2025	Commercial	Concept Plan	Office	300	?	Anonymous. Pre-application
10/22/2025	Industrial	Land	Contractors Yard	?	?	Anonymous. Provided possible locations.
10/23/2025	Commercial	Site Plan	Auto Repair	?	?	Anonymous. Pre-application
10/27/2025	Other	-	-	-	-	Hennepin County Local Storefronts
10/29/2025	Other	-	-	-	-	Elevate Hennepin
10/29/2025	Commercial	Concept Plan	Office	300	?	Concept Plan - Graco
10/30/2025	Other	-	-	-	-	Elevate Hennepin
10/30/2025	Commercial	Retail	Coffee Shop	?	?	Anonymous. Provided possible locations.
10/31/2025	Other	Land	School	?	?	Anonymous. Pre-application

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. September 9, 2025, the City Council considered a proposal by Stantec to inventory objects within 84-miles of right-of-way (\$31,000). The inventory would identify damaged utility boxes to be inspected by staff, and issue corrective orders. The Council directed that enforcement be complaint driven (no Stantec inventory), and to assist property owners with contacting their utility provider, if necessary.

Staff complained to Lumen regarding two utility boxes on Balsam Lane. Boxes were replaced in October.

An article will be published in the Winter Dayton Communicator.

CRITICAL ISSUES:

None.

RELATIONSHIP TO COUNCIL GOALS:

Build and Maintain Quality Infrastructure.

ROLE OF EDA:

None.

RECOMMENDATION:

None

ATTACHMENT(S):

Photos



Oct 6, 2025



Nov 12, 2025

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 September 9, 2025 EDA meeting, the EDA directed staff to obtain bids for replacement.

Applicable sidewalk panels will be replaced in spring 2026 (ran out of time for fall, 2025).

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



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.

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). The Des Moines MPO owns a 40-acre Transload Facility (truck to rail). Total project cost was \$25 million (\$11.2 million received in grants). According to its feasibility study, the facility estimated 7 daily train and 42 daily truck loads by the 3rd year, and an estimated annual revenue of \$250,000 - \$300,000.¹

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 (\$10,000 - \$30,000).

In September/October, BNSF provided Staff with a list of questions for customers, a list of 12 transload facilities in Minnesota, and a list of engineering firms. The nearest transload facilities are in Fridley (Murphy Warehouse Company – 15 acres, and Commercial Transload of Minnesota – 4 acres).

TKDA estimates a Transload facility would cost \$8-\$20 million.

Staff has reached out to Dayton freight companies and manufacturers. Most provided no response or stated they would not use rail. List of questions was shared with EDA members to follow up with potential rail customers.

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

In October, Staff discussed with a building materials supplier in Rogers who has a rail spur and a crane, if they'd share their facility with Dayton businesses (no).

CRITICAL ISSUES:

It is not known if there is a local demand for rail to justify the \$8-20 million investment by the EDA. A feasibility study is needed to provide to BNSF (\$10,000 - \$30,000).

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:

Provide direction.

RECOMMENDATION:

Staff have exhausted options and is not spending time pursuing. If the EDA wishes to continue, EDA members are encouraged to contact businesses to ask questions (**highlighted**) regarding commitment for rail use. Questions were emailed to the EDA on October 22, 2025; and below:

Questions from BNSF:

- Is the site currently rail-served, or is new construction needed?
- **Will you be shipping, receiving or both?**
- **What is the commodity (include STCC number or description)?**
- **What are the origin-destination pairs for your traffic?**
- **What weekly volume of traffic do you anticipate (carload or unit train)?**
- **Is the volume steady or seasonal?**
- **What is your anticipated start-up of operations?**
- **How many car spots will your facility need?**
- Do you have engineering plans for new construction?
- **What type of railcars will you use?**
- **Will the railcars be BNSF, privately owned or leased?**
- Will you switch your own cars on your site? How will you operate the facility?
- What is the estimated industry investment / budget year?
- What is the potential number of jobs created?
- How will you transload? Any equipment?

ATTACHMENT(S):

None.

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.

CRITICAL ISSUES:

IAG Commercial will list the Lent property for sale and reach out to specific developers and businesses to gauge interest.

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

1001.065 SUBD. 3 - GENERAL MIXED USE DISTRICT 3 (GMU-3) HISTORIC VILLAGE - DESIGN GUIDELINES:

1001.065 SUBD. 3 (7A-E) SETBACK -

- 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

1001.065 SUBD. 3 (7F) SITE DESIGN -

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.

1001.065 SUBD. 3 (8) + 1001.19 PARKING -

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

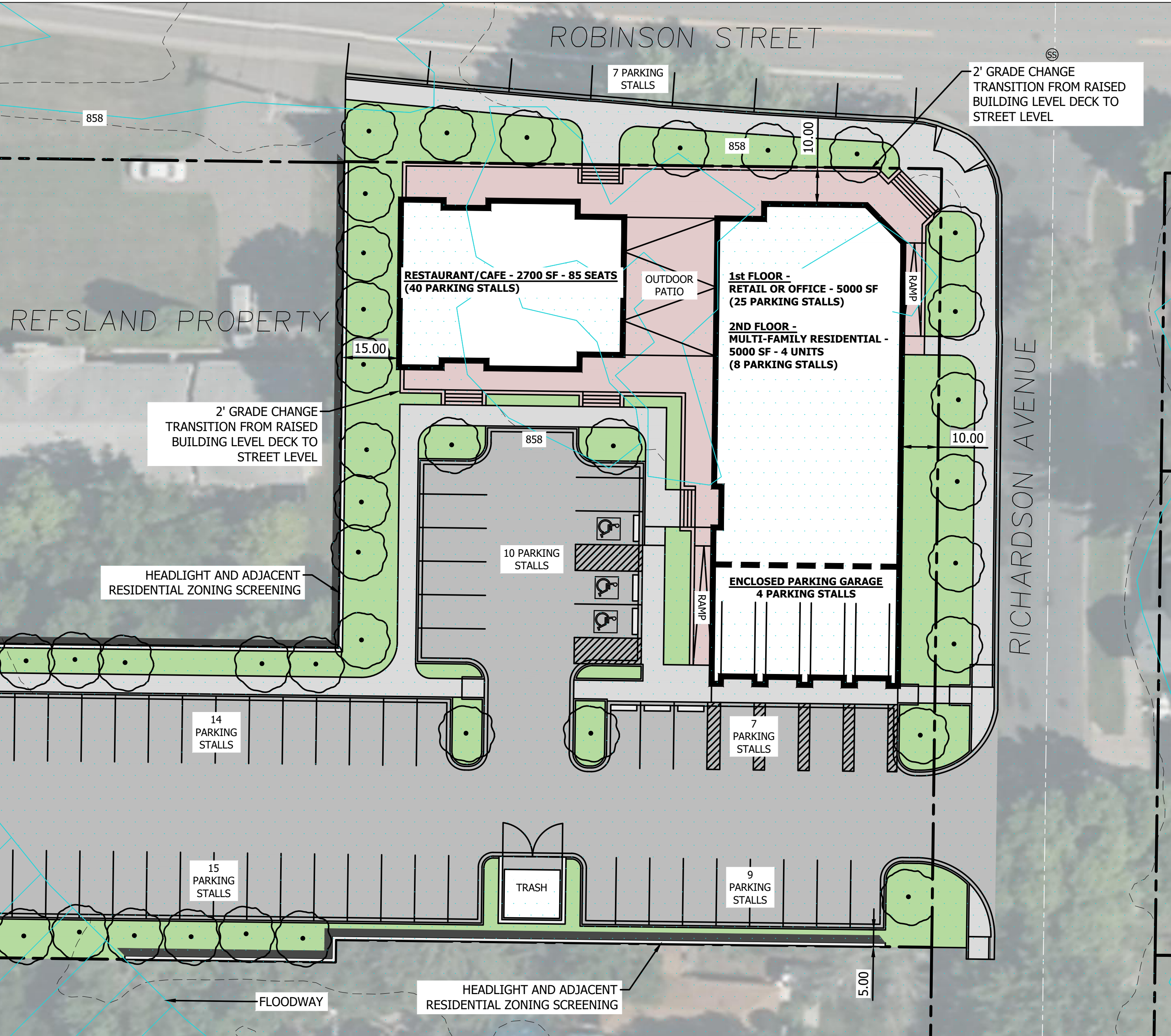
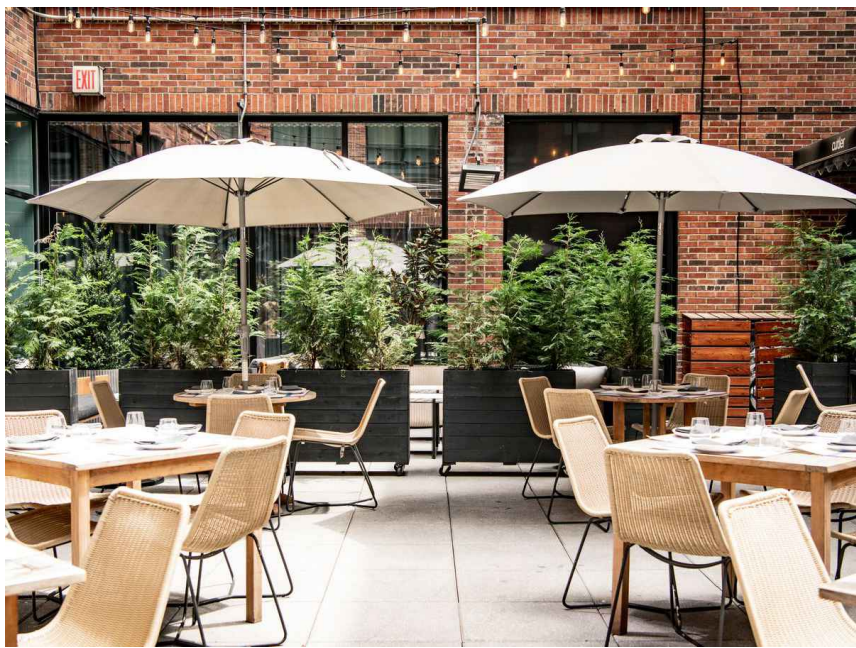
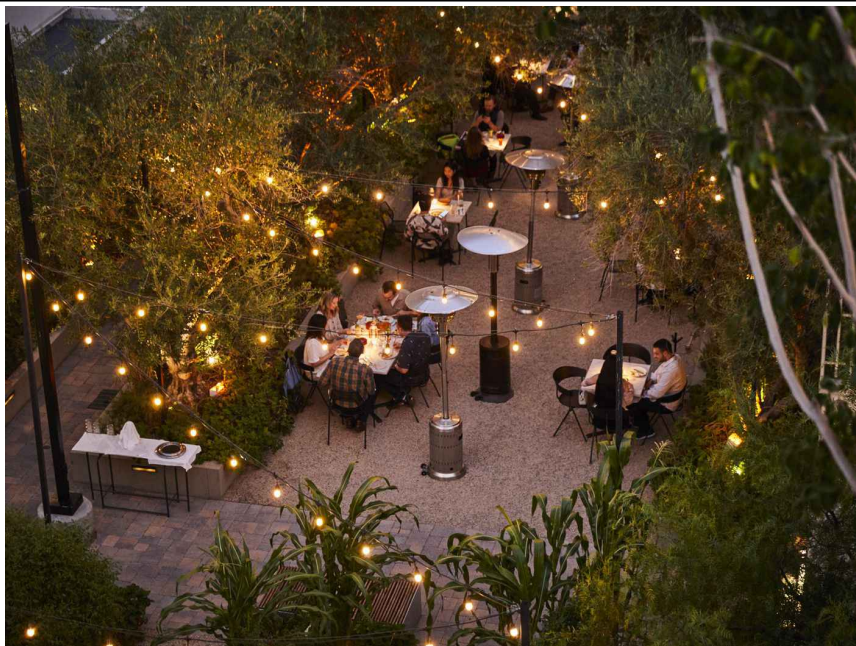
PARKING COUNTS: 66 REQUIRED PARKING SPACES (3 ADA STALLS) - 66 PARKING SPACES PROPOSED (3 ADA STALLS PROPOSED)

1001.065 SUBD. 3 (12) LANDSCAPE -

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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Tel. 913-905-3415
www.stantec.com

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Consultants

Legend

- FLOODWAY
 FLOODPLAIN
 PROPERTY BOUNDARY

Notes

Revision	By	Appd.	YY.MM.DD
Issued	By	Appd.	YY.MM.DD
File Name:			
	Dwn.	Chkd.	Disgn.
Permit-Seal			YY.MM.DD

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

0

ITEM:

Tax Forfeit Property, PID: 31-120-22-13-0010 (Triangle Property), and PID: 31-121-22-31-0056 (Robin Street Property)

APPLICANT/PRESENTERS:

Jon Sevald, Executive Director

PREPARED BY:

Jon Sevald, Executive Director

BACKGROUND/OVERVIEW:

On November 13, 2025, the City Council approved an interagency loan to the EDA for \$300,000 + 4% interest toward purchasing tax forfeit property PID: 31-120-22-13-0010 commonly referred to as the "Triangle Property".¹

On November 13, 2025, the City Council approved the reconveyance of the Robinson Street tax forfeit property to the EDA.²

CRITICAL ISSUES:

After the EDA purchases the Triangle property from Hennepin County, the intent is for the EDA to plat the property as an outlot and list the property for sale. The buyer of Outlot A would then re-plat it for development.

Outlot A: Development by others
Outlot B: City stormwater pond
Outlot C: City monument sign

RELATIONSHIP TO COUNCIL GOALS:

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Items
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	Review housing type and lot size by %'s	Proportionate housing types available.	A) A-3 District. B) Begin work on Comp Plan C) Develop Rental Housing Ordinance
	Encourage healthy lifespan of both residential and commercial operations	- Total amount of Funding provided. - Number of rental available and where they are located.	- Maintain grant program. - Manage number of rentals.	D) Seek out businesses more often.
	Healthy Commercial Sector with services and job growth	Net difference of businesses movement including their employment.	Maintain a positive difference in business movement.	E) Work with EDA to find niche businesses that are not in surrounding communities. F) Complete Large Area Plan.

¹ Resolution 82-2025

² Resolution 82-2025

ROLE OF HE EDA:

Motion to Approve an Interagency Loan from the City to the EDA and Approve the Purchase Agreement for PID: 31-120-22-13-0010 (Triangle Property).

RECOMMENDATION:

Staff recommends approval.

ATTACHMENT(S):

DRAFT plat (Triangle property)
City Council Resolution 82-2025

DAYTON DIFFERENCE ADDITION

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Dayton, Minnesota, a Minnesota municipal corporation, , a Minnesota limited liability company, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

That part of the Southwest Quarter of the Northeast Quarter of Section 31, Township 120, Rnage 22, Hennepin County, Minnesota described as follows: Beginning at the Southeast corner of said Southwest Quarter of the Northeast Quarter; thence South 88 degrees 22 minutes 00 seconds West, assumed bearing, along the South line thereof 9.37 feet to the centerline of Territorial Road; thence North 61 degrees 05 minutes 00 seconds West along said centerline 715.06 feet; thence North 23 degrees 14 minutes 56 seconds East 837.98 feet to the Southwesterly right of way line of Burlington Northern Railroad; thence Southeasterly along said Southwesterly line to the east line of said Southwest Quarter of the Northeast Quarter; thence South 1 degree 08 minutes 25 seconds East along said east line to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.

AND

Lot 1, Block 4, Dayton Industrial Park, a plat on file and of record in the office of the County Recorded of Hennepin County, Minnesota. Being that part of Lot 1 described as commencing at the Southwest corner of said Lot 1, a distance of 379.10 feet to the actual point of beginning; thence Northeasterly 44.34 feet along a non-tangential curve concave to the Southeast having a radius of 345.50 feet and a central angle of 07 degrees 21 minutes 09 seconds, the chord of said curve bears North 34 degrees 11 minutes 48 seconds East; thence North 37 degrees 52 minutes 23 seconds East, tangent to said curve, a distance of 138.70 feet; thence North 35 degrees 49 minutes 19 seconds East a distance of 202.57 feet; thence North 37 degrees 52 minutes 23 seconds East a distance of 51.84 feet to the Northeasterly line of said Lot 1; thence Northwestery along said Northeasterly line a distance of 310.26 feet to the North corner of said Lot 1; thence South 00 degrees 43 minutes 41 seconds West along the West line of said Lot 1 a distance of 529.91 feet to the point of beginning, Hennepin County, Minnesota.

Have caused the same to be surveyed and platted as DAYTON DIFFERENCE ADDITION and do hereby dedicate to the public for public use the public ways and drainage and utility easements as created by this plat

In witness whereof said The City of Dayton, Minnesota, a Minnesota municipal corporation, fee owner, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

City of Dayton, Minnesota

Mayor

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____, by
XXXXXXXX, mayor of the City of Dayton, a Minnesota municipal corporation, on behalf of the corporation.

(Notary Signature)

(Notary Printed Name)

Notary Public, _____ County, State of Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Daniel J. Roeber, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____.

Daniel J. Roeber, Licensed Land Surveyor
Minnesota License Number 43133

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20_____ by Daniel J. Roeber.

(Notary Signature)

(Notary Printed Name)

Notary Public, _____ County, State of Minnesota

My Commission Expires _____

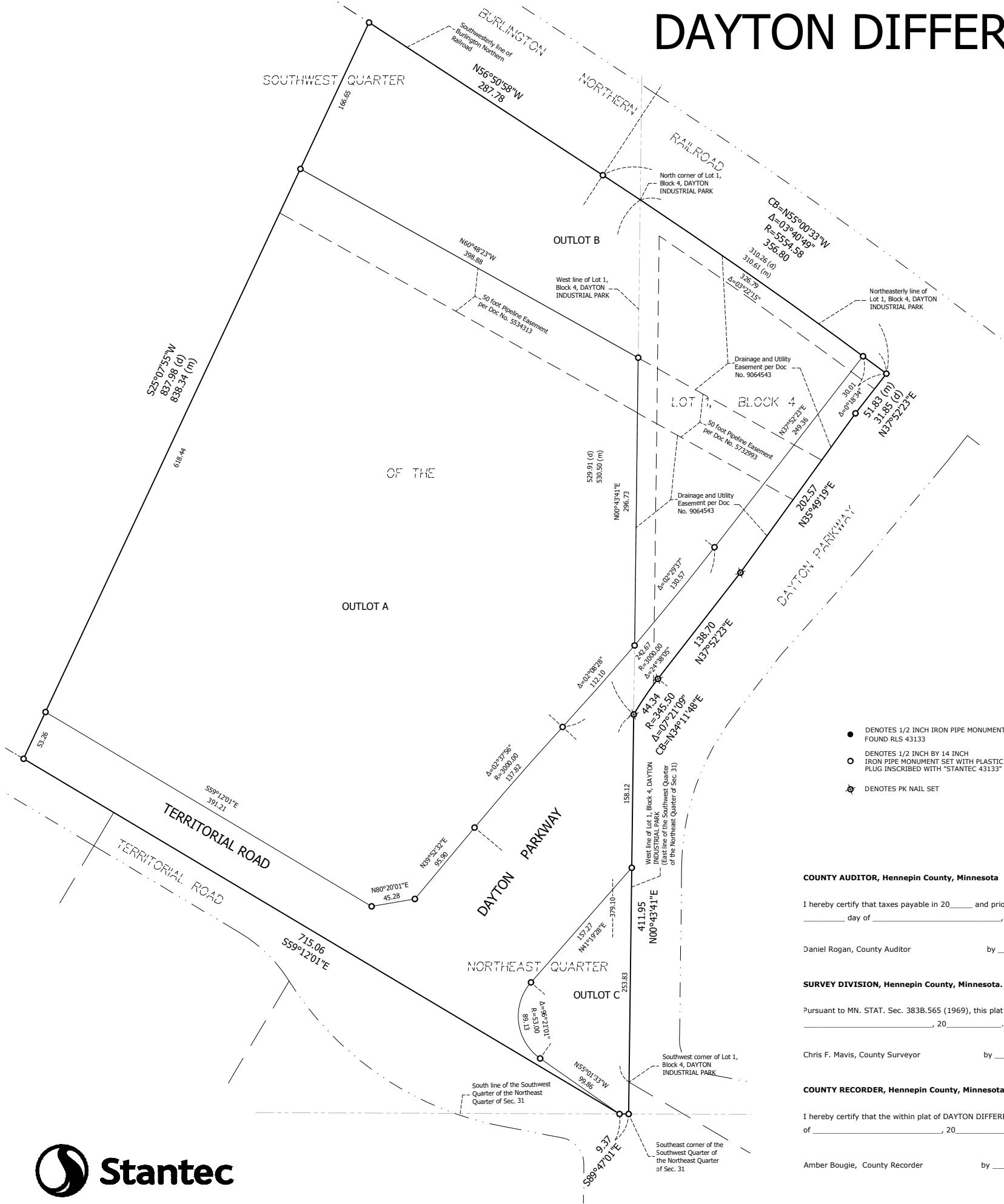
CITY COUNCIL, CITY OF DAYTON, MINNESOTA

This plat of DAYTON DIFFERENCE ADDITION was approved and accepted by the City Council of the City of Dayton, Minnesota at a regular meeting thereof held this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF DAYTON, MINNESOTA

By _____ Mayor

By _____ Clerk



COUNTY AUDITOR, Hennepin County, Minnesota

I hereby certify that taxes payable in 20_____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20_____.

Daniel Rogan, County Auditor by _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota.

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 20_____.

Chris F. Mavis, County Surveyor by _____

COUNTY RECORDER, Hennepin County, Minnesota.

I hereby certify that the within plat of DAYTON DIFFERENCE ADDITION was recorded in this office his _____ day of _____, 20_____, at _____ o'clock ____M.

Amber Bougie, County Recorder by _____ Deputy



DAYTON DIFFERENCE ADDITION

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Dayton, Minnesota, a Minnesota municipal corporation, , a Minnesota limited liability company, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

That part of the Southwest Quarter of the Northeast Quarter of Section 31, Township 120, Rnage 22, Hennepin County, Minnesota described as follows: Beginning at the Southeast corner of said Southwest Quarter of the Northeast Quarter; thence South 88 degrees 22 minutes 00 seconds West, assumed bearing, along the South line thereof 9.37 feet to the centerline of Territorial Road; thence North 61 degrees 05 minutes 00 seconds West along said centerline 715.06 feet; thence North 23 degrees 14 minutes 56 seconds East 837.98 feet to the Southwesterly right of way line of Burlington Northern Railroad; thence Southeasterly along said Southwesterly line to the east line of said Southwest Quarter of the Northeast Quarter; thence South 1 degree 08 minutes 25 seconds East along said east line to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.

AND

Lot 1, Block 4, Dayton Industrial Park, a plat on file and of record in the office of the County Recorded of Hennepin County, Minnesota. Being that part of Lot 1 described as commencing at the Southwest corner of said Lot 1, a distance of 379.10 feet to the actual point of beginning; thence Northeasterly 44.34 feet along a non-tangential curve concave to the Southeast having a radius of 345.50 feet and a central angle of 07 degrees 21 minutes 09 seconds, the chord of said curve bears North 34 degrees 11 minutes 48 seconds East; thence North 37 degrees 52 minutes 23 seconds East, tangent to said curve, a distance of 138.70 feet; thence North 35 degrees 49 minutes 19 seconds East a distance of 202.57 feet; thence North 37 degrees 52 minutes 23 seconds East a distance of 51.84 feet to the Northeasterly line of said Lot 1; thence Northwesterly along said Northeasterly line a distance of 310.26 feet to the North corner of said Lot 1; thence South 00 degrees 43 minutes 41 seconds West along the West line of said Lot 1 a distance of 529.91 feet to the point of beginning, Hennepin County, Minnesota.

Have caused the same to be surveyed and platted as DAYTON DIFFERENCE ADDITION and do hereby dedicate to the public for public use the public ways and drainage and utility easements as created by this plat

In witness whereof said The City of Dayton, Minnesota, a Minnesota municipal corporation, fee owner, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

City of Dayton, Minnesota

Mayor

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____, by
XXXXXXXX, mayor of the City of Dayton, a Minnesota municipal corporation, on behalf of the corporation.

(Notary Signature)

(Notary Printed Name)

Notary Public, _____ County, State of Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Daniel J. Roeber, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____.

Daniel J. Roeber, Licensed Land Surveyor
Minnesota License Number 43133

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20_____ by Daniel J. Roeber.

(Notary Signature)

(Notary Printed Name)

Notary Public, _____ County, State of Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF DAYTON, MINNESOTA

This plat of DAYTON DIFFERENCE ADDITION was approved and accepted by the City Council of the City of Dayton, Minnesota at a regular meeting thereof held this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF DAYTON, MINNESOTA

By _____ Mayor

By _____ Clerk



- DENOTES 1/2 INCH IRON PIPE MONUMENT, FOUND RLS 43133
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET WITH PLASTIC PLUG INSCRIBED WITH "STANTEC 43133"
- ⚓ DENOTES PK NAIL SET

BEARING ORIENTATION
BASED ON THE EAST LINE OF THE SOUTHEAST OF THE
NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 120,
RANGE 22, WHICH HAS AN ASSUMED BEARING OF
NORTH 00 DEGREES 43 MINUTES 41 SECONDS EAST.

COUNTY AUDITOR, Hennepin County, Minnesota

I hereby certify that taxes payable in 20_____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20_____.

Daniel Rogan, County Auditor by _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota.

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 20_____.

Chris F. Mavis, County Surveyor by _____

COUNTY RECORDER, Hennepin County, Minnesota.

I hereby certify that the within plat of DAYTON DIFFERENCE ADDITION was recorded in this office his _____ day of _____, 20_____, at _____ o'clock ____M.

Amber Bougie, County Recorder by _____ Deputy



**RESOLUTION NO. 82- 2025
CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT**

**RESOLUTION AUTHORIZING INTERFUND LOAN
FOR A PORTION OF THE PURCHASE PRICE
FOR THE ACQUISITION OF CERTAIN REAL PROPERTY
BY THE CITY OF DAYTON
AND
AUTHORIZING CONVEYANCE OF CERTAIN REAL PROPERTY
TO THE DAYTON ECONOMIC DEVELOPMENT AUTHORITY**

WHEREAS, the City Council of the City of Dayton is the governing body for the City of Dayton, and is empowered by the State of Minnesota to acquire and sell real property as the purposes of the City may require in the City's interests; and

The Interchange Property

WHEREAS, the City of Dayton, in partnership with the Dayton Economic Development Authority ("Authority"), has negotiated the purchase of a fee simple interest in the certain real property located in the City of Dayton, County of Hennepin, State of Minnesota, which is legally described as follows:

THAT PART OF THE SW 1/4 OF NE 1/4 DESC AS BEG AT SE COR THOF ON
AN ASSUMED BEARING OF S 88 DEG 22 MIN W ALONG S LINE THOF 9.37
FT TO CTR LINE OF TERRITORIAL RD TH N 61 DEG 05 MIN W ALONG
SAID CTR LINE 715.06 FT TH N 23 DEG 14 MIN 56 SEC E 837.98 FT TO
SWLY LINE OF BN RR R/W TH SELY ALONG SAID SWLY LINE TO E LINE
OF SW 1/4 OF NE 1/4 TH S TO BEG EX ROAD UNPLATTED 31 012 22

(PID: 31.120.22.13.0010) (the "Interchange Property"); and

WHEREAS, the Dayton City Council has determined that the Authority has the expertise and capacity to use the Interchange Property to further the redevelopment mission and goals of the Authority and the City, and has agreed to convey the Interchange Property and the Robinson Property to the Authority upon final acquisition of the fee simple interest in the Interchange Property; and

WHEREAS, in anticipation of the conveyance if the Interchange Property from the City to the Authority, the Authority has agreed to provide funding for the entire City cost related to the acquisition of the Interchange Property; and

WHEREAS, in order to facilitate payment of the acquisition cost of the Interchange Property, the City and the Authority have agreed that the City will advance \$300,000 to the Authority as an interfund loan (the "Interfund Loan"), according to the following terms:

- A. No periodic payments are required for repayment of the Interfund Loan. Upon re-sale of the Interchange Property by the Authority to a third-party, the Authority shall repay the full Interfund Loan amount in a single lump sum, together with interest at a rate of 4% annually. This interest rate shall not fluctuate.
- B. The principal sum and all accrued interest payable under the Interfund Loan are payable in whole or in part at any time by the Authority without premium or penalty. No partial payment shall affect the amount or timing of the payment otherwise required for this Interfund Loan.
- C. The City may at any time make a determination to forgive the outstanding principal amount and accrued interest on this Interfund Loan to the extent permissible under law.
- D. The Authority may from time to time amend the terms of this resolution to the extent permitted by law, including without limitation amendment to the payment schedule and the interest rate; provided, however, that the interest rate may not be increased above 4%; and

The Robinson Property

WHEREAS, pursuant to County Auditor’s Directive No. 2025-13, which was filed of record in the Office of the Hennepin County Recorder on October 7, 2025, as Document No. A11407557, the City of Dayton acquired fee ownership of certain real property located in the City of Dayton, County of Hennepin, State of Minnesota, which is legally described as follows:

LOTS 4 AND 5, BLOCK 10, TOWNSITE OF DAYTON, HENNEPIN COUNTY,
MINNESOTA

(PID: 31-121-22-31-0056) (the “Robinson Property”); and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Dayton, that the appropriate City Staff are authorized and directed to complete the Interfund Loan according to the terms set forth in this Resolution;

AND, BE IT FURTHER RESOLVED that upon final acquisition of the Interchange Property by the City, the Mayor and City Clerk are authorized to execute a Quit Claim Deed conveying the Interchange Property to the Authority;

AND, BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute a Quit Claim Deed conveying the Robinson Property to the Authority upon adoption of this Resolution.

Adopted by the City Council of the City of Dayton this 13th day of November, 2025.

Motion made by Councilmember _____, seconded by Councilmember _____.

Motion carried _____.

Dennis Fisher, Mayor

ATTEST:

Amy Benting, City Clerk

(Reserved for Recording Data)

QUIT CLAIM DEED

STATE DEED TAX DUE HEREON: \$1.70

Dated: _____, 2025.

FOR VALUABLE CONSIDERATION, the **CITY OF DAYTON**, a Minnesota municipal corporation, Grantor, hereby conveys and quitclaims to the **DAYTON ECONOMIC DEVELOPMENT AUTHORITY**, a public body corporate and politic under the laws of the State of Minnesota, Grantee, real property in Hennepin County, Minnesota, legally described as follows:

See **Exhibit A** attached hereto and made a part hereof by reference,
together with all hereditaments and appurtenances belonging thereto.

Check here if part or all of the land is Registered (Torrens)____

THE GRANTOR CERTIFIES THAT THE GRANTOR DOES NOT KNOW OF ANY WELLS ON THE DESCRIBED REAL PROPERTY.

The consideration for this transfer is less than \$500.00.

CITY OF DAYTON

By: _____
Dennis Fisher, Mayor

By: _____
Amy Benting, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by **Dennis Fisher and Amy Benting**, respectively, the Mayor and City Clerk of the City of Dayton, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

Notary Public

**Tax Statements for the real property
described in this instrument should be sent to:**

Dayton Economic Development Authority
12260 South Diamond Lake Road
Dayton, Minnesota 55327

DRAFTED BY:
CAMPBELL KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: (651) 452-5000
AKLS

**EXHIBIT A
TO
QUIT CLAIM DEED**

56 Address Unassigned, Dayton MN
PID 31-120-22-13-0010

Legal Description:

THAT PART OF SW 1/4 OF NE 1/4 DESC AS BEG AT SE COR THOF TH ON AN
ASSUMED BEARING OF S 88 DEG 22 MIN W ALONG S LINE THOF 9.37 FT TO CTR
LINE OF TERRITORIAL RD TH N 61 DEG 05 MIN W ALONG SAID CTR LINE 715.06 FT
TH N 23 DEG 14 MIN 56 SEC E 837.98 FT TO SWLY LINE OF BN RR R/W TH SELY
ALONG SAID SWLY LINE TO E LINE OF SW 1/4 OF NE 1/4 TH S TO BEG EX ROAD
UNPLATTED 31 120 22

(Reserved for Recording Data)

QUIT CLAIM DEED

STATE DEED TAX DUE HEREON: \$1.70

Dated: _____, 2025.

FOR VALUABLE CONSIDERATION, the **CITY OF DAYTON**, a Minnesota municipal corporation, Grantor, hereby conveys and quitclaims to the **DAYTON ECONOMIC DEVELOPMENT AUTHORITY**, a public body corporate and politic under the laws of the State of Minnesota, Grantee, real property in Hennepin County, Minnesota, legally described as follows:

Lots 4 and 5, Block 10, Townsite of Dayton, Hennepin County, Minnesota
PID 31-121-22-31-0056

together with all hereditaments and appurtenances belonging thereto.

Check here if part or all of the land is Registered (Torrens)_____

THE GRANTOR CERTIFIES THAT THE GRANTOR DOES NOT KNOW OF ANY WELLS ON THE DESCRIBED REAL PROPERTY.

The consideration for this transfer is less than \$500.00.

CITY OF DAYTON

By: _____
Dennis Fisher, Mayor

By: _____
Amy Benting, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by **Dennis Fisher and Amy Benting**, respectively, the Mayor and City Clerk of the City of Dayton, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

Notary Public

**Tax Statements for the real property
described in this instrument should be sent to:**

Dayton Economic Development Authority
12260 South Diamond Lake Road
Dayton, Minnesota 55327

DRAFTED BY:
CAMPBELL KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: (651) 452-5000
AKLS

ITEM:

Discussion – Balsam Lane Streetscape

APPLICANT/PRESENTER:

Jon Sevald, Executive Director

PREPARED BY:

Jon Sevald, Executive Director

POLICY DECISION / ACTION TO BE CONSIDERED:

TBD.

BACKGROUND:

In 2016, the EDA considered a Balsam Streetscape plan. The concept plan included monument signage at the north and south end of Balsam, and trees on both sides of the street. The 2017 approved project included a monument sign on the north end. The project was funded (\$400,000) through Tax Increment Financing (TIF) as part of the Sand Companies project. Monument signs were not installed.

During the October 21, 2025 EDA meeting, the EDA provided direction to pursue a multi-tenant monument sign at the north and south end of Balsam Lane.

Staff inquired with two property owners if they would provide a sign easement to the city (one yes, one no).

Staff have requested price estimates from sign companies. None were available at the time of the EDA packet publishing. Updates (if any) will be provided during the EDA meeting. Sign would be a city monument sign with a dynamic/digital display.

CRITICAL ISSUES:

Gateway signage is not budgeted in the Long-Term Plan (2026-2035). If to be installed in 2026, funds would come from the EDA.

RELATIONSHIP TO COUNCIL GOALS:

Maintain and Enhance the Natural and Rural Community Connection

- *Promote Dayton's unique identity and community cohesion.*

BUDGET IMPACT:

TBD

ATTACHMENT(S):

Map

Photos



CITY COUNCIL REGULAR MEETING



Balsam Lane Streetscape Options (March 29, 2017 staff report).



Raintree Plaza monument sign (Nov 10, 2025).



Raintree Plaza monument sign (Nov 10, 2025).

ITEM:

Economic Development Specialist

APPLICANT/PRESENTER:

Jon Sevald, Executive Director

PREPARED BY:

Jon Sevald, Executive Director

POLICY DECISION / ACTION TO BE CONSIDERED:

Recommend approval of advertising for a part-time Economic Development Specialist.

BACKGROUND:

During the EDA's October 21, 2025 meeting, the EDA recommended hiring a part-time position to assist Staff with EDA matters. This is an unbudgeted position to be funded by the EDA (vs. general tax levy).

2025 and 2026 Department Head budget proposals included adding a Planner I position. In each year, this was cut from the budget in favor of higher priority expenses.

If the City Council approves the position, the Economic Development Specialist would focus on facilitating Business Retention & Expansion visits (BR&E), preparation of Minnesota DEED RFP responses, implementation of the EDA's Economic Development Strategy Plan, and assisting Staff with non-EDA projects, such as permit review.

- BR&E visits include a series of questions to explore how the city can influence improvements to the business community, including changing regulations, infrastructure improvements, public/private services, and networking. Existing Staff does not have the time capacity to conduct BR&E visits.
- Periodically, the MN Department of Employment & Economic Development (DEED) provides RFP's to cities for available land and buildings with specific criteria, with a 1-2 week deadline for responses. Responding to an RFP includes time intensive research of information not readily available. Staff does respond to DEED RFP's, but this work often delays other projects.
- The EDA adopted a Strategy Plan in 2022 with nine goals. The Economic Development Specialist would create measurements of the city's progression toward the EDA's goals, and have time to dedicated pursuing EDA projects, which existing Staff struggle with.

CRITICAL ISSUES:

Budget This is an unbudgeted position. Utilizing reserve funds vs. the general tax levy is not sustainable for on-going expenses.

CITY COUNCIL REGULAR MEETING

Alternative Use IAG on an hourly basis. The cost equivalent is about 300 hours of IAG time (vs. 1,040 hours of staff time).

STAFF RECOMMENDATION:

Staff recommends budgeting for a position in 2027 through the general levy.

If the EDA recommends approval for 2026 using EDA funds, a job description will be finalized by staff and the city's HR consultant, and approved by the City Council.

RELATIONSHIP TO COUNCIL GOALS:

Foster a Safe and Welcoming Community	Communicate transparently and effectively	Citizen participation and feedback	• Increased website visits • Increased app usage and downloads	A) Public Spaces Compliance Assessment. B) Digitize files for accessibility and discovery. C) Explore Zoning Code Enforcement Options. D) Maintain City-Wide training coordination. F) Continuation of work on app. G) Investigate Public Safety Committee H) All Staff and City Officials complete NIMS 100, 700, and 800
	Promote public safety engagement	Resident Response for Police and Fire on Community Survey	• Establish and Maintain a 90% Favorable Rating from Residents	
	Maintain well-trained workforce	Training Targets (licenses, certs, performance evals)	• 100% staff meet City-Wide required training	
	Create accessible and inclusive parks & facilities	ADA compliance	• Continued work towards ADA compliance requirements in parks and facilities as much as feasible	

BUDGET IMPACT:

\$45,000 - \$55,000. Assumes position is Grade 7, 20-hours per week (no benefits), plus equipment and professional development expenses.

ATTACHMENT(S):

None.

ITEM

Concept Plan Review for an Office Building in the I-1, Light Industrial District (PUD Overlay). PID: 30-120-22-22-0008, Legal: Outlot C, French Lake Industrial Center Five

APPLICANT

Kirsten Mussman, o/b/o Graco Minnesota, Inc.

PREPARED BY

Hayden Stensgard, Planner II

BACKGROUND/OVERVIEW

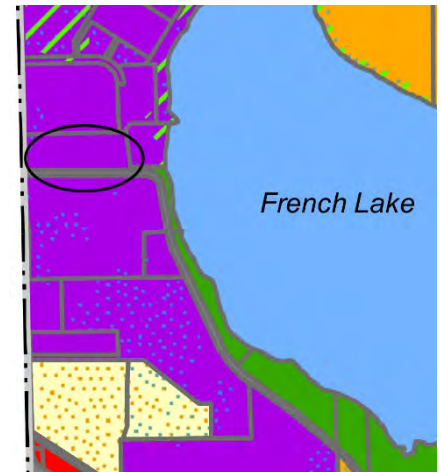
Graco, an established company within Dayton, has submitted a Concept Plan Review application to the City regarding a 3-story, 33,500 sq. ft. (footprint) office building, to serve as their new global headquarters. Graco currently has roughly 978,936 sq. ft. of building space on both the North and South of the subject property, split between two buildings including warehousing, distribution, and manufacturing.

The concept plan review process is designed to receive early input from the public, Planning Commission, and City Council prior to a developer committing large expenditures towards engineering design. A concept plan does not require the level of engineering detail that a site plan or preliminary plat submittal will require. Comments are not binding, nor are they expected to be the only comments on this project. Once a final site plan is submitted, the review process begins, and additional formal review comments will be provided.

LAND USE & ZONING

The property is guided Industrial and is currently zoned I-1, Light Industrial District with a Planned Unit Development overlay. Office is a permitted principal use within the I-1 District. This property is also located within the "Current" MUSA Staging Plan area.

The Planned Unit Development was established in 2015 when the first request for development was approved. The PUD has been previously amended in 2021 and 2022, when both buildings adjacent (one to the north and one to the south) were approved. An amendment to the Planned Unit Development will be a part of what would be the next round of applications, in order to include the office building and potential PUD flexibility requests for that facility.



CONCEPT PLAN ANALYSIS

Because it is a concept plan, the level of detail does not meet what would normally be required for a Preliminary Plat application. With that being said, it is anticipated that the development would be required to meet the standards set forth for the I-1 district with any flexibilities requested by way of the Planned Unit Development (PUD). The site plan shows a building with a roughly 33,500 sq. ft. footprint, proposed to be 3-stories tall, approximately 50 feet, with the potential of a screening wall above the roofline for the rooftop equipment. The concept plans also show a future building on this property as well. While it is not a part of this initial development, staff anticipates another future round of application related to that building, to which the applicants would follow this same process.

Below are the code standards for industrial-zoned lots in comparison to what is proposed in this concept plan. Most of these are not yet determined through the concept plan submitted, but the expectation is that these standards would be met, unless explicitly requested as a flexibility as part of the needed PUD amendment.

	Required	Proposed
Minimum lot size¹	1 acre	Undefined
Minimum lot width¹	150 feet	Undefined
Minimum lot depth¹	150 feet	Undefined
Maximum impervious surface coverage	80% 25% within the Shoreland Area	Undefined
Maximum building footprint coverage	50%	Undefined
Structure height limit	50 feet - above 50 feet requires a CUP 35 feet within the Shoreland Area	50 feet, potentially 59 feet with screening walls for rooftop equipment. Identified flexibility request by way of PUD.
Setbacks²		
Building - Principal Structure		
Front yard	30 (50) feet - <i>Plus 1 foot for every 1 foot of building height over 30 feet (maximum setback of 80 feet)</i>	Undefined
Side yard	15 (40) feet	Undefined
Side yard (street)	30 (40) feet	Undefined
Rear yard	15 (50) feet	Undefined
From Ordinary High Water Line of French Lake	75 feet	Undefined
Parking		
Front, side, or rear to a street	20 (20) feet	Undefined
Side interior	5 (20) feet	Undefined
Rear yard	15 (20) feet	Undefined

¹Minimum lot size, width, depth, and the like shall not include area of street easements, right-of-way, or common areas.

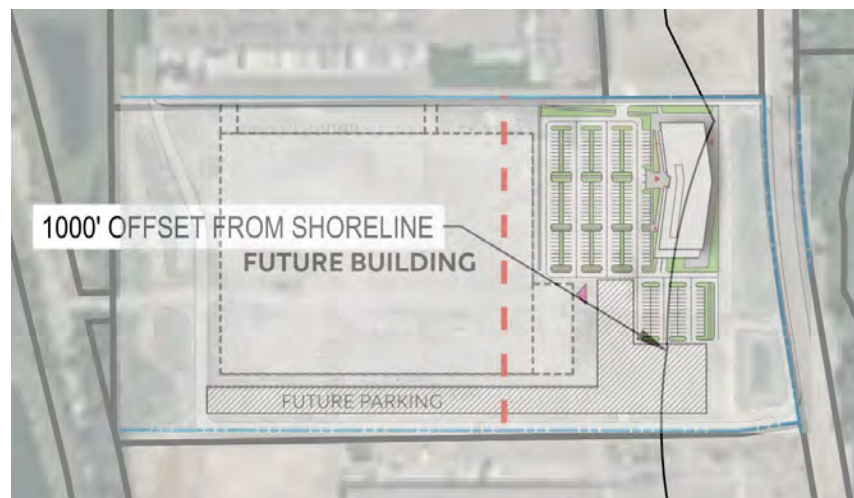
²Setbacks in parentheses apply adjacent to all Residential Districts. A 20-foot setback is required for any structure or parking adjacent to any other Residential District.

CRITICAL ISSUES

Parking – The applicants have stated they will be requesting a reduction in parking. Currently, the number of actual proposed parking is undefined. At a high level, Office space requires a minimum of 1 space per 200 sq ft of building area (not including stairwells, closets, and things of the like). A preliminary estimate of what would be required was provided to the City by the applicant, showing 428 spaces. The concept plan before shows 277 spaces as a placeholder, and will be better determined with subsequent applications. It will be the responsibility of the City to determine whether this flexibility by way of the PUD is warranted, and to what extent the City is comfortable moving forward with this project. Staff's recommendation would be that the applicants conduct a parking study to provide evidence that the amount of spaces required would not be needed for this project to be successful.

Shoreland District – *A portion of this property falls within the Shoreland District boundary, meaning that part of the parcel is within 1,000 feet of French Lake's ordinary high-water line.*

- The applicant is proposing a height of at least 50 feet, and based on the location of the building in the concept plan, a portion will be located within the Shoreland District. The Shoreland Ordinance for the City includes a height limitation of 35 feet. Being that this is not a required provision by the Minnesota DNR, flexibility can be considered by the City through the PUD amendment.
- Within this area as well, the Shoreland District requires a maximum impervious surface percentage of 25%. Staff recommends that the applicants delineate the ordinary high water line, as well as the 1,000 foot boundary based on that [found elevation](#) (DNR Water level Report), and submit that information and map as part of the Preliminary Plat application. If the 25% impervious surface limitation is not met by the applicants in their next submittal, a Variance would need to be requested, as this is not a Shoreland PUD. Staff recommends that the applicants, through the next round of applications, adhere to this provision to the extent possible. The existing stormwater ponds in this area would not be considered impervious surface specific to the zoning ordinance regulation.



*Approximate location of Shoreland District edge

ROLE OF THE PLANNING COMMISSION

The role of the Planning Commission is to review the concept plans and provide feedback for the applicants to further consider if they intend to apply for a preliminary plat. The Planning Commission shall also hold a public hearing on this matter. Notice of public hearing was published in The Press on Thursday, October 23, 2025, and mailed to surrounding property owners within one-quarter of a mile.

ATTACHMENTS

Aerial Photo

Concept Plan Set

Shoreland Figure - French Lake

Parking Calculation Comparison Provided by Applicant

Site Photos taken October 31, 2025

Zoning Map & 2040 Comp Plan Future Land Use Map

Planning & Zoning Comment Letter, dated November 6, 2025

Engineering Comment Letter, dated November 6, 2025



Hennepin County Locate & Notify Map

Date: 10/16/2025



Buffer Size:

0 385770 1,540 Feet

Map Comments:

Aerial With Mailing Buffer

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

For more information, contact Hennepin County GIS Office
300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us

HGA

PROJECT GRAY - NEW GLOBAL HEADQUARTERS

GRACO, INC

CITY OF DAYTON - CONCEPT PLAN | OCTOBER 3, 2025

GRACO
DISTRIBUTION CENTER

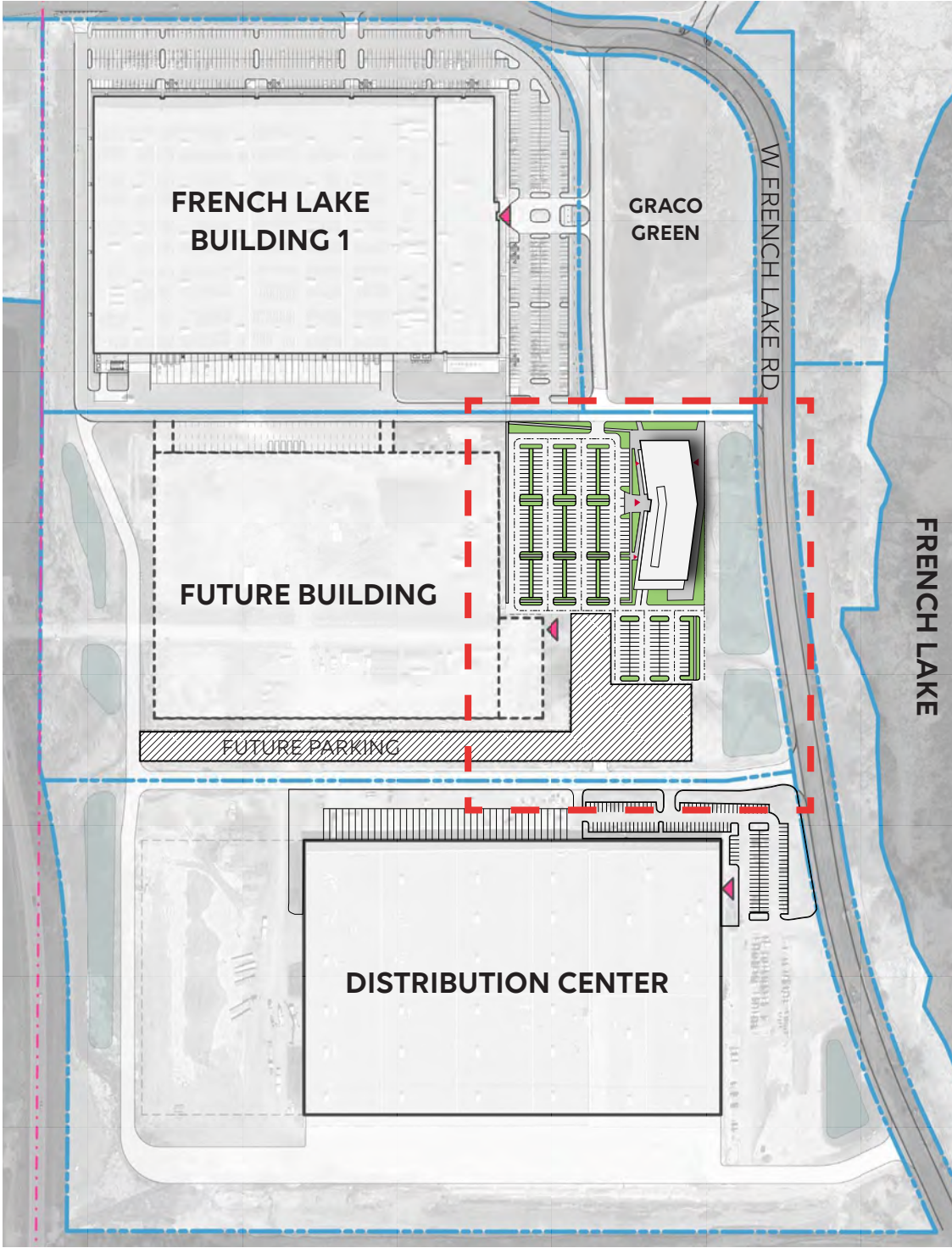
FUTURE

GRACO
FRENCH LAKE
BUILDING 1

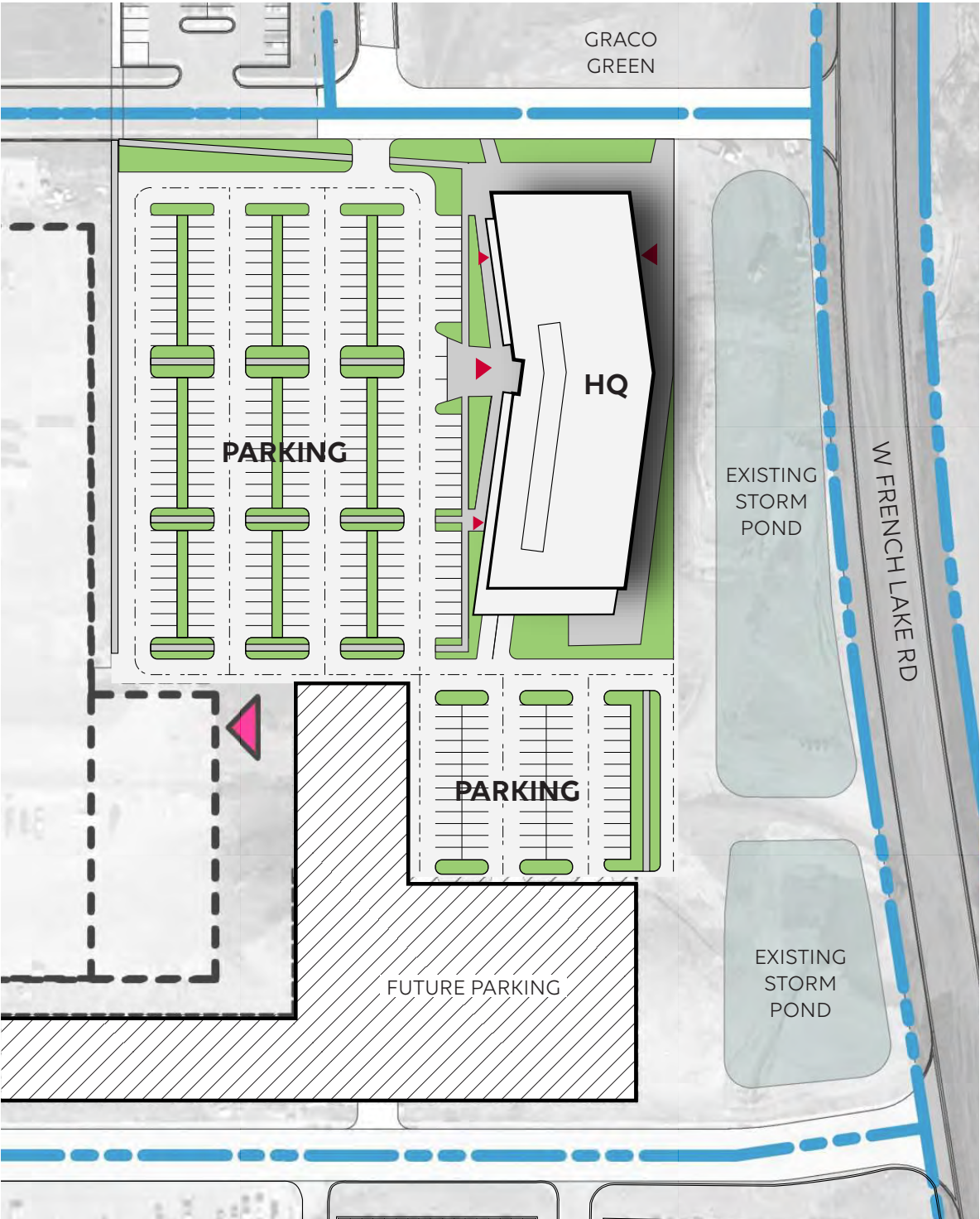
GRACO
NEW GLOBAL
HEADQUARTERS



CAMPUS PLAN



SITE PLAN (PRELIMINARY)



CAMPUS BIRD'S EYE



EXTERIOR DESIGN CONCEPT

SITE APPROACH FROM NORTH



EXTERIOR DESIGN CONCEPT

SITE APPROACH FROM SOUTH



EXTERIOR DESIGN CONCEPT

VIEW FROM NORTHWEST



EXTERIOR DESIGN CONCEPT

VIEW FROM NORTH CORNER



EXTERIOR DESIGN CONCEPT

PRELIMINARY EXTERIOR MATERIAL PALETTE





CITY OF DAYTON

STITLE: WEST FRENCH LAKE ROAD
SHORELINE
DAYTON, MINNESOTA 55327

[illegible]

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

LICENSE NO.: _____
DATE: _____

PROJECT NO.:		
DWN BY: NME	CHK'D BY:	APP'D BY:

ISSUE NO.:
SHEET TITLE:

SHEET NO.:

Client: Graco
Project: Dayton Headquarters
Parking Calculation
15-Oct-2025

DRAFT
Parking Calculation is preliminary
and subject to change.

	City of Dayton Code Calculation			Headcount Calculation
	Area (SF)*	Parking Factor (Dayton)	Parking Stalls	Number of Employees
Office, Level 1	27,220	200	136	
Office, Level 2	29,250	200	146	
Office, Level 3	29,100	200	146	
Staff Headcount				
Private Offices				65
Workstations				180
Hoteling Stations				28
Visitor				20
	85,570		428	293
Reduction for attendance variations (sickness, travel, off-site, etc).				7.5%
Stall reduction				22
Adjusted stall count				271

Section 1001.19 Parking Regulations
Subd. 7 Required Off-Street Parking Spaces and Garages
(2) Calculation of parking requirements.

a. *Floor area* . For the purpose of determining off-street parking requirements, the term “floor area” shall mean the sum of the gross horizontal areas of all floors, including basements, and attached accessory buildings, **but exempting that area primarily devoted to window display, storage, fitting rooms, staircases, restrooms, janitor closets, storage, heating and utility rooms, inside off-street parking, or loading space. Measurements shall be made from the inside of exterior walls.**

d. *Reduced parking requirement* . The City recognizes reuse of sites and that the strict interpretation of the parking standards of this section may not be appropriate. The City may approve alternative parking standards through the City review process provided the applicant can demonstrate, **based upon documented evidence, that the proposed project will require fewer parking stalls** than the maximum or minimum parking standards or to deviate from pervious paving/paver system standards. Factors may include, but are not limited to, national parking standards, parking standards for similar businesses or land uses, **size of building, type of use, number of employees**, expected peak hours of operation, delivery or service vehicles and appropriate soils and/or site conditions to support pervious paving/paver systems.















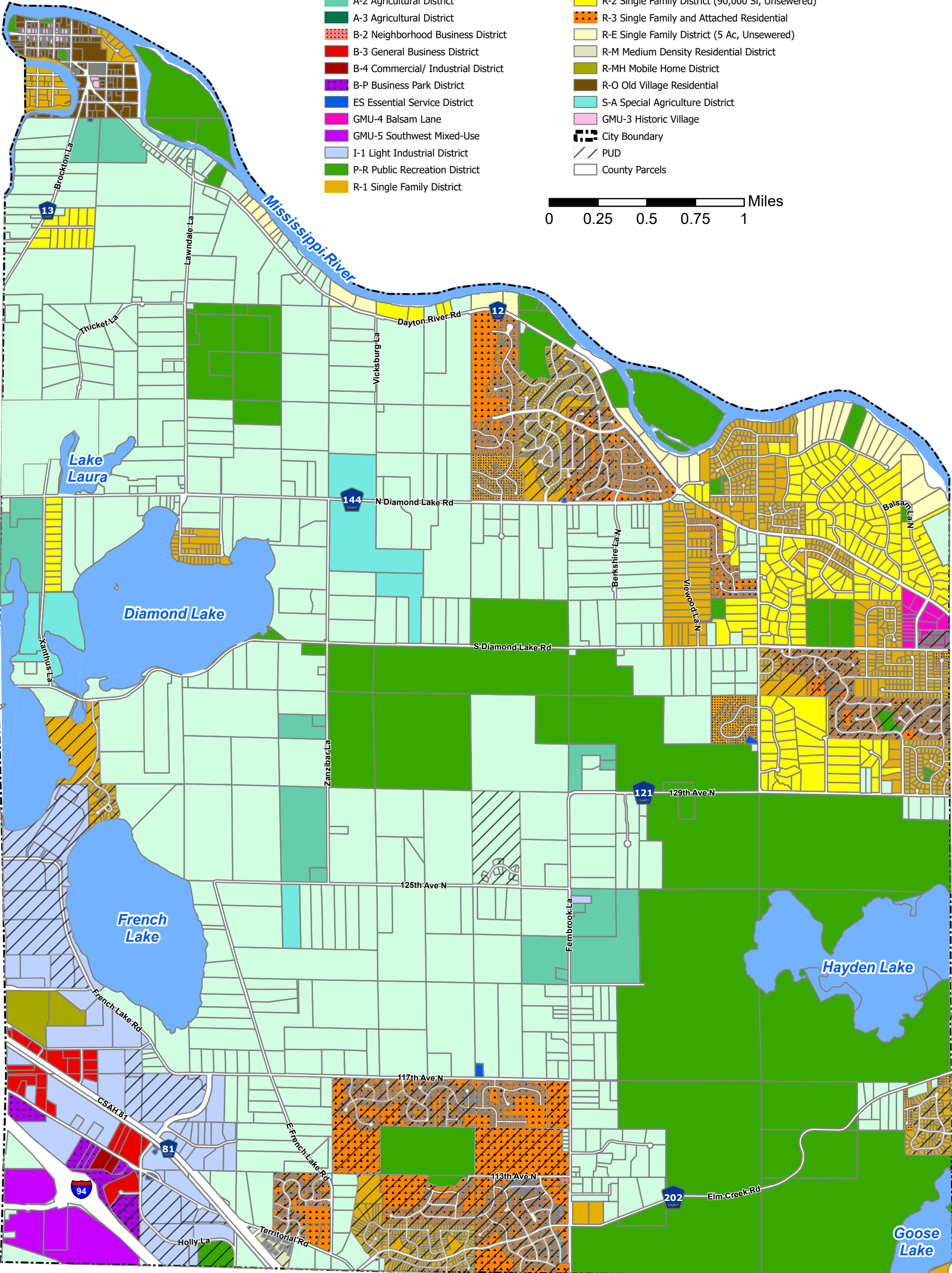
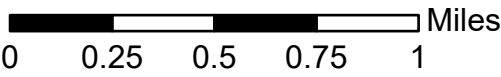
Zoning Map

June 9, 2025

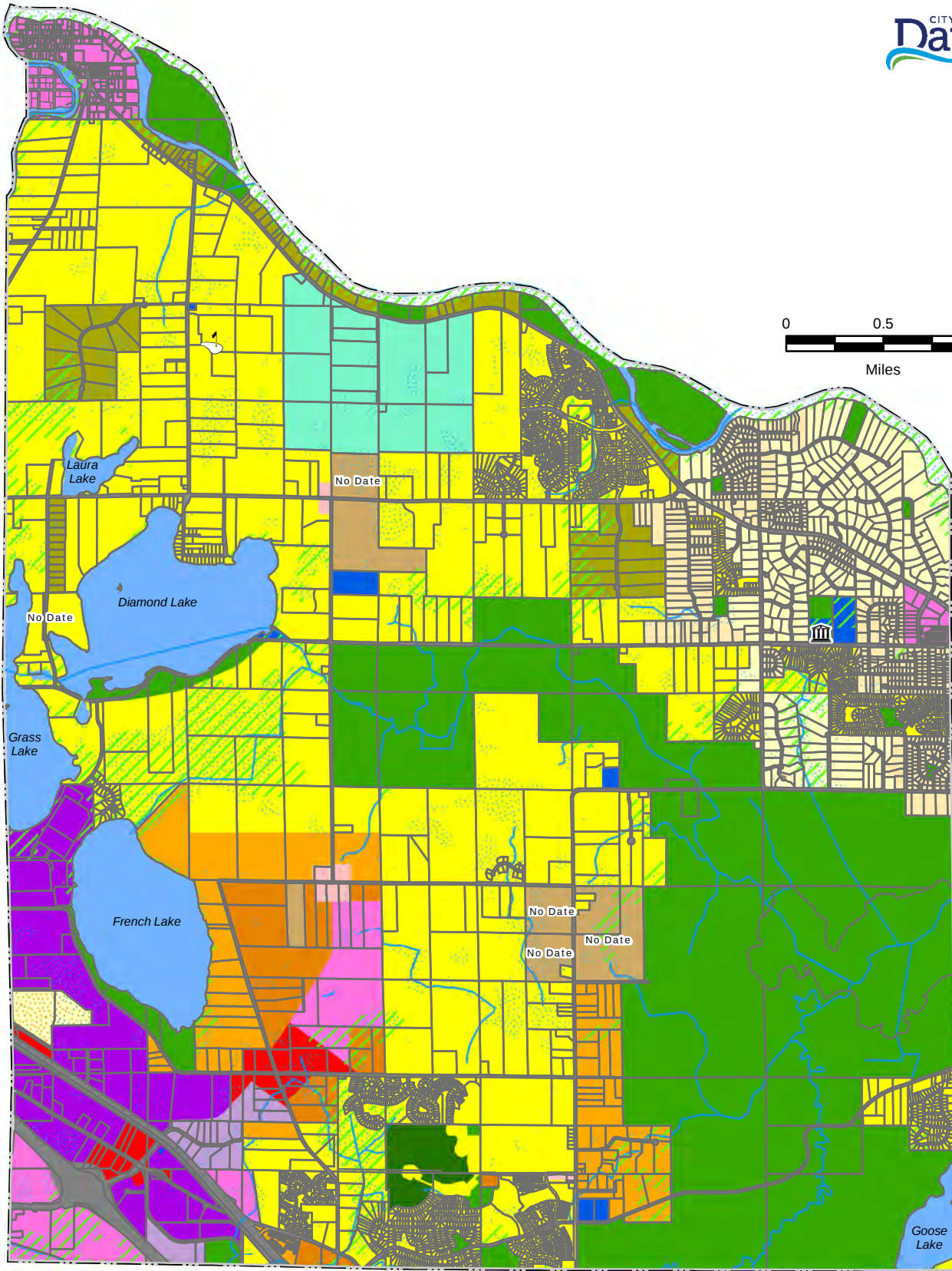


Legend

- | | |
|-------------------------------------|---|
| A-1 Agricultural District | R-1A Single Family Residential |
| A-2 Agricultural District | R-2 Single Family District (90,000 Sf, Unsewered) |
| A-3 Agricultural District | R-3 Single Family and Attached Residential |
| B-2 Neighborhood Business District | R-E Single Family District (5 Ac, Unsewered) |
| B-3 General Business District | R-M Medium Density Residential District |
| B-4 Commercial/ Industrial District | R-MH Mobile Home District |
| B-P Business Park District | R-O Old Village Residential |
| ES Essential Service District | S-A Special Agriculture District |
| GMU-4 Balsam Lane | GMU-3 Historic Village |
| GMU-5 Southwest Mixed-Use | City Boundary |
| I-1 Light Industrial District | PUD |
| P-R Public Recreation District | County Parcels |
| R-1 Single Family District | |



2040 Future Land Use



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 | |

To: Kirsten Mussman

From: Planning & Zoning Department

File: Graco Concept Plan

Date: 11/6/2025

Exhibits:

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

1. Conceptual Site Plan Set by HGA, dated October 3, 2025

General Comments:

2. Current zoning is I-1, Light Industrial and Planned Unit Development, and the 2040 Comprehensive Plan guides this property as Industrial. The property is also within the "Current" MUSA Staging designation. Which means the proposed use is consistent with the existing zoning and land use designation, and City services is currently available to the site.
3. Offices are permitted principal uses within the I-1, Light Industrial District.
4. The applicant will be required to submit a preliminary plat, site plan review, and planned unit development amendment, and conditional use permit (commercial use in Shoreland district) application following the concept plan review by the Planning Commission and the City Council. Any comments herein, including the engineering review letter provided by City Engineer Jason Quisberg, and any comments provided by the Planning Commission and City Council shall be utilized while developing the preliminary plat package for submittal.
5. Preliminary Plat application shall include all data identified in Subdivision Ordinance Section [1002.06](#), Data Required for Preliminary Plats.

Layout/PUD Flexibilities

6. This development is anticipated to meet the setback requirements as outlined within section [1001.063](#) and [1001.08 Subd. 11](#) regarding development within the Shoreland District. Where conflicts arise between these districts, the stricter shall apply. Averaging of setbacks in comparison to existing surrounding buildings is permitted in this area in proximity to French Lake, but should not conflict with any setback requirements in this area.
7. Planned Unit Development Flexibilities Identified through the concept review include the following:
 - a. Potential maximum building height of 59 feet.
 - b. Reduction in parking stalls
 - c. Others may be further identified through more detailed plans
8. The Shoreland District limits impervious surface on the area of the property within the district to 25%. This is a DNR regulated standard and flexibility from this provision cannot be requested.

Building Design

9. The 3-story building would have a footprint of approximately 33,500 sq. ft., with an overall floor area of approximately 101,000 sq. ft.
10. Building design and standards shall comply with the provisions outlined within Zoning Ordinance Section [1001.062](#). Based on the concept renderings, the building will be consistent with the noted ordinance section and provisions therein. A more detailed review will be done at the time of the preliminary plat.

Parking/Access/Transportation – [1001.19](#):

11. The total parking spaces on the concept plan is 277. This number has been noted by the applicant as not final, but flexibility from the code requirement will be requested regardless. The applicant should provide a parking study based on the proposed development to show that the development can be properly served by the requested number of parking spaces.
12. Parking stall dimensions shall comply with the Zoning Ordinance standard of 10' x 20'. Parking stall length may be reduced to 18' if there is sufficient room for overhang.
13. Parking rows shall be limited to a maximum length of 22 spaces. Longer rows shall include landscaped breaks, such as islands, with shade trees.
14. Access is shown on the north end of the property, with the private drive aisle currently on the north property line, providing both properties with access to West French lake Road. It is the recommendation of City staff to also utilize the private drive aisle as an additional access at the time of initial development.

Landscaping:

15. Lot landscaping shall be consistent with [Zoning Ordinance Section 1001.24](#). A landscaping plan shall be submitted as part of the preliminary plat package.

Signage:

16. Site signage shall be consistent with Zoning Ordinance Section [1001.20](#).

Lighting:

17. Site lighting shall comply with Ordinance No. 2025-17.

To:	Jon Sevald, Planning	From:	Jason Quisberg, Engineering Nick Findley, Engineering
Project:	Graco Headquarters Concept Plan	Date:	10/22/2025

Exhibits:

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

1. Project Gray Concept Plan by HGA, dated 10/3/25, 8 sheets

Comments:General

1. The concept reviewed comprises a portion of a 27.61 acre parcel located along West French Lake Road between the existing Graco buildings. The property is a rectangular parcel with approximately 730 ft along West French Lake Road.
2. These review comments are essentially very high level; the concept plan provides little detail beyond the parking lot locations and individual buildings. Ultimately, a complete plan submittal will be required, providing site plans that include street and parking lot details, grading and drainage plans, water and sewer utilities, and other detailed plans as required by the City. Existing easements and any planned or proposed easements, including conservation easements should be identified, and, if present, the layout adjusted accordingly.
3. 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.
4. 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.
5. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
6. For any site activity (demo, grading, utilities, etc.) no closures or restrictions of any kind shall be imposed upon the public use of 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.
7. It is expected that previous/current plans including the West French Lake Road Improvements and Dayton Parkway Plans, site conditions, and other design data will be referenced, particularly with regards to stormwater and drainage. Publicly and privately maintained facilities (streets, utilities, detention ponds, etc.) will need to be identified clearly, including maintenance responsibilities (City, owner, etc.).
8. Any underlying easements no longer necessary must be vacated.
9. Outlots shall be covered by drainage and utility easements.

Plat

10. Appropriate easements to be located over shared ponds and utilities, including storm sewer, watermain, and sanitary sewer. If storm water improvements are deemed private a maintenance access agreement will be required.

Erosion Control/SWPPP

11. It appears that over an acre is disturbed requiring a SWPPP.
12. A MPCA/NPDES construction stormwater permit is required for the site. Sediment and erosion control plans shall be consistent with the general criteria set forth by the most recent versions of the Minnesota Stormwater Manual and the NPDES Construction site permit.

Wetlands

13. It appears previous wetland delineations and impacts have been permitted within the area of the site. As the design progresses outside of concept level additional information or permits may be required from the TEP depending on the construction impacts.

Site Plans

14. The proposed entrance is to conform to the standards shown within the commercial driveway apron detail (STR-14).
15. Proposed parking lot to meet the City of Dayton parking requirements laid out in the code and standard detail plates.
16. In discussions with public safety, a secondary entrance is to be provided from the existing driveway to the south.

Grading /Stormwater

17. For the preliminary plat application, a complete grading plan shall be provided which includes proposed grades, elevations at lot corners, identification, and labeling of all emergency overflow elevations (EOF's), identification of proposed grades and all drainage swales, and any other topographic information relevant to site design.
18. Stormwater improvements do not appear to be included for the increase in impervious area. A complete stormwater management plan shall be included in the preliminary plat application. The Stormwater Management Plan should follow Dayton and MPCA stormwater rules and regulations. The reports should include rate control for the 2-,5-,10-,100-year 24-hour MSE 3 rainfall events. Dayton requires load reduction achieved by abstracting 1.1 inch from net new impervious or no net increase in TP or TSS, whichever is lower. Information must also be provided showing all high-water levels, proposed building floor elevations, and other critical features. In addition, a stormwater application with the Elm Creek Watershed will be required. The applicant shall assure that stormwater management devices are provided to meet City of Dayton and Elm Creek Watershed standards.
19. Overall runoff and drainage related to this development will overlap with adjacent properties and previous development phases. The stormwater management plan must

show how runoff and detention areas between properties and phases are being routed and accounted for in an overall plan. In other words, the stormwater management plan must address runoff and discharge from both a local (this development) and a regional approach that includes neighboring properties, and West French Lake Road.

20. The City of Dayton's Local Surface Water Management plans requires that the storm sewer system must be designed to handle a 10-year event.
21. Upon further design, low floors adjacent to ponds/wetlands/other depressions must have 2 foot of freeboard above the modeled 100-yr high water level (HWL). This includes offsite low and depression areas adjacent to this site.
22. A Hydrocad report shall be submitted with the preliminary plat documents for complete stormwater review.
23. Please note that the site hydrology or hydraulics should be reflected in the overall SWMP for both this site and adjacent properties. The designer shall provide an updated overall SWMP upon submittal of plans for this site.
24. It may be feasible to expand the existing ponds to account for new impervious if applicable.
25. A City of Dayton Land Disturbance Permit will be required.
26. The maintenance of stormwater detention areas will need to be defined.
27. Maintenance, including irrigation of any common areas shall be discussed. The reuse of water for irrigation purposes is highly encouraged.
28. Any ponds or detention areas shall have a 10' access around the pond with appropriate grading for access using maintenance vehicles.
29. For the preliminary plat application, a complete grading plan shall be provided which includes proposed grades, elevations at lot corners, identification, and labeling of all emergency overflow elevations (EOF's), identification of proposed grades and all drainage swales, and any other topographic information relevant to site design.

Watermain/Sanitary Sewer

30. Watermain stubs are located on both the north and south portion of the site. Stubs are to be used for connections, connection requiring street removals will not be allowed.
31. A sanitary sewer stub is provided along the south side of the site. Stubs are to be used for connections, connections requiring street removals will not be allowed.

Other Comments

32. A portion of the site appears to be within the shoreland district and will be subject to all associated standards. Coordinate with the planning department.

End of Comments